

COMMITTED TO RESPONSIBILITY  
AND SHARED HEALTH

# 責任擔當 共享健康

遠洋集團 2024 年度可持續發展報告  
SUSTAINABLE DEVELOPMENT REPORT  
2024 OF SINO-OCEAN GROUP

遠洋集團 2024 年度可持續發展報告  
SUSTAINABLE DEVELOPMENT REPORT 2024 OF SINO-OCEAN GROUP

遠洋集團控股有限公司  
SINO-OCEAN GROUP HOLDING LIMITED

(於香港註冊成立的有限公司)  
(Incorporated in Hong Kong with limited liability)

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Sino-Ocean Charity Foundation: [www.sinooceanfcf.com](http://www.sinooceanfcf.com)



# 2024

(於香港註冊成立的有限公司)  
(Incorporated in Hong Kong with limited liability)  
股份代號: 03377.HK Stock Code: 03377.HK  
遠洋集團控股有限公司  
SINO-OCEAN GROUP HOLDING LIMITED



# 關於本報告

# ABOUT THIS REPORT

## 報告簡介

### OVERVIEW

遠洋集團控股有限公司(「遠洋集團」)欣然發佈《遠洋集團 2024 年度可持續發展報告》(「本報告」)。這也是遠洋集團自 2010 年以來,連續第 15 年以公開報告形式總結其可持續發展表現與企業社會責任工作。本報告從企業管治、產品與服務、環境、員工、社區與社會五方面,闡述了遠洋集團為推進實現「建築健康與社會價值的創造者」戰略願景的實踐。

Sino-Ocean Group Holding Limited ("Sino-Ocean Group") is pleased to publish the "Sustainable Development Report 2024 of Sino-Ocean Group" (the "Report"), the 15th annual public report on the Company's sustainable development performance and corporate social responsibility since 2010. The Report illustrates Sino-Ocean Group's strategy of "the Creator of Building-Health and Social Value" from five aspects, namely corporate governance, products and services, environment, employees, community and society.



企業管治  
Corporate Governance



產品與服務  
Products and Services



環境  
Environment



員工  
Employees



社區與社會  
Community and Society

## 編製依據

### BASIS OF THE REPORT

本報告已遵守《香港聯合交易所有限公司(「聯交所」)證券上市規則》(「上市規則」)附錄 C2《環境、社會及管治報告守則》(「ESG 守則」)載列的所有強制披露規定及「不遵守就解釋」條文,並根據 ESG 守則,參考全球報告倡議組織《可持續發展報告標準》(「GRI Standards」)等標準要求編寫。同時,本報告按照國際可持續發展準則理事會(ISSB)《國際財務報告可持續披露準則第 1 號——可持續相關財務信息披露一般要求》及《國際財務報告可持續披露準則第 2 號——氣候相關披露》、聯合國可持續發展目標(UN SDGs)框架並參考《AA1000 鑒證標準 v3》(AA1000AS v3)予以鑒證。

This Report has complied with all mandatory disclosure requirements and "comply or explain" provisions outlined in the Environmental, Social and Governance Reporting Code ("ESG Code") as specified in Appendix C2 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited ("HKEx") ("Listing Rules") and is prepared in accordance with the ESG Code, with reference to the "GRI Standards" released by the Global Reporting Initiative ("GRI") and other relevant standards and requirements. Meanwhile, disclosures in this Report are made in accordance with IFRS Sustainability Disclosure Standard S1 General Requirements for Disclosure of Sustainability-related Financial Information and IFRS Sustainability Disclosure Standard S2 Climate-related Disclosures issued by the International Sustainability Standards Board (ISSB), as well as the UN Sustainable Development Goals (UN SDGs) frameworks, and this Report is verified with reference to the AA1000 Assurance Standard v3 (AA1000AS v3).

## 時間範圍

### TIME FRAME

本報告時間跨度為 2024 年 1 月 1 日至 2025 年 3 月 31 日,與《遠洋集團控股有限公司 2024 年度報告》(「2024 年度報告」)保持一致,部份內容追溯至以往年份及延展至 2025 年 4 月(不包含環境定量數據)。

This report spans January 1, 2024 through March 31, 2025, which is aligned with the "2024 Annual Report of Sino-Ocean Group Holding Limited" (the "2024 Annual Report"). Portions of its content can be traced back to previous years and extended to April 2025 (excludes quantitative environmental data).

## 發佈週期

### RELEASE CYCLE

本報告發佈頻率與 2024 年度報告保持一致,為年度報告,是遠洋集團連續發佈的第 15 份報告,上期報告已於 2024 年 4 月發佈。

The Report has been published by Sino-Ocean Group on an annual basis, same as the 2024 Annual Report, for the 15th consecutive year. The last report was published in April 2024.

## 報告範圍

### SCOPE OF THE REPORT

本報告以遠洋集團為主體,涵蓋本公司所運營及管理的所屬事業部、項目附屬公司,業務範疇包括本集團的主營業務和協同業務。其中,遠洋服務控股有限公司(「遠洋服務」,股份代號:06677.HK)為本公司的子公司,已於 2020 年 12 月在香港聯交所成功上市。除特別說明外,其可持續發展表現與企業社會責任工作請參見其單獨發行的環境、社會及管治(「ESG」)報告,本報告未覆蓋其 ESG 績效。

This Report focuses on Sino-Ocean Group and covers the business departments and project subsidiaries operated and managed by the Company, and the business scope includes the core businesses and synergic businesses of the Group. Among which Sino-Ocean Service Holding Limited ("Sino-Ocean Service"; Stock Code: 06677.HK), a subsidiary of the Company, was successfully listed on the Hong Kong Stock Exchange in December 2020. Please refer to its separately issued Environmental, Social and Governance ("ESG") Report for its sustainable development performance and corporate social responsibility initiatives. Unless otherwise specified, this Report does not cover its ESG performance.

## 報告獲取

### HOW TO OBTAIN THE REPORT

本著環境友好原則,我們已減少紙質版報告印刷。您可以在遠洋集團官方網站(www.sinooceangroup.com)及香港聯交所網站(www.hkexnews.hk)下載本報告的電子文稿。

若需獲取紙質版報告,或對本報告有任何意見或者建議,您可按以下方式聯繫我們。

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## 匯報原則及數據來源

### REPORTING PRINCIPLES AND DATA SOURCES

本報告遵循 ESG 守則重要性、量化、平衡和一致性的匯報原則,對以上原則的應用均有適當地說明。除特殊說明,本報告所引用財務數據來源於經審核財務報表載於 2024 年度報告,其他資料和案例來源於遠洋集團內部正式制度及相關統計。閱讀本報告時,建議與 2024 年度報告一併閱讀,以瞭解我們的業務重點、財務表現及企業管治。除另有說明,本報告以「人民幣」為貨幣單位。

This Report is prepared in accordance with the reporting principles of materiality, quantitative, balance and consistency as set out in the ESG Code, which properly illustrates how to apply those principles. Unless otherwise specified, financial information used in this Report comes from the audited financial statements as stated in the 2024 Annual Report. Other information and cases are derived from Sino-Ocean Group's internal official rules and related statistics. In order to understand our business priorities, financial performance and corporate governance, it is recommended that this Report should be read in conjunction with the 2024 Annual Report. Unless otherwise specified, this report is presented in "RMB".

## 稱謂說明

### APPELLATIONS

為便於表述,報告中的「遠洋集團」、「本公司」均指代「遠洋集團控股有限公司」;「遠洋」、「本集團」、「我們」均指代「遠洋集團控股有限公司及其附屬公司」;「遠洋之帆公益基金會」、「遠洋之帆」、「基金會」均指代「北京遠洋之帆公益基金會」。

For ease of presentation, "Sino-Ocean Group", the "Company" mentioned in this Report refer to "Sino-Ocean Group Holding Limited"; "Sino-Ocean", the "Group" and "we" mentioned in this Report refer to "Sino-Ocean Group Holding Limited and its subsidiaries"; "Sino-Ocean Charity Foundation", "Sino-Ocean Charity" and the "Foundation" refer to "Beijing Sino-Ocean Charity Foundation".

In line with the environment-friendly principle, we have reduced the number of the printed copies of the Report. You can download the electronic version of the Report from the official website of Sino-Ocean Group (www.sinooceangroup.com) and the website of the Hong Kong Stock Exchange (www.hkexnews.hk).

If you require a printed copy of the Report or have any comments or suggestions on this Report, please contact us through the following means.

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# MESSAGE FROM CHIEF EXECUTIVE OFFICER

## 行政總裁致辭



董事局主席、執行董事、提名委員會主席和戰略及投資委員會主席、行政總裁

### LI MING

Chairman of the Board, Executive Director,  
Chairman of the Nomination Committee and  
Chairman of the Strategic and Investment Committee,  
Chief Executive Officer



2024年，是充滿挑戰與變革的一年，我們在波濤洶湧的市場浪潮中，堅定信念，拼搏奮進，努力前行。面對市場供需關係轉變、流動性壓力加劇、ESG監管趨嚴等多重挑戰，本集團始終以“可持續經營發展”為核心理念，在逆境中堅守品質交付、化解債務風險、探索轉型路徑，同時積極響應國家ESG政策要求，將環境、社會與治理（ESG）理念全面融入企業戰略，推動可持續發展。

2024 has been one of both challenges and transformation. Amidst turbulent market conditions, we have held firm to our beliefs, working diligently and pressing ahead. Confronted with multiple challenges, such as shifts in market supply and demand, intensified liquidity pressures, and increasingly stringent ESG regulatory requirements, the Group has consistently held “sustainable business development” as its core philosophy. Despite adversity, we have remained committed to delivering quality while addressing debt risks and exploring transformation pathways. At the same time, we have actively responded to national ESG policy requirements by fully integrating Environmental, Social and Governance (ESG) concepts into our corporate strategy to drive sustainability.

黨的二十大報告已為我們指明方向，中國式現代化是人與自然和諧共生的現代化，在全球環境治理的關鍵時期，構建人與自然生命共同體是全人類的責任，中國在生態文明建設上更是不遺餘力。對於房地產行業而言，這意味著我們要在可持續發展的道路上邁出更堅實的步伐，為環境保護和社會發展貢獻力量。

The report to the 20th National Congress of the Communist Party of China (CPC) has outlined the path forward for us. Modernisation with Chinese characteristics entails a harmonious coexistence between humanity and nature. At this critical juncture in global environmental governance, the responsibility of promoting a shared community for both humanity and nature falls on all humankind, with China making significant efforts to build its own ecological civilisation. For the real estate industry, this means we must take more concrete steps toward sustainability, contributing to both environmental protection and social progress.

2024年，中國房地產市場在政策引導下逐步企穩，雖受市場下行影響業績承壓，但我們以“高品質交付、可持續經營”為重點，在多個領域取得突破。高品質交付依然是我們的核心任務，我們深知這不僅是對客戶的承諾，更是穩定市場信心、保障民生的關鍵，全年累計交付4.18萬套住宅，交付品質穩居行業TOP10，精裝、園林專項位列行業TOP5，獲得業主及市場充分認可。積極化解債務風險，推動行業健康發展，是我們作為企業不可推卸的社會責任。集團通過資產處置、債務管理等舉措，為穩定運營爭取空間。輕資產代建業務持續下去拓展，躋身新簽約面積年度排名TOP20（據行業第三方數據統計）。

在可持續發展的徵程中，國內對於ESG的重視程度與日俱增。隨著國內ESG政策密集出台，ESG已成為企業生存與競爭的“必答题”。在環境方面，房地產產業鏈碳排放佔比較高，企業減排責任重大，我們以政策為導向，持續積極推進集團2025年碳減排、綠色建築等中期目標的實現，截至2024年底，集團綠色建築佔比已超過75%，累計註冊面積超過3,987萬平方米。社會維度上，我們更加關注員工權益、職業安全，2024年特別組織了人權調研工作。同時努力提升產品質量，積極與各方利益相關者構建良好關係。供應商ESG評估體系採單單位覆蓋率達100%，持續推動供應鏈綠色化、透明化。公司治理層面，ESG風險管理在ESG管理架構中，不斷完善內部管理和決策機制。同時，政府和監管機構對ESG信息披露的要求持續提升和日益嚴格，這也督促我們更加透明、規範地展示企業在可持續發展方面的行動和成果。

寒冬雖未褪去，但春意已悄然萌發。新的一年，我們將繼續秉持初心，勇擔使命。遠洋的發展之路雖充滿艱辛，但全體遠洋人將以無畏的勇氣和堅定的信念，迎接行業的變革與挑戰，在ESG實踐中創造長期價值。我們堅信，唯有將可持續發展融入血脈，方能破繭新生，贏得未來！

In 2024, China's real estate market gradually stabilised under policy guidance. Despite performance pressures resulting from the market downturn, we focused on “high-quality delivery and sustainable operation”, achieving breakthroughs across multiple areas. High-quality delivery remained our core priority, we recognised it not only as a commitment to our customers but also a crucial factor in stabilising market confidence and ensuring public well-being. Throughout the year, we delivered a total of 41,800 residential units, maintaining a Top 10 position in delivery quality while ranking in the Top 5 for exquisite interiors and landscape gardening, earning full recognition from property owners and the market. Actively mitigating debt risks and driving the industry toward sound development are essential social responsibilities for us as an enterprise. To this end, the Group worked toward achieving stable operation through asset disposal and debt management. Our asset-light agent construction business continued to expand, securing a Top 20 in terms of new contracted area for the sector, according to third-party industry statistics.

In the journey towards sustainable development, ESG performance has been viewed with growing importance domestically. As domestic ESG policies are rolled out in quick succession, ESG has become a must for securing business survival and competitive advantage. In the environmental sphere, the real estate industry chain contributes significantly to carbon emissions, placing a substantial responsibility on enterprises for emission reduction. Guided by relevant policies, we have actively and continuously advanced the Group's medium-term goals, including carbon emission reduction and green building targets set for 2025. As of the end of 2024, over 75% of the Group's buildings were green-certified, with a cumulative registered area exceeding 39.87 million square metres. On the social front, a dedicated human rights research initiative was conducted in 2024, underscoring our heightened focus on rights and interests of employees and occupational safety. We are also committed to enhancing product quality and fostering strong relationships with all stakeholders. Our supplier ESG assessment system now covers 100% of strategic procurement units, consistently driving our supply chain to go green and transparent. In terms of corporate governance, we are continuously refining our internal management and decision-making processes through ESG risk management, which is embedded into the ESG management framework. Meanwhile, the growing and increasingly stringent requirements from government and regulatory bodies for ESG information disclosure are prompting us to present our sustainable development actions and achievements in a more transparent and well-regulated manner.

While the path remains challenging, we are beginning to see the potential for new opportunities. In the year ahead, we will remain steadfast in our original aspiration and resolutely embrace our mission. The development path for Sino-Ocean is fraught with challenges, yet every member of Sino-Ocean will face the industry's transformations and challenges with unyielding courage and unwavering conviction. Together, we will forge long-term value through our commitment to ESG practices. We are convinced that only by embedding sustainable development at our core can we break free from constraints, emerge renewed, and secure our future!

# ABOUT SINO-OCEAN GROUP

## 關於遠洋集團

遠洋的 2024  
SINO-OCEAN IN 2024

# 27,860,483

Approximate Covered Project Area of Sino-Ocean Healthy Building System by the End of 2024  
截至 2024 年底遠洋健康建築體系應用面積約

(sq.m.)  
(平方米)

# 39,870,397

Green Building Project Area by the End of 2024  
截至 2024 年底綠色建築註冊面積

(sq.m.)  
(平方米)

# 6,987

Total Headcount  
員工總人數

# 26,715

Total Number of Suppliers  
供應商總數

(Units)  
(家)

# 81

Customer Satisfaction (%)  
客戶滿意度 (%)

# 550

Total Cumulative Amount in Support of Social Charity  
累計支持社會公益的款項總額

(RMB million)  
(人民幣 百萬元)

# 9,695

Number of Volunteers  
志願者人數

# 153,000

Volunteer Service  
志願者服務時長

(Hours)  
(小時)

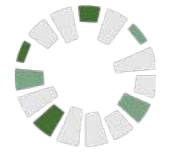
2024 年度，遠洋集團獲得多項 ESG 評級內地房地產企業最高評級及成績。  
In 2024, Sino-Ocean Group ranked among the highest in multiple ESG ratings and received multiple ESG achievements within the Mainland China's real estate industry.

### HIGHEST SCORE

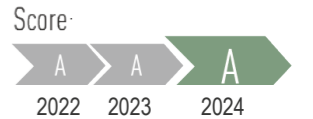
全球房地產可持續發展評估  
GRESB (Global Real Estate Sustainability Benchmark)

近四年獲得最高級別五星級 2 次，四星級 2 次  
Highest five-star rating twice and the four-star rating twice in the last four years

連續四年蟬聯內地房企最高評分  
Rated the highest score among real estate enterprises in Mainland China for four consecutive years



G R E S B  
★★★★★ 2024



### HIGHEST RATING

CDP 環境信息披露  
CDP (Carbon Disclosure Project)

氣候變化評級 B 級，內地房企最高級評級  
"B" for Climate Change, Highest rating for real estate enterprises in Mainland China



### HIGH SCORE

標普全球企業可持續發展評估  
S&P Global Corporate Sustainability Assessment

內地房地產開發企業領先  
A leading player among real estate enterprises in Mainland China



### LOW RISK

Sustainalytics 評級  
Sustainalytics Ratings

ESG 低風險評級  
Low ESG Risk

內地房地產開發企業領先  
A leading player among real estate enterprises in Mainland China



## 公司簡介 COMPANY PROFILE

遠洋集團控股有限公司於 2007 年在香港聯合交易所有限公司主板上市（股份代號：03377.HK），主要股東為中國人壽保險股份有限公司及大家人壽保險股份有限公司。歷經 30 餘年發展，遠洋集團已形成完善的公司治理結構和市場化經營機制，擁有優質的資產結構、成熟的產品營造體系和高效專業的人才隊伍。

集團主營業務為住宅開發、不動產開發運營、物業服務及建築建造全產業鏈服務，其它業務涵蓋養老服務、數據地產、物流地產、地產基金等，並在輕資產代建領域形成獨特優勢。遠洋集團始終堅持“匠心服務用戶”，積極踐行“建築·健康”理念，通過匠心的產品和優質的服務為客戶營造高品質健康生活。

Sino-Ocean Group Holding Limited has been listed on the Main Board of The Stock Exchange of Hong Kong Limited since 28 September 2007 (Stock Code:03377.HK), with China Life Insurance Company Limited and Dajia Life Insurance Co., Ltd. as substantial shareholders. After more than 30 years of development, Sino-Ocean Group has formed a well-established corporate governance structure and market-oriented operation mechanism, with a high-quality asset portfolio, a mature product-building system as well as an efficient and professional talent team.

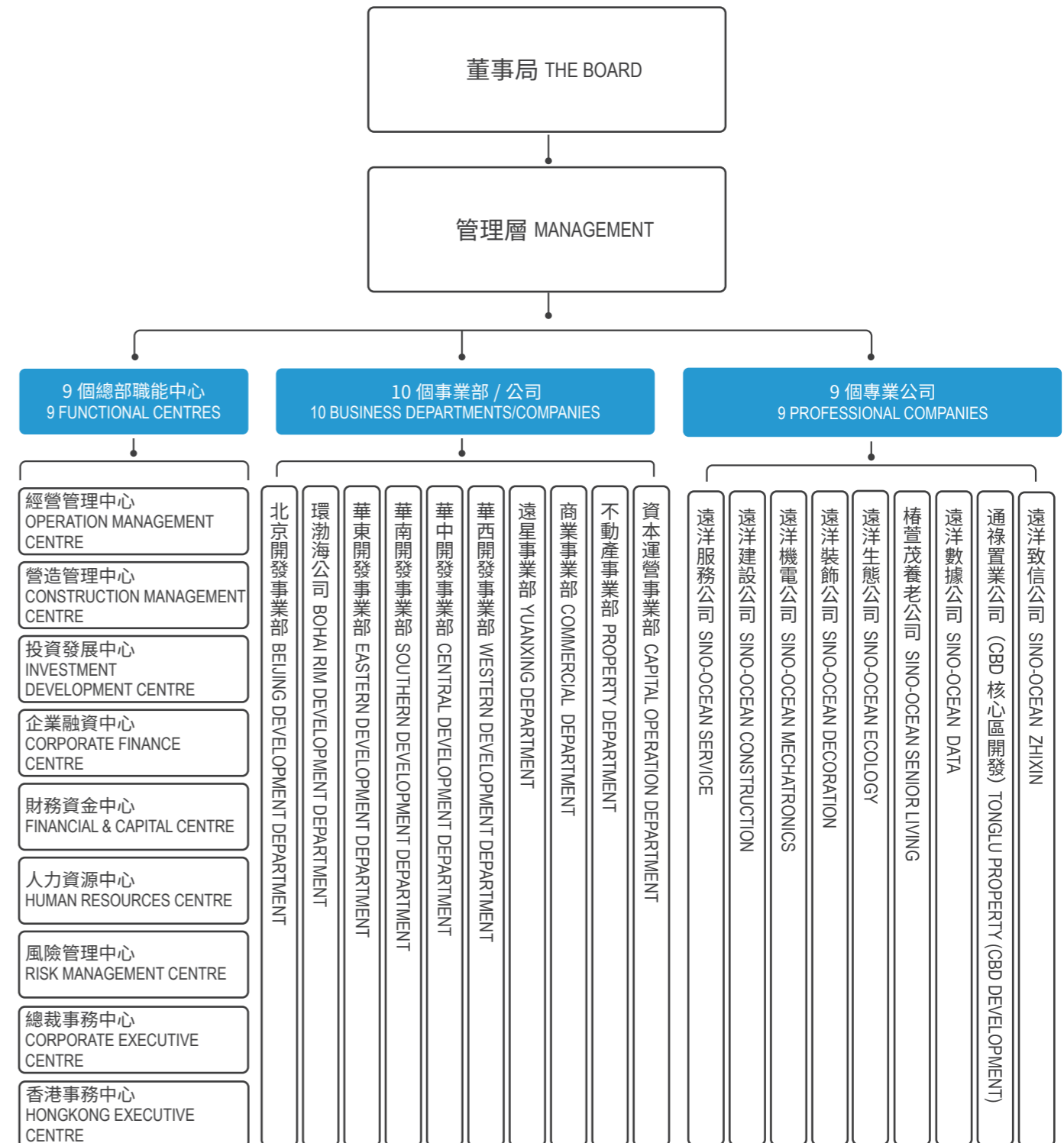
Sino-Ocean Group is committed to becoming a pragmatic comprehensive corporation focusing on investment and development while exploring related diversified new businesses. The core businesses of the Group include development of residential property, investment property development and operation, property services and whole-industrial chain construction services, with its scope of businesses also covering senior living service, internet data center, logistics real estate and real estate fund, etc., forming a unique advantage in the field of asset-light agent construction. The Group adheres to “Serving Users with Craftmanship” and puts the concept of “Building·Health” into active practice, striving to create a high-quality healthy life style for users through carefully-crafted products and premium services.



品牌家族圖  
Brand Family

## 組織架構 CORPORATE STRUCTURE

截至 2024 年 12 月 31 日，遠洋集團的組織架構如下：  
As at 31 December 2024, the structure of Sino-Ocean Group is as follows:



# LANDBANK DISTRIBUTION

## 土儲分佈圖

# 55

城市  
CITIES

遠洋集團專注獲取優質土地資源，現時土儲遍佈全中國及海外 55 個城市。

Sino-Ocean Group focuses on acquiring quality land resources, with current landbank coverage extended to 55 cities across China and overseas.



遠洋集團在中國高速發展的城市及我們的業務片區中，擁有超 240 個處於不同開發階段的房地產項目，包括北京區域的北京、石家莊、太原和秦皇島等；環渤海區域的天津、青島、濟南和大連等；華東區域的上海、杭州、南京和蘇州等；華南區域的深圳、廣州、福州和香港等；華中區域的武漢、鄭州、合肥和長沙等；華西區域的成都、重慶、西安和昆明等。截至 2024 年 12 月 31 日，土地儲備超 3,100 萬平方米。

Sino-Ocean Group currently owns over 240 projects in different stages in rapidly growing Chinese cities and our business regions, such as Beijing, Shijiazhuang, Taiyuan and Qinhuangdao in the Beijing Region; Tianjin, Qingdao, Jinan and Dalian in the Bohai Rim Region; Shanghai, Hangzhou, Nanjing and Suzhou in the Eastern Region; Shenzhen, Guangzhou and Fuzhou in the Southern Region; Wuhan, Zhengzhou, Hefei and Changsha in the Central Region; Chengdu, Chongqing, Xi'an and Kunming in the Western Region. As at 31 December 2024, we had a landbank of around 31 million sq.m.



### OTHER REGIONS 其他區域

新加坡 Singapore  
印度尼西亞 Indonesia

COMMITTED TO RESPONSIBILITY AND  
SUSTAINABLE OPERATION

# SUSTAINABILITY

責任擔當  
可持續經營

健康的企業管理是實現穩健發展和可持續發展的基石。面對市場環境的嚴峻考驗，遠洋集團保持與各利益相關方的良好溝通，堅守底線，砥礪前行。2024年，遠洋集團勇毅破局，直面複雜市場環境，全力化解風險，穩住發展底盤。以保交房為使命擔當，踐行社會責任；超額完成銷售目標，大力拓展代建業務，強勢推進實體化變革，彰顯適應變局、轉型謀新的堅定決心。

Good enterprise management is the cornerstone for steady and sustainable development. In the face of daunting challenges in the market, Sino-Ocean Group has maintained sound communication with various stakeholders, upheld its principles, and moved forward with unwavering determination. In 2024, Sino-Ocean Group demonstrated courage and determination as it navigated complex market conditions, fully mitigating risks and solidifying its development foundation. Taking on the mission of ensuring housing delivery while fulfilling its social responsibilities, the Group exceeded its sales targets, vigorously expanded its agent construction business, and made significant strides in transforming itself toward a more entity-based approach. These actions underscored the Group's firm resolve to adapt to changing circumstances and drive innovation through transformation.

# CORPORATE GOVERNANCE

## 企業管治

### 董事局管理及風險管理

#### BOARD MANAGEMENT AND RISK MANAGEMENT

#### BOARD MANAGEMENT

##### 董事局管理

本公司董事（「董事」）局「董事局」及本集團管理層承諾實現及保持高水準企業管治，這是確保本公司廉潔運營商業環境和維持投資者對本公司信心的關鍵因素。本集團管理層亦積極留意香港與海外的最新企業管治發展。由主席帶領的董事局職責是達成公司目標，制訂發展戰略，定期檢討組織架構，監控業務活動及管理層表現，以保障及提升本公司及其股東利益。

截至 2024 年 12 月 31 日，董事局由十三名董事組成，包括四名執行董事、四名非執行董事、五名獨立非執行董事。遠洋集團致力維持完善的企業管治，努力提升營運透明度，保障股東和業務夥伴的權益，以及增加股東所持股份的價值。因此，董事局設有四個董事局委員會以監督本公司的具體事務，即審核委員會、提名委員會、薪酬委員會和戰略及投資委員會。

The Board of Directors of the Company (the "Directors") (the "Board") and management of the Group are committed to achieving and maintaining high standards of corporate governance, which is critical in safeguarding the integrity of the Company's business operations and maintaining investors' confidence in the Company. The management of the Group also actively strives to keep abreast of the latest corporate governance developments in Hong Kong and overseas. The Board, led by the Chairman, is responsible for achieving the Company's targets, formulating development strategies, regularly reviewing corporate structure, and monitoring business activities and management performance so as to protect and maximise the interests of the Company and its shareholders.

As of 31 December 2024, the Board comprised 13 Directors, including four Executive Directors, four Non-Executive Directors and five Independent Non-Executive Directors. Sino-Ocean Group is committed to maintaining sound corporate governance, enhancing operational transparency, protecting the rights and interests of shareholders and business partners, and increasing the value of shareholders' shares. Therefore, the Board has set up four Board Committees (i.e. the Audit Committee, the Nomination Committee, the Remuneration Committee, and the Strategic and Investment Committee) to oversee particular aspects of the Company's affairs.



我們將股東周年大會和股東特別大會視為重要事件，股東通過股東大會行使自身權利，保證股東的權益及權利。我們也設立了投資者關係部，以保證雙向溝通、回應股東及公眾人士的查詢、保護中小投資者的利益。

我們亦按照監管機構對信息披露的相關規定，堅守高度披露的準則，在合理、切實可行的範圍內，定期或隨時對特殊事實情況進行真實、準確、完整、合規的披露，使公眾能平等、適時及有效地取得所披露消息。2024 年在信息披露方面，集團堅持既有的高效率和高標準，確保相關信息通過公司官網、香港聯交所網站和其他渠道及時進行披露。

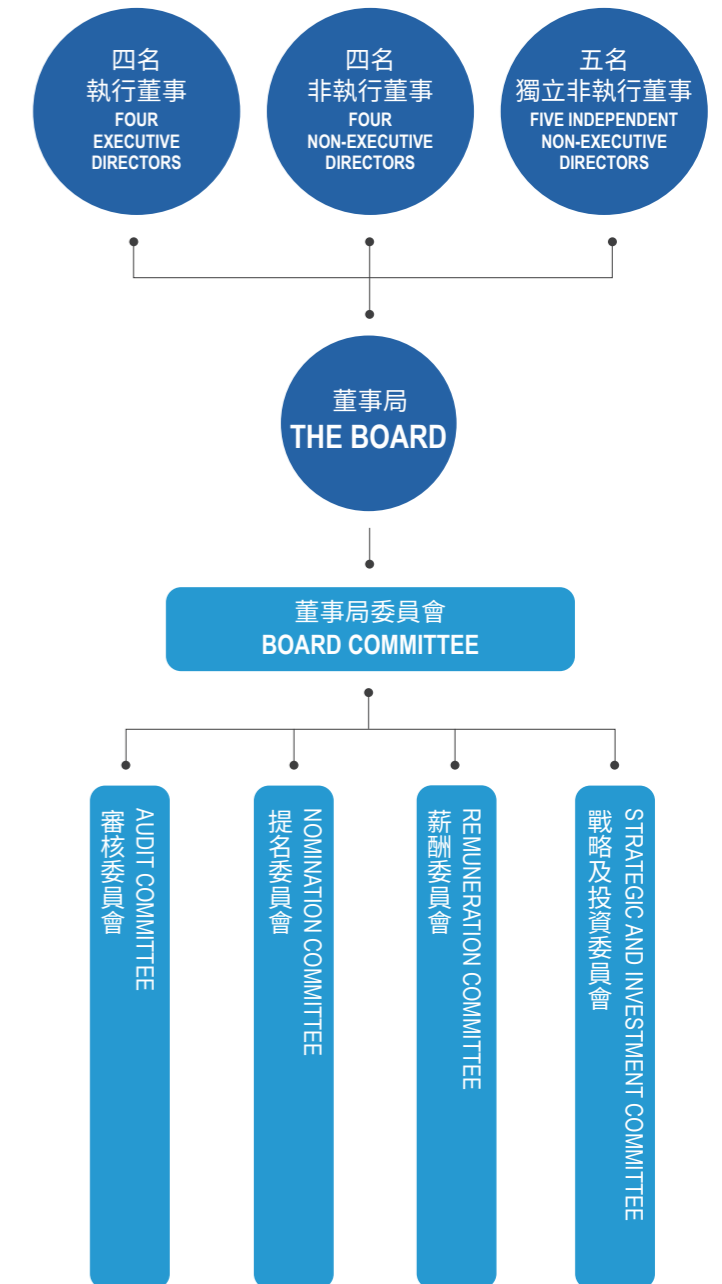
我們於本公司的《組織章程細則》中制定了明確的董事委任及退任規則，並已制定《遠洋集團董事局成員多元化政策》，董事局「提名委員會」每年檢討董事局的架構、人數、組成及多元化（包括但不限於性別、年齡、國籍、文化及教育背景、專業技能、知識及經驗、獨立性及服務任期等方面）。

We regard the annual general meeting and extraordinary general meeting of shareholders as important events, whereby shareholders can exercise their rights to safeguard their interests and rights. We have also set up the Investor Relations Department to allow for two-way communications, including responding to enquiries from shareholders and the public and protecting the interests of small and medium investors.

Furthermore, we satisfied high information disclosure standards and complied with regulatory rules on information disclosure. Wherever possible and feasible, we disclosed special facts truthfully, accurately and completely in compliance with regulations on a regular or ad hoc basis, guaranteeing the public impartial, timely and effective access to relevant information. In 2024, we maintained our high efficiency and high standards of information disclosure to ensure the timely dissemination of relevant corporate information via our official website, HKEX website and other channels.

We have established clear rules for the appointment and retirement of Directors in our "Articles of Association" and have formulated the "Sino-Ocean Group Policy on Board Diversity", pursuant to which the "Nomination Committee" of the Board reviews the Board's structure, size, composition and diversity (including but not limited to gender, age, nationality, culture and educational background, professional expertise, knowledge and experience, independence and length of service) every year.

#### BOARD COMPOSITION 董事局組成



## RISK MANAGEMENT 風險管理

本集團風險管理及內部監控以及內部審核的評估由我們的風險管理部門獨立執行，每年就（其中包括）重要發現及內部審核、加強風險管理及內部監控系統的有效性向審核委員會報告至少兩次。董事局授權審核委員會負責本集團之風險管理及內部監控系統並檢討其有效性，由審核委員會每年兩次向董事局匯報。本集團風險管理及內部監控系統有效性之審閱涵蓋所有重大監控，包括財務、營運及合規監控以及風險管理功能。

The Risk Management Department independently carries out the evaluation of the Group's risk management, internal control and internal audit, and reports to the Audit Committee at least twice a year on, among others, any significant findings and the effectiveness of the internal audit, enhancement of risk management and internal control systems. The Board is responsible for the Group's risk management and internal control systems and reviews their effectiveness. The relevant responsibilities are performed by the Audit Committee, which reports to the Board on a biannual basis. The review of the effectiveness of the Group's risk management and internal control systems covers all major controls, including financial, operational and compliance controls and risk management functions.

### • RISK IDENTIFICATION, ASSESSMENT AND RESPONSE 風險識別、評估及應對

《遠洋集團風險管理專業一級制度》，將風險管理工作嵌入集團所有業務領域和專業，從風險事項的事前、事中、事後全過程管控，重視風險的預防、梳理、處置、整改。

2024 年，集團建立了“遠洋集團風險預警體系”，明確經營、財務、訴訟、輿情可量化的關鍵預警指標，其中包含保交房、回款、輕資產拓展、現金流、重大糾紛案件、重大輿情事項等，定期進行風險監測，確定風險等級，進行“亮燈”預警，實現分級管控。同時，建立指標動態調整機制，監測當前狀況下既定指標是否適用，並在外外部條件發生變化時動態對指標及內容進行調整，進一步提升集團風險預警、管控能力。

本集團制定《遠洋集團項目風險梳理辦法》，對集團境內外項目進行日常風險梳理及跟蹤工作，同時通過審計、盡職調查、背景調查、投融資風險評估、合作協定履行偏差梳理、關鍵性事項審核等方式識別潛在的風險，發揮風險預警功能，提前採取應對措施。

針對已識別的風險事項，按月更新風險清單，確保各風險事項按時封閉。我們按照制定的《遠洋集團整改工作辦法》《遠洋集團法律糾紛處置辦法》等，落實整改措施，避免風險進一步擴大。此外，為提高對重大影響事件和高風險系數事件的管控和處理能力，集團設立突發及重點事件應對工作組，協調各部門開展相關工作，對於職業健康與安全、信息安全、氣候變化、突發事件等情況，做到事前預防、及時回應、妥善處置。

"The Sino-Ocean Group Professional System for Risk Management" which has put risk management integrated into the Group's every business field and specialty, forming a whole-process control in place before, during and after any risk event, where emphasis is placed on preventing, sorting out, handling and rectifying risks.

In 2024, the Group established a "Sino-Ocean Group Risk Early Warning System" to establish quantifiable key early warning indicators, namely operation, finance, litigation, and public opinion, including ensuring housing delivery, repayment, light asset expansion, cash flow, major dispute cases, major public opinion matters, etc., regularly conducted risk monitoring, determined risk levels, and conducted "lighting" early warnings to achieve hierarchical control. At the same time, the Group established a dynamic adjustment mechanism for indicators to monitor the applicability of established indicators under the current situation, and it dynamically adjusted the indicators and content when external conditions changed, further enhancing the Group's risk early warning and management capabilities.

The Group has formulated the "Measures for Sorting Out Project Risks of Sino-Ocean Group", pursuant to which domestic and overseas projects of the Group are subject to routine risk sorting out and tracking, while potential risks are identified through audit, due diligence, background check, risk assessment for investment and financing activities, sorting out of deviations in fulfilling collaborative agreements, review of key events, aiming to perform the function of early risk warning and take response actions in advance.

For risk events identified, a risk list is updated on a monthly basis to ensure that all risk events are closed on time. To prevent risks from further spreading, we implement rectification measures in accordance with the "Measures for Rectification Work of Sino-Ocean Group", the "Measures for Resolving Legal Disputes of Sino-Ocean Group" and other rules. Furthermore, in order to improve the ability to control and handle major impact events and high-risk events, the Group has set up an emergency and key event response working group. It coordinates various departments to carry out relevant work, so as to achieve prevention in advance, respond in time, and properly handle situations related to occupational health and safety, information security, climate change, emergencies, etc.

### • INTERNAL RISK CONTROL 風險內部管控

內部風險管控體系主要參照《COSO 內部控制框架》制定，將內部控制與經營管理過程相結合，通過日常管理工作和持續的監督程式，確保公司整體管理規範。

有關本集團風險管理及董事局的更多資料，請參閱本公司網站 (www.sinooceangroup.com) 及香港聯交所的網站 (www.hkexnews.hk) 刊發的 2024 年度報告。

Our internal risk control system has been formulated primarily with reference to the "COSO Internal Control Framework". By integrating internal control into operations management processes, we aim to ensure that the Company is properly managed as a whole through routine management activities and on-going supervisory procedures.

For more information about risk management of the Group and the Board, please refer to the 2024 Annual Report published on the Company's website (www.sinooceangroup.com) and the website of the Hong Kong Stock Exchange (www.hkexnews.hk).

### • ENHANCING RISK AWARENESS 風險意識提升

遠洋集團持續提升全員風險意識，旨在將風險管理融入企業文化。我們定期面向董事局、員工開展各類風險培訓，包括合規、貪污、腐敗、不當競爭、採購等風險，傳達遠洋集團風險管理原則及注意事項。

Sino-Ocean Group has consistently raised risk awareness among all employees, with the aim of integrating risk management into its corporate culture. To reinforce Sino-Ocean Group's principles and key considerations for risk management, we regularly conduct various risk training sessions for the Board and employees, covering risks related to compliance, corruption, bribery, unfair competition, and procurement.

## SUSTAINABLE CORPORATE GOVERNANCE 可持續發展企業管治

為確保董事局成員能夠及時瞭解行業內可持續發展進程以及本集團可持續發展現狀，可持續發展工作情況每年一次向董事局匯報，以協助其增加對於可持續發展的認識以及討論重要的可持續發展議題。2024 年，為董事局提供 ESG 相關培訓，涵蓋 ESG 全球發展趨勢、監管機構要求、政策變化、同行業優秀表現、集團 ESG 情況等內容。年內兩次向審核委員會匯報集團階段性 ESG 風險核查及改進情況。有關可持續發展管理委員會的角色和職能，請參閱本報告「可持續發展管理」章節。

In order to ensure that members of the Board are kept current on industry trends in sustainable development and the Group's sustainable progress, sustainability management is reported to the Board once a year, helping enhance their understanding of sustainable development and facilitating discussions on key sustainability issues. In 2024, ESG-related training was provided to the Board, covering global ESG trends, regulatory requirements, policy changes, best practices from industry peers, and the Group's own ESG performance. The Group's phased ESG risk assessments and improvement measures were reported to the Audit Committee twice during the year. For the role and function of the Sustainable Development Management Committee, please refer to the "Sustainability Management" section in this Report.

## 董事局 ESG 聲明 ESG STATEMENT OF THE BOARD

遠洋集團董事局授權可持續發展管理委員會負責全面監督 ESG 管理工作，包括氣候變化、生物多樣性、水資源管理、能源轉型、勞工權益保障等相關議題工作。可持續發展管理委員會開展每年不少於兩次的 ESG 溝通會議，可持續發展管理委員會負責制定本集團的 ESG 戰略並每年一次或兩次審議：ESG 戰略執行情況；識別和評估 ESG 風險及機遇，制定應對計劃；審核 ESG 管理政策，確保政策得以持續地執行及實施；審核 ESG 計劃和目標，並定期審核 ESG 目標的達成情況；審議可持續發展報告；審議 ESG 績效，最終通過集團可持續發展管理辦公室統籌、落實與執行。根據 ESG 守則 A 部分第 10 條，遠洋集團董事局對本集團的 ESG 策略及匯報承擔全部責任。可持續發展管理委員會每年向董事局匯報 ESG 整體工作情況。

The Board of Sino-Ocean Group has authorised the Sustainable Development Management Committee to oversee the overall supervision of ESG management, including tasks related to climate change, biodiversity, water resource management, energy transition, and the protection of workers' rights and interests. The Committee convenes ESG communication meetings no less than twice a year, and is responsible for developing the ESG strategy of the Group. It conducts an annual or biannual review of the following: the implementation of ESG strategy; the identification, evaluation and response planning for ESG-related risks and opportunities; and the examination of ESG management policies to ensure their continuous execution and implementation. The Committee reviews ESG plans and goals, which entails regular progress assessments on ESG objectives and deliberations on the sustainable development report. It is in charge of reviewing ESG performance, and ultimately coordinating, implementing, and executing relevant plans and goals via the Group's Sustainable Development Management Office. In accordance with code provision 10 of Part A of the ESG Code, the Board has full responsibility for Sino-Ocean Group's ESG strategy and reporting. The Sustainable Development Management Committee reports annually to the Board on our overall ESG activities.

鑑於外部社會與經濟環境，以及內部集團發展戰略的考慮，董事局將持續關注國內外可持續發展趨勢，遵循「雙重實質性」原則，依據固定頻率，持續強化利益相關方共同參與的 ESG 重要性議題的評估，討論並確定公司在環境、社會和管治方面的風險與機遇，並將重要性議題評估結果納入企業 ESG 風險管理工作。

In light of the external socioeconomic environment and the Group's internal development strategy, the Board will continue to monitor sustainable development trends both domestically and internationally. At fixed intervals, the Board continuously strengthens the assessment of ESG material issues in collaboration with stakeholders, while complying with the "Double Materiality" principle. This approach facilitates the discussion and determination of ESG risks and opportunities faced by the Company, with the materiality assessment results integrated into our corporate ERM process.

### 2024 年，董事局重點審視了以下核心工作及進展

In 2024, the Board focused on reviewing the following key activities and their progress

#### 企業管治

CORPORATE GOVERNANCE

集團建立了“遠洋集團風險預警體系”，進一步提升集團風險預警、管控能力。可持續發展管理委員會審閱修訂《遠洋集團可持續發展政策》，補充《打擊洗錢及恐怖分子資金籌集政策》降低企業運營風險。

The Group established the "Sino-Ocean Group Risk Early Warning System" to further enhance its risk early warning and management capabilities. To mitigate operational risks, the Sustainable Development Management Committee reviewed and amended the "Sustainable Development Policy of Sino-Ocean Group", supplementing it with the "Anti-Money Laundering and Counter-Terrorist Financing Measures".

#### 產品與服務

PRODUCTS AND SERVICES

圍繞產品力提升持續發力，完成多項產品線標準化體系；堅持以使用者為中心，客戶滿意度再度提升，為客戶提供更加健康美好的人居環境。

The Company further enhanced the competitiveness of its products by implementing standardised systems for various product lines; it remained committed to a user-centric approach to further improve customer satisfaction, providing customers with a healthier and better living environment.

#### 應對氣候變化與碳中和

CLIMATE CHANGE AND CARBON NEUTRALITY

踐行遠洋集團碳中和戰略及路徑規劃，持續推動遠洋「2050 淨零排放」中期目標。

The Company implemented Sino-Ocean Group's carbon neutrality strategy and roadmap planning, as part of its ongoing effort to pursue medium-term goals under the Sino-Ocean "2050 Net Zero" Project.

#### 社會責任履行

UNDERTAKING SOCIAL RESPONSIBILITY

推動可持續城市建設、社區共建共享；同時以遠洋之帆公益基金會為履責平台，投身於環保、教育、社區健康等公益事業，踐行社會責任，創造社會價值。

The Company promoted the building of sustainable cities, and joint contribution and shared benefits for communities; in the meantime, it put social responsibility into practice and created social value by engaging in charitable activities with a focus on environmental protection, education and community health through the Sino-Ocean Charity Foundation.

本報告披露遠洋集團在上述工作及其他 ESG 議題上的管理與實踐進展，均得到了董事局在 2025 年 3 月審議通過。

Sino-Ocean Group's management and practices on the above activities and other ESG progress, as disclosed in this Report, were reviewed and approved by the Board in March 2025.

## 反貪反腐，廉潔從業 ANTI-CORRUPTION AND INTEGRITY

遠洋集團嚴格遵循《中華人民共和國刑法》《中華人民共和國刑事訴訟法》及《中華人民共和國治安管理局處罰法》的相關規定，遵守並支持聯合國全球契約十項原則，反對各種形式的貪污，包括敲詐、勒索和行賄受賄，並將根據集團業務的需要不時檢討是否制定及 / 或完善相關政策 (包括但不限於有關防止賄賂、勒索、欺詐、貪污、腐敗、以及洗黑錢的政策)。審核委員會將定期檢討風險相關政策，以確保其有效性及符合與本集團相關和適用的法律法規規定。集團設置內部申訴渠道，保障本集團管理人員及員工遵紀守法、廉潔從業，按照最高要求的商業道德和企業管治標準與各相關方開展溝通合作。參照以上法規和原則，集團風險管理中心制定了《遠洋集團反舞弊及反賄賂政策》《遠洋集團舉報政策》《遠洋集團廉潔從業行為準則》《打擊洗錢及恐怖分子資金籌集政策》對於反貪污、反腐敗、反洗黑錢、反不當競爭、舉報原則、監察與審理、合規採購等內容制定具體規定，並明確了針對不同級別事件的處理辦法。以上商業道德標準及反貪腐政策，風險管理中心每三年進行一次審核更新。

本公司在執行《遠洋集團可持續發展政策》及風險管理制度中，不斷調整、完善反貪腐相關監察的內容及範圍，對公司內各經營單位、組織、員工執行商業道德政策、商業道德標準及商業行為的情況，每季度開展一次飛行檢查。集團對所有舉報投訴、審計移交、飛行檢查線索開展針對性核查。根據公司經營管理要求及內外部環境，每兩年對風險管理監察制度進行一次審視、修訂、完善。集團每年針對核心員工開展廉潔從業評估工作，配合人力資源專業，對擬提拔任用人員進行廉潔從業審查。廉潔從業評估結果將與員工績效考核、薪酬調整、職位晉升、崗位去留等直接掛鉤，作為重要的參考依據。

### CORPORATE MANAGEMENT 組織管理

遠洋擁有完善的企業管理組織架構，設立遠洋紀律檢查委員會、集團風險管理中心、各事業部及專業公司風險管理部門進行管理，董事局執行董事同時承擔黨風廉政建設工作職責。我們制定了《紀律檢查委員會工作制度》《紀律檢查委員會會議制度和議事規則》《紀律檢查委員會案件檢查工作辦法》《紀律檢查委員會與風控監察關於違紀線索管轄、查辦及移交工作辦法》四項紀委工作制度和規範，以及《遠洋集團員工違紀處理辦法》《遠洋集團回避處理辦法》《遠洋集團監察案件檢查與審理工作辦法》《遠洋集團舉報與申訴工作辦法》四個辦法，

Sino-Ocean Group strictly abides by the relevant provisions set out in the "Criminal Law of the People's Republic of China", the "Criminal Procedure Law of the People's Republic of China" and the "Law of the People's Republic of China on Penalties for Administration of Public Security". Sino-Ocean Group abides by and supports the ten principles of the United Nations Global Compact, opposing all forms of corruption, including blackmail, extortion and bribery. Sino-Ocean will review from time to time whether to formulate and/or improve relevant policies (including but not limited to those concerning the prevention of bribery, extortion, fraud, embezzlement, corruption, and money laundering) in light of its business needs. The Audit Committee will regularly review risk-related policies to ensure their effectiveness and compliance with legal and regulatory requirements relevant and applicable to the Group. The Group has established internal channels for complaints to ensure that its management and staff abide by laws, work with integrity, and engage and collaborate with all stakeholders in accordance with the highest business ethics and corporate governance standards. By making reference to the above laws, regulations and principles, the Group Risk Management Centre has formulated the "Anti-Fraud and Anti-Bribery Policy of Sino-Ocean Group", the "Whistleblowing Policy of Sino-Ocean Group", the "Sino-Ocean Group Code of Conduct on Integrity", and the "Combating Money Laundering and Terrorist Financing Policy". They stipulate specific requirements on anti-bribery, anti-corruption, anti-money laundering, anti-unfair competition, whistleblower principles, supervision and trial, compliant procurement and other contents, along with clear measures for handling incidents at different levels. The above business ethics standards and anti-corruption policies are reviewed and updated by the Risk Management Centre every three years.

During the implementation of the "Sino-Ocean Group Sustainable Development Policy" and risk management system, the Company has constantly adjusted and improved the content and scope of anticorruption-related supervision while conducting a quarterly on-site inspection of the business ethics policies, standards and practices implemented by its business units, organisations and employees. The Group carried out targeted checks on all complaints, audit transfers, and threads of the on-site inspection. According to the operation and management requirements and internal and external environments of the Company, we reviewed, revised and improved the risk management and supervision system every two years. We conducted an annual integrity assessment of core employees and, in collaboration with human resources professionals, reviews the integrity of individuals being for promotion or new appointment. The results of these integrity assessments will be integrated into employee performance appraisal systems, remuneration adjustment, job promotions, and position retention, serving as a key reference point.

Sino-Ocean has a well-established organisational structure for corporate management, and has set up the Sino-Ocean Discipline Inspection Committee, Group Risk Management Centre, risk management department of various business departments and professional companies for management. The executive Directors are also responsible for party conduct and integrity. In order to intensify punishment against disciplinary violations, strengthen employees' awareness of integrity at work, and deal with disciplinary violations in accordance with relevant laws and regulations, not only have we formulated four sets of rules and regulations for the Discipline Inspection Committee, i.e. the "Work Rules of the Discipline Inspection Committee", the "Meeting System and Rules of Procedure of the Discipline Inspection Committee", the "Measures for Case Inspection of the Discipline Inspection Committee", and the "Measures for the Management, Investigation and Transfer of Disciplinary Clues by the Discipline Inspection Committee and Risk Control Supervisors", we

加強對違紀行為的懲處，強化員工廉潔從業意識，依法合規處理各種違紀行為。

集團高度重視廉潔監察工作，2024 年，集團各單位召開監察工作專題會議，以此為契機，全面提升集團風險管理水準，保持廉潔從業、反腐倡廉的環境。從嚴從細查處貪腐舞弊行為，持續開展全員廉潔從業教育。同時，我們更新並實施《遠洋集團員工違紀處理辦法》《遠洋集團回避處理辦法》。成立遠洋集團監察工作委員會，確保進一步提升員工廉潔從業意識，加大對違規違紀行為的處分力度，增強監察工作公正性、嚴肅性。同時，集團結合遠洋黨委、紀委，以及各級黨組織，每年通過黨委會、黨課、主題教育活動等形式，對各級中高管、核心骨干及全體黨員，開展反腐倡廉及警示教育。

### WHISTLEBLOWING POLICY 舉報制度

集團 24 小時全天候在官網公示《舉報政策》、獨立舉報電話及郵箱，同時在各項目公司明顯位置也均設有舉報信息公示牌，保障舉報渠道的暢通。所有有關人士均可對遠洋集團董事、員工或單位 / 部門違反廉潔從業、濫用職權、失職、瀆職、違反生產及經營管理秩序等違紀行為進行投訴和舉報。我們在公司內網首頁設「違紀舉報」的窗口，並在《舉報政策》《遠洋集團廉潔從業行為準則》中明確舉報人保護制度。集團鼓勵實名舉報，亦接受匿名舉報。我們對舉報者的個人信息及舉報內容予以嚴格保密，並對調查結果給予積極溝通和及時回饋，不得向被舉報人和無關人員洩露相關信息。若舉報人受到威脅、打擊、報復，集團將給予積極的法律支援和保護，保護舉報人權益不受侵犯。所有舉報案件（如有）將由本集團風險管理中心以保密和及時的方式進行調查和處理，並將結果匯報給審核委員會。

- 要求全員簽署合規經營承諾書，重視日常合規督導；  
All employees are required to sign the Letter of Commitment for Compliance Management, and great importance is attached to daily compliance supervision;
- 不定期向分中心、各事業部進行合規提示，定期進行新法規宣傳；  
Compliance tips are provided for subcentres and divisions from time to time, and the publicity of new regulations is conducted regularly;
- 對外簽署所有的合同中均有廉潔條款，必須增加監察舉報郵箱及反商業賄賂條款；  
All contracts signed with external parties contain integrity clauses, and supervision and reporting mailboxes and anti-commercial bribery clauses must be added;
- 規範合作夥伴，所有供應商入庫需要簽署《供應商行為守則》《廉潔自律承諾書》；  
Partners must be regulated, and all suppliers must sign the "Supplier Code of Conduct" and the "Letter of Commitment for Integrity and Self-Discipline";

have also developed four sets of measures, i.e. the "Measures for Dealing with Disciplinary Violations by Employees of Sino-Ocean Group", the "Measures for Avoidance of Sino-Ocean Group", the "Measures for the Inspection and Trial of Supervisory Cases of Sino-Ocean Group", and the "Measures for Whistleblowing and Complaining of Sino-Ocean Group".

The Group attaches great importance to supervisory work for integrity. In 2024, each subordinate unit within the Group held a special meeting on supervisory work, in an effort to comprehensively improve the Group's risk management and maintain an environment of integrity and anti-corruption. We rigorously and meticulously investigated and dealt with corrupt and fraudulent behaviours, and continuously carried out integrity education for all employees. At the same time, we updated and implemented the "Measures for Dealing with Disciplinary Violations by Employees of Sino-Ocean Group", and the "Measures for Avoidance of Sino-Ocean Group". To ensure the further enhancement of employees' awareness of professional integrity, the Supervision Committee of Sino-Ocean Group has been established, increasing penalties for non-compliance and disciplinary offences, enhancing the fairness and rigor of supervisory work. Meanwhile, the Group works with Sino-Ocean's Party Committee, Discipline Inspection Committee and party organisations at various levels each year to provide anti-corruption and warning education for middle and senior executives, key personnel and all Party members at all levels through Party Committee meetings, party classes, theme education activities, etc.

The Group publicly displays the "Whistleblowing Policy", the independent whistleblowing telephone number and email address on its official website around the clock. Meanwhile, whistleblowing information notice boards are also set up in prominent locations of each project company to ensure unobstructed whistleblowing channels. All relevant parties may make complaints and report violations of integrity, abuse of power, dereliction of duty, misconduct, violations of production and operation orders, and other disciplinary offences by the Directors, employees or units/departments of Sino-Ocean Group. We have set up a "Reporting of Disciplinary Offence" section on the homepage of the Company's intranet and stipulated the whistle-blower protection system in the "Whistleblowing Policy" and the "Sino-Ocean Group Code of Conduct on Integrity". While the Group encourages real-name whistleblowing, it also accepts anonymous reports. We strictly maintain the confidentiality of whistle-blowers' personal information and the content of their reports, giving feedback on the investigation results through proactive communication in a timely manner. We shall not disclose relevant information to the individuals being reported or to any unrelated parties. If any whistleblower faces threats or retaliatory actions, the Group will actively provide legal support and protection to ensure that the rights and interests of the whistle-blowers are not prejudiced. All reported cases, if any, will be investigated and handled by the Group's Risk Management Centre in a confidential and timely manner, with the results reported to the Audit Committee.

- 所有中高管員工入職需要簽署《遠洋集團中高管自律承諾書》；  
All mid-level and senior executives must sign the "Letter of Commitment for Self-Discipline by Mid-Level and Senior Executives of Sino-Ocean Group" when inducted;
- 全員每年需要接受廉潔從業教育，定期向全員進行合規運營培訓；所有新員工入職時接受公司合規要求和制度培訓；  
Every year, all employees must receive integrity education, and they are regularly provided with compliance training; all new employees must receive induction training on compliance requirements and systems of the Company;
- 將郵件宣貫、現場培訓等方式相結合，宣貫授權制度；  
Emails, on-site training and other means are combined to promote and implement the system for granting authority;
- 在所有子公司派駐監事人員，行使監督職責。  
Supervisors are assigned to all subsidiaries to exercise supervisory duties.

## DEALING WITH VIOLATIONS

### 違紀事項處理

2024 年，集團通過舉報渠道合計受到並受理各類違紀舉報 52 件，其中有效舉報信息 33 件，年內查實違紀事項 27 件，類型主要包括員工違反廉潔從業、濫用職權、失職瀆職、違反經營管理秩序、違反回避政策等。處理違紀員工 63 人，實現了對嚴重違紀問題從嚴處理，對失職問題加強教育勸誡的管理效果。2024 年集團監察專業目標查處貪腐類案件 2 項，擬結案 2 項，涉及移送司法機關處理 2 人。

在針對違法違紀事項處理中，集團有力查處了嚴重違紀問題及責任人；樹立了對違反紀律的追責意識；強化了員工誠信及廉潔從業意識；增強了公司合規管理理念。例如兩人以上共同故意違紀的同謀行為，本公司依據《遠洋集團員工違紀處理辦法》對於起主要作用的員工加重處理，對其他成員，根據共同違紀中所起的作用和應承擔的責任，分別予以處理。由於發現及時、妥善處理，上述事件對集團財務或運營未造成重大影響，年度內也未發生涉及貪污的重大訴訟案件。

In 2024, the Group received and handled 52 reports via its whistleblowing channels, with 33 valid ones. 27 disciplinary cases were verified during the year, mainly involving employees' non-compliance with integrity, abuse of power, dereliction, breach of management order, conflict-of-interest and violations of avoidance policy. 63 employees were disciplined, which strictly addressed serious issues and educated those with dereliction. In 2024, the Group's monitoring professionals aimed to investigate 2 corruption-related cases and planned to resolve 2 ongoing cases, which entailed referring 2 individuals to the judicial authorities for further action.

In addressing violations of laws and disciplines, the Group has vigorously investigated and dealt with serious disciplinary violations and those responsible persons; established a sense of accountability for violations of discipline; strengthened employees' awareness on honesty and integrity; and enhanced the compliance management concept of the Company. For instance, for joint and deliberate disciplinary violations by two or more people, the Company will impose heavier measures on the one with a principal role in accordance with the "Measures for Dealing with Disciplinary Violations by Employees of Sino-Ocean Group", and deal with the rest other based on the role and responsibility assumed in the joint disciplinary violations. As such incidents were timely discovered and properly handled, they did not have a significant impact on the Group's financial or operations, and no major lawsuits involving corruption occurred during the year.

2024 年度內，本公司  
IN 2024, THE COMPANY

- 未發生針對不當競爭行為、反托拉斯和反壟斷實踐的法律訴訟；  
Was not involved in any unfair competition antitrust or anti-monopoly lawsuits;
- 未發生涉及利益衝突及內幕交易、洗錢等事件；  
Did not report any incidents involving conflicts of interest, insider trading, money laundering, or similar issues;
- 未發生涉及侵犯原住民權利的事件；  
Was not involved in any incidents connected with violations of the rights of indigenous peoples;
- 未發生違反環境法規受到罰款或制裁的重大事件；  
Did not receive any major fines or sanctions on violations of environmental regulations;
- 未發生侵犯客戶隱私和丟失客戶資料有關的經證實的投訴；  
Did not receive any verified complaints on customer privacy violation or customer information loss;
- 未發生違反社會與經濟領域法律和法規的重大事件。  
Was not involved in any major violations of social or economic laws or regulations.

## INTEGRITY EDUCATION

### 廉潔從業教育

本年度，集團風險管理中心及紀委，針對各中心、事業部、專業公司、新員工入職，組織開展形式多樣的廉潔從業教育宣貫；同時，各事業部風控部門在事業部、項目層面均開展了廉潔從業、合規建設培訓，涉及公司監察制度及法律規範，對營銷、工程、採購、投資、行政、財務等各個業務領域易發生的腐敗、貪污、侵佔、挪用、不公平競爭等內容，實現了對全體員工（包括兼職員工）及承包商的教育全覆蓋，強化了全員廉潔從業意識和職業操守，構建風清氣正的職場環境。本公司亦定期向全體員工提供反貪污培訓。2024 年度，全集團共開展廉潔從業、法律合規、信息保密、內控審計類風控宣貫培訓 500 場，參加員工約 12,000 人次，累計時長超過 10,000 小時，參與員工（含兼職員工）比例為 100%。本年度，本集團董事參與包含廉潔從業（含反貪腐）、ESG 新規及發展趨勢在內的相關培訓。董事及承包商參與廉潔從業相關培訓的比例為 100%。

During the year, the Risk Management Centre and the Discipline Inspection Commission of the Group arranged and conducted integrity education in various forms for all centres, business departments, professional companies and newly inducted employees. Meanwhile, the risk control departments of each division carried out integrity and compliance training at department and project levels in respect of the Company's supervisory system and laws and regulations, covering marketing, construction, procurement, investment, administration, finance and other business sectors which are prone to corruption, embezzlement, encroachment, misappropriation and unfair competition. The education covered all employees (including part-time) and contractors, and strengthened the integrity awareness and professional ethics of all employees, so as to create a fair and honest working environment. The Company also provides anti-corruption training sessions to all staff regularly. In 2024, the Group carried out a total of 500 training sessions on risk control promotion and implementation, including those on working with integrity, legal compliance, confidentiality of information, internal audit, with a staff attendance of approximately 12,000 and a total of over 10,000 hours. The participation rate of employees (including part-time employees) was 100%. During the year, the Group's directors participated in relevant training sessions, including those on integrity (including anti-corruption), new ESG regulations, and development trends. The participation rate of the Group's directors and contractors in integrity employment training was 100%.

## 知識產權及品牌資產管理

### INTELLECTUAL PROPERTY AND BRAND ASSET MANAGEMENT

集團嚴格遵守《中華人民共和國廣告法》等與產品服務的廣告傳播推廣相關的法律法規，定期對相關事項方面的管理制度進行更新。2024 年度內，未發生重大違反市場推廣法律法規事件。

The Group strictly abides by the "Advertising Law of the People's Republic of China" and other laws and regulations related to the dissemination of advertisements and marketing of products and services, and regularly updates its management system of relevant matters. No major violation of marketing laws and regulations occurred in 2024.

集團重視品牌資產的經營管理和知識產權的管理保護，在嚴格遵守《商標法》《專利法》《著作權法》及《反不正當競爭法》等法律法規的基礎上，共編製 13 項品牌資產經營相關標準規範，防範品牌風險。同時通過商標與專利管理、版權保護、培訓監督、維權與侵權應對、獎項統籌等方式，維護自身品牌資產和知識產權。

The Group attaches great importance to the operation and management of brand assets and the management and protection of intellectual property rights. On the basis of strictly abiding by the "Trademark Law", "Patent Law", "Copyright Law", "Anti-Unfair Competition Law" and other laws and regulations, it has prepared a total of 13 relevant standards and rules on brand asset operation to guard against brand risk. Meanwhile, it also protects its own brand assets and intellectual property rights through trademark and patent management, copyright protection, training and supervision, rights protection and infringement response, and awards coordination.

## TRADEMARK AND PATENT MANAGEMENT 商標與專利管理

通過遵循《遠洋集團商標註冊執行辦法》，我們在商標註冊過程中，貫徹全面保護與科學註冊的管理理念。遠洋集團通過對重要商標註冊進行集中統籌管理，規範對商標註冊、商標授權使用等的工作流程、審批步驟、工作範本，操作流程等，保護品牌資產。截至 2024 年底，集團累計擁有註冊商標超過 729 件。

公司高度重視專利的研發和專利成果保護，充分認識到專利權在保護創新成果、激勵創新熱情、促進公司可持續經營和社會經濟發展等方面的重要作用。截至 2024 年底，擁有發明專利、實用新型專利、外觀設計專利等各類專利超過 190 件。

## COPYRIGHT PROTECTION 版權保護

著作權（版權）作為知識產權的重要組成部分，對於維護公司創新成果、提升品牌形象、促進可持續發展具重要作用。公司深知版權保護的重要性，通過主動登記，保護創作，維護合法權益。截至 2024 年底，擁有作品著作權、軟件著作權等各類著作權超過 200 件。

## TRAINING AND SUPERVISION 培訓監督

除日常監督檢查和品牌能力建設外，公司搭建全維度品牌培訓體系，通過品牌資產經營及知識產權保護等營銷相關法律合規相關培訓，進行基於著作權、肖像權、商標權、專利權、反不正當競爭基本原理的案例說明講解。

## RIGHTS PROTECTION AND INFRINGEMENT RESPONSE 維權與侵權應對

遠洋集團針對商標權益進行全面的保護，匹配業務發展的需要適時適宜進行商標預判註冊保護，針對侵害「遠洋」相關商標的行為注意監測及時發現並策略性制止，依據《中華人民共和國商標法》及相關法律法規，及時提交證據資料，向有關部門申訴，切實有效保護集團權益。

In accordance with the "Implementation Measures on Trademark Registration of Sino-Ocean Group", we implement a management concept of comprehensive protection and scientific registration throughout the trademark registration process. To safeguard its brand assets, Sino-Ocean Group has adopted centralised coordination and management for registration of key trademarks, standardising trademark registration, trademark licencing, and other work processes, as well as examination and approval procedures, work exemplars and operational processes. By the end of 2024, the Group had over 729 registered trademarks in total.

The Company places great emphasis on patent research and development, as well as the protection of patent outcomes, fully recognising the significant role of patent rights in safeguarding innovative achievements, stimulating a passion for innovation, and promoting the Company's sustainable operations, along with social and economic developments. By the end of 2024, the Company had over 190 patents of various types, including invention patents, utility model patents, and design patents.

As a vital component of intellectual property rights, copyright plays a significant role in safeguarding the Company's innovative achievements, enhancing its brand image, and promoting sustainable development. Recognising the importance of copyright protection, the Company actively registers its works to protect creations and safeguard its legitimate rights and interests. By the end of 2024, the Company had held over 200 copyrights of various types, including copyrights of works and software copyrights.

In addition to establishing a multidimensional brand training system through daily supervision, inspection and brand capacity building, the Company has also conducted compliance training related to marketing laws. This includes topics such as brand asset operation and protection of intellectual property rights, using case studies to explain and illustrate the basic principles of copyrights, portrait rights, trademark rights, patent rights and anti-unfair competition.

Sino-Ocean Group has implemented comprehensive measures to protect its trademark rights and interests, ensuring timely and appropriate protection for trademark registration in alignment with its business development needs. The Group also closely monitors, promptly detects, and has taken strategic measures to prevent the infringements or damages related to the "Sino-Ocean" trademarks. In compliance with the "Trademark Law of the People's Republic of China" and other relevant laws and regulations, we have submitted evidence and materials promptly, filed complaints with the relevant authorities to effectively safeguard the Group's rights and interests.

## 信息安全管理 INFORMATION SECURITY MANAGEMENT

遠洋集團多年來遵照《信息安全技術 網絡安全等級保護基本要求》（GB/T 22239-2019）的相關要求制定了信息安全管理方針、策略和措施，採用風險管理的方法進行信息安全計劃、實施、評審檢查、改進信息安全執行體系，保證信息的保密性、真實性、完整性及安全性，保障信息系統的正常穩定運行。

Over the years, Sino-Ocean Group has developed a set of approaches, policies and measures for information security management in compliance with relevant requirements under the Information Security Technology — Baseline for Classified Protection of Cybersecurity (GB/T 22239-2019). By adopting the same methods as those used in risk management, the Group plans, implements, evaluates, inspects its information security management, and improves the relevant execution system. Sino-Ocean Group aims to ensure the confidentiality, authenticity, integrity and security of information while guaranteeing a sound and reliable operation of its information system.

為防止和規避風險已採用一地兩中心的容災方案，可在任一端發生故障時切換服務至另一端。

To prevent and mitigate risks, a disaster recovery solution with a "one location, two centres" strategy has been adopted, enabling service failover to the other centre in the event of a failure at either end.

2024 年未發生信息技術戰略、網絡安全或數據隱私相關風險。

In 2024, no risks related to information technology strategy, cybersecurity, or data privacy were reported.

- 組建信息安全委員會，該委員會由首席技術官擔任信息安全委員會領導角色，監督信息安全管理工作，並向管理層匯報年度信息安全管理工作情況。下設政府信息安全檢查工作、互聯網信息安全檢查工作、內網信息安全檢查工作、信息安全風險評估工作等專項工作小組，分別負責信息安全各領域相關工作；

Led and overseen by CTO (Chief Technology Officer) and tasked with reporting to the management on the annual information security management status, the Information Security Management Committee has been set up. Under the Committee, a number of special task forces have been formed, including, among others, those responsible for government information security inspection, internet information security inspection, intranet information security inspection, and information security risk assessment, which are put in charge of works related to various fields of information security;

- 持續根據《信息安全組織機構管理制度》《信息安全事件管理辦法》《重大信息安全事件應急處置制度》等 30 餘項系列制度，加強內部控制和風險有效管理；制度中含有各類信息安全事件應急處置方法，並包含信息安全事件舉報流程及注意事項。

We have consistently enhanced internal control and effective risk management through over 30 sets of rules, including the "Management System for Information Security Institutions", the "Measures for Managing Information Security Events", and the "Emergency Response System for Major Information Security Events". These rules outline various emergency response protocols for information security incidents, including reporting procedures and key considerations for handling information security incidents;

- 加強員工的信息與資料安全保護意識及能力提升，每季度對運維團隊、信息團隊進行涉密培訓宣貫，並定期向全體員工發送企業信息安全、釣魚郵件風險提示郵件；

In addition to conducting training on the promotion and implementation of confidentiality initiatives for operation teams and information teams on a quarterly basis to strengthen the awareness and enhance the capability of relevant staff in the protection of information and data security, regular emails are also sent to all employees educating them about the risks associated with corporate information security and phishing emails;

為提供資料存放管理和防止客戶信息洩露，集團遵循國家《信息安全等級保護管理辦法》規定，完善信息管理系統，遠洋集團信息化系統於 2020 年完成網絡安全等級保護 2.0 評測，符合等級保護 GB/T 22240-2020 的規範要求，評測等級為三級。子系統分別獲得 2、3 級評估，順利獲得評估。根據評估，集團發佈了依據國家標準制定的相關制度。此外，作為專業從事數據基礎設施運營商及數據綜合解決方案提供商，集團旗下遠洋數據已獲得 ISO/IEC 27001 信息安全體系認證、ISO/IEC 20000-1 信息技術服務管理體系認證以及 ISO 22301 業務連續性管理體系認證。

In order to provide information storage management and prevent customer information leakage, the Group has improved the Information Management System in compliance with China's "Administrative Measures for Information Security Classified Protection". In 2020, the Sino-Ocean Group Informatisation System completed the evaluation for the MLPS 2.0, demonstrating compliance with the requirements of GB/T 22240-2020 and achieving a level 3 certification. Assessed separately, subsystems within the Group attained level 2 and level 3 certifications, respectively, signifying the successful completion of the evaluations. Based on these assessments, the Group has issued relevant systems formulated in alignment with national standards. Additionally, as a professional operator of data infrastructure and provider of comprehensive data solutions, Sino-Ocean Data has obtained certifications for the ISO/IEC 27001 information security management system, the ISO/IEC 20000-1 information technology service management system and the ISO 22301 business continuity management system.

# SUSTAINABILITY MANAGEMENT

## 可持續發展管理

理念：攜手利益相關方共同推動人、建築、環境和社會的可持續發展

PRINCIPLE: WORKING WITH STAKEHOLDERS TO JOINTLY PROMOTE THE SUSTAINABLE DEVELOPMENT OF PEOPLE, BUILDINGS, ENVIRONMENT AND SOCIETY

引導方向：聯合國 2030 可持續發展目標 (SDGs)

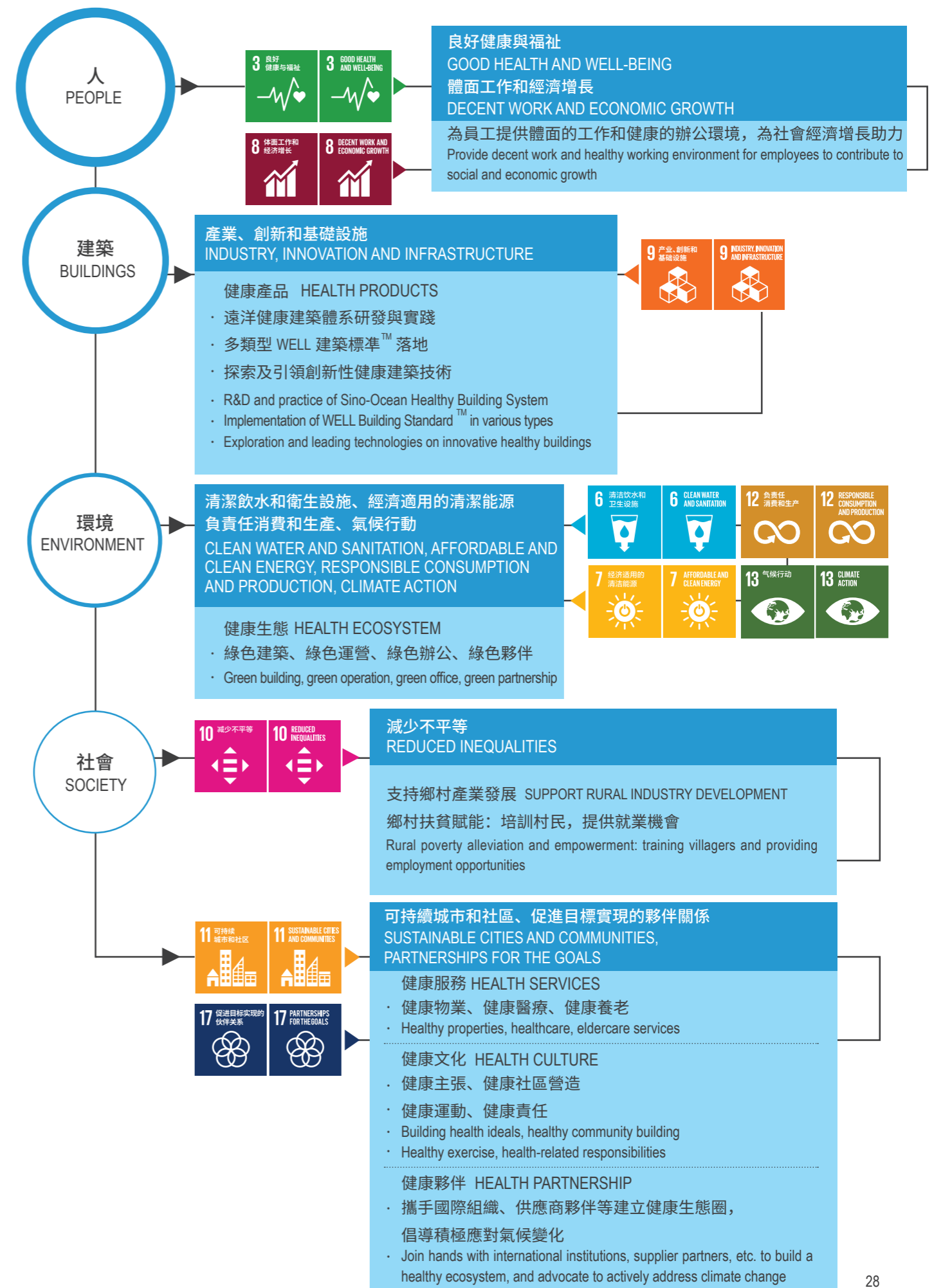
GUIDANCE: UNITED NATIONS 2030 SUSTAINABLE DEVELOPMENT GOALS (SDGS)

遠洋集團作為「建築·健康」踐行者，以「攜手利益相關方共同推動人、建築、環境和社會的可持續發展」為理念，以「聯合國 2030 可持續發展目標 (SDGs)」為引導方向，以「為利益相關方創造價值」為責任。

其中，遠洋的可持續發展理念與能力優勢與 SDGs 「目標 3：良好健康與福祉」、「目標 6：清潔飲水和衛生設施」、「目標 7：經濟適用的清潔能源」、「目標 8：體面工作和經濟增長」、「目標 9：工業、創新和基礎設施」、「目標 10：減少不平等」、「目標 11：可持續城市和社區」、「目標 12：負責任的消費和生產」、「目標 13：氣候行動」、「目標 17：促進目標實現的夥伴關係」，聯合國全球契約十項原則匹配。在此方面，遠洋以體系化的健康發展模式，為「確保健康生活並促進各年齡段所有人的福祉」而不斷提升。我們除了在設計和施工中以健康建築為媒介，以持續維護生態健康為基礎，兼顧發展健康服務和健康文化，從而實現促進人類健康和福祉目標。

As a practitioner of "Building-Health", Sino-Ocean Group upholds the principle of "working with stakeholders to jointly promote the sustainable development of people, buildings, environment and society", follows the guidance of the "United Nations 2030 Sustainable Development Goals (SDGs)", and undertakes the responsibility of "creating value for stakeholders".

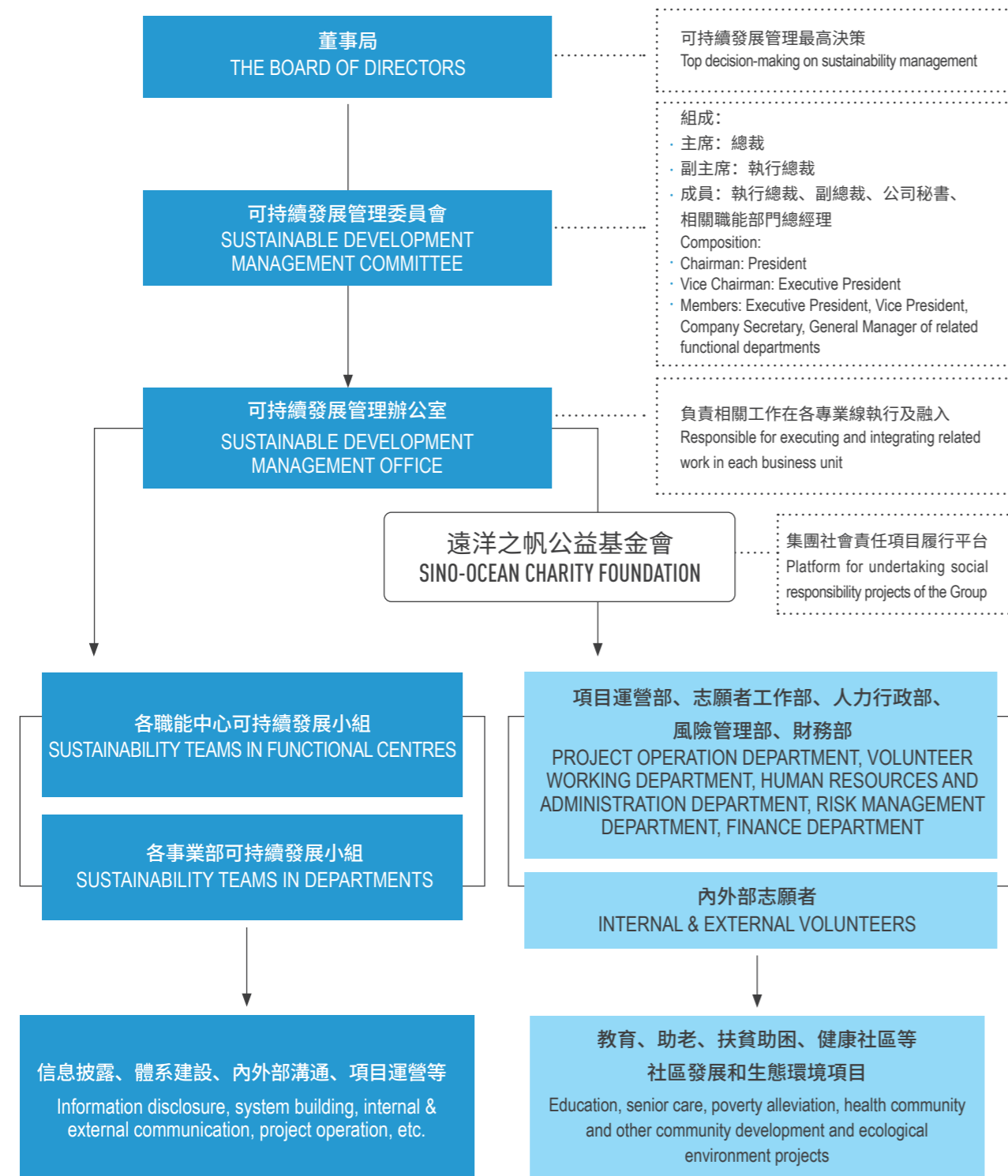
Specifically, Sino-Ocean's sustainability principle and capabilities are aligned with "SDG 3: Good Health and Well-being", "SDG 6: Clean Water and Sanitation", "SDG 7: Affordable and Clean Energy", "SDG 8: Decent Work and Economic Growth", "SDG 9: Industry, Innovation and Infrastructure", "SDG 10: Reduced Inequalities", "SDG 11: Sustainable Cities and Communities", "SDG 12: Responsible Consumption and Production", "SDG 13: Climate Action", "SDG17: Partnerships for the Goals", and the Ten Principles of the UN Global Compact. In this regard, Sino-Ocean continuously makes improvements to "ensure a healthy life and promote the well-being of all people at all ages" under a systematic, healthy development model. While pursuing healthy buildings as a medium in design and construction and maintaining ecological health, we make efforts to develop health-related services and health culture, so as to achieve the goal of promoting human health and well-being.



## 可持續發展管理架構 SUSTAINABILITY MANAGEMENT STRUCTURE

隨着企業整體戰略步伐不斷升級，遠洋集團的可持續發展管理工作已成為嵌入企業運營的多維度系統化專業管理，通過各業務與職能的協同予以保障。我們的可持續發展管理架構如下：

As its overall strategic upgrading advances, Sino-Ocean Group's sustainability management has become a form of multi-dimensional, systemic and professional management integrated into its corporate operations, which is supported by the synergy among various businesses and functions. Our sustainability management structure is as follows:



遠洋集團可持續發展管理原則為分層負責制，形成「決策層 - 管理層 - 執行層」三級工作機制，得到董事局及集團管理層的充份重視。為了保障可持續發展工作順利開展，由董事局作為可持續發展管理的最高決策層，授權可持續發展管理委員會全面監督可持續發展工作事宜。可持續發展管理委員會定期向董事局匯報相關工作。可持續發展工作組由各專業、各事業部、各項目對接人組成，我們以公司現有的可持續發展工作組為依託，明確各專業在戰略中的工作職責，設立相關機制保障其順利運行。

為保證集團年度可持續發展報告的準確性，提高內部對於可持續發展工作重視程度，報告編製工作由各重要職能部門參與，由董事局最終審批後正式對外發佈。

作為可持續發展管理的平台，可持續發展風險清單內嵌於公司日常工作管理系統的可持續發展流程發揮着重要作用，精確完成環境資料和社會指標的全面收集，通過自 2016 年以來多年的填報、審核、匯總、回饋、迭代、測試、培訓工作保障信息披露的真實完整及準確，明確資料指標統計的口徑、範圍，在此基礎上，實現了集團可靠的信息披露成果。此外，我們持續通過對數據對比與分析，更科學地判斷各業務的實際運營情況，提供更好的管理提升建議、能源管理與排放建議，最終幫助公司更好地實現環境責任和應對氣候變化風險。

2024 年，為了持續降低企業運營中的 ESG 風險，我們依據標普全球企業可持續發展評估、聯合國全球契約組織（UNGC）、聯合國開發計劃署（UNDP）、全球報告倡議組織（GRI）、歐洲財務報告諮詢組（EFRAG）、自然相關財務披露工作組（TNFD）等國際組織中對人權管理及自然風險評估及管理的要求與指引，進行了新興風險識別，通過與多專業條線討論和調研，完成集團及供應商 ESG 風險人權、生物多樣性專項篩查，完成集團 ESG 相應風險的主動管理。

At Sino-Ocean Group, the sustainability management principle is based on a hierarchical responsibility system, structured into a three-tier working mechanism consisting of the decision-making level, management level and execution level. This has received focused attention from both the Board and the Group's management. To ensure a smooth implementation of sustainability initiatives, the Board, as the highest decision-making authority in sustainability management, has authorised the Sustainable Development Management Committee to oversee all aspects of sustainable development efforts. The Sustainable Development Management Committee regularly reports to the Board on relevant activities. The Sustainable Development Task Force is composed of personnel from various professions, business lines and projects. Relying on the existing Sustainable Development Task Force of the Company, we have defined the job responsibilities of each profession within our strategy, and set up relevant mechanisms to ensure its seamless execution.

In order to ensure the accuracy of the Group's annual sustainable development report and increase internal attention to sustainable development work, the report is prepared with the engagement of all key functional departments and subject to the final approval by the Board before official public release.

As the platform for sustainability management, the sustainability process incorporated in the Company's daily work management system by the list of sustainability risks plays an important role in accurately completing the comprehensive collection of environmental information and social indicators. It ensures the authenticity, integrity and accuracy of information disclosure through reporting, reviewing, collating, feedback, iteration, testing and training activities undertaken from 2016 and specifies the consistency and scope of the statistics on information and indicators, which forms the basis on which we deliver reliable information disclosure results. Furthermore, through data comparison and analysis, we can adopt a more scientific approach in judging the actual operation of each business, and provide better management improvement recommendations, energy management and emissions recommendations, so as to ultimately help the Company better achieve environmental responsibility and handle risks of climate change.

In 2024, to continuously mitigate ESG risks in corporate operations, we identified emerging risks in accordance with ISSB standards. Through discussions and research across multiple professional domains, we completed a dedicated screening of ESG risks related to human rights and biodiversity for both the Group and its suppliers, thereby proactively managing ESG risks relevant to the Group.

除系統平台支援外，為提高集團可持續發展管理能力，集團持續審閱並更新《遠洋集團可持續發展工作辦法》等系列制度，在本年實施良好。制度中明確給出相關管理原則及決策程序：

In addition to the support of the system platform, in order to improve its sustainability management ability, the Group reviewed and updated a series of rules such as the "Measures on Sustainable Development Work of Sino-Ocean Group" constantly, which were well implemented in the current year. Relevant management principles and decision-making procedures are clearly provided in these rules:

#### 可持續發展風險管理原則 PRINCIPLES OF RISK MANAGEMENT FOR SUSTAINABLE DEVELOPMENT

- 依據「誰主責、誰維護、誰處理」的原則，由主責單位處理；  
The main responsible unit handles the matter according to the principles of "the person in charge will be responsible for maintenance and handling";
- 發生可持續發展相關危機時，第一時間與所在單位風險管理職能、媒體關係職能商討，如遇重大危機事項，第一時間會同集團可持續發展職能、集團品牌職能共同商討，並上報可持續發展管理委員會。  
In case of a sustainability-related crisis, discussions should be held immediately with the risk management and media relationship functions of the unit with which such crisis is concerned; in the event of a major crisis, discussions should be held immediately with the colleagues from the Group's sustainable development and brand functions, and such crisis should be reported to the Sustainable Development Management Committee.

#### 可持續發展管理工作決策程序 DECISION-MAKING PROCEDURES FOR SUSTAINABLE DEVELOPMENT MANAGEMENT

- 設置層級審批原則，把控可持續發展工作內容品質，管控潛在法律合規風險；  
Establish hierarchical approval principles to control the quality of sustainable development work items, and manage potential legal compliance risks;
- 簽報批准；  
Sign for approval;
- 本單位負責人批准；  
Approved by the person in charge of the unit;
- 決策需經集團可持續發展管理辦公室、可持續發展管理委員會批准；  
Decisions need to be approved by the Group's Sustainable Development Management Office and the Sustainable Development Management Committee;
- 重大決策需經董事局最終批准。  
Major decisions are subject to final approval by the Board.

#### 可持續發展政策 SUSTAINABLE DEVELOPMENT POLICY

綜合香港聯交所合規要求、資本市場評級機構 ESG 管理提升建議及投資者關注重點、可持續發展最新趨勢的全面分析，對最新法律法規的即時檢索和關注，我們研究、梳理完成多年來可持續發展相關議題的中長期規劃，制定了《遠洋集團可持續發展政策》。2024 年，我們更新了《遠洋集團可持續發展政策》，明確補充了「零毀林」承諾，發佈了進一步嚴格規範和有效管理可持續發展相關各項工作。

Based on a comprehensive analysis of the compliance requirements set by the Hong Kong Stock Exchange, suggestions on improving ESG management from rating agencies within the capital market, key investor concerns, emerging trends in sustainable development, as well as the real-time retrieval and concerns over the latest laws and regulations, we studied and sorted out medium to long-term plans addressing sustainability issues over the years, which culminated in the formulation and publication of the "Sustainable Development Policy of Sino-Ocean Group". In 2024, we updated the "Sustainable Development Policy of Sino-Ocean Group" to explicitly include a "Zero-Deforestation" commitment, further strengthening regulations and ensuring the effective management of all sustainable development activities.

#### 可持續發展培訓與倡導 SUSTAINABLE DEVELOPMENT TRAINING AND PROMOTION

為提升可持續發展意識，提高專業能力和協作水準，集團面向內部管理層、員工、外部供應商及合作夥伴開展可持續發展能力建設。本年度，共計開展 17 場可持續發展專題培訓，普及可持續發展基礎知識、分享可持續發展最新趨勢、議題和指標內容等，還包括《遠洋集團住宅低碳技術措施應用指引》等專題研究分享，累計 570 人次參與學習，累計培訓時長約 396.5 小時。

In order to enhance the awareness of sustainable development and improve the professional capabilities and coordination within the Group, the Group conducts capacity building on sustainability for internal management, employees, as well as external suppliers and partners. During the year, we conducted a total of 17 special training sessions on sustainability to promote the basic knowledge about sustainability, share the latest sustainability trends, topics and indicators. We also organised many special sharing sessions, including "Sino-Ocean Group Residential Low-Carbon Technology Measures Application Guidelines" and sharings on other research subjects. The training attracted a total attendance of 570 participants with approximately 396.5 training hours.

遠洋集團注重可持續發展及責任理念倡導，已連續 14 年頒發責任風尚獎。2024 年，我們面向全體員工、供應商、商租戶夥伴設立獎項，鼓勵可持續發展、企業社會責任表現優異的內外部單位及個人，倡導責任文化。《遠洋集團可持續發展政策》至少每三年進行評估審閱。

Sino-Ocean Group attaches great importance to promoting sustainable development and the concept of responsibility, as Responsibility Role Models have been selected and awarded for 14 consecutive years. In 2024, we set up awards for all employees, suppliers, merchants and tenants, in a bid to motivate units and individuals both within and outside the Group with excellent performance in sustainability and corporate social responsibility, and to promote a culture of responsibility. The "Sustainable Development Policy of Sino-Ocean Group" should be evaluated and reviewed at least every three years.

《遠洋集團可持續發展政策》詳細內容見本公司網址：[www.sinooceangroup.com](http://www.sinooceangroup.com)

For details of the "Sustainable Development Policy of Sino-Ocean Group", please refer to the Company's website: [www.sinooceangroup.com](http://www.sinooceangroup.com)

## SUSTAINABLE DEVELOPMENT STRATEGY 可持續發展戰略

結合公司戰略整體發展方向和發展思路，立足於公司業務發展和日常經營的實際情況，遠洋集團制定可持續發展戰略，指導體系化、高效化的可持續發展工作和 ESG 相關議題的推進，以符合地產行業及社會整體的發展趨勢與全球共識。

遠洋集團可持續發展戰略以「建築健康和社會價值的創造者」為戰略願景，以「與利益相關方共同實現可持續價值創造，成為中國房地產行業的可持續發展典範企業」為戰略目標，將分別以遠洋集團五期戰略規劃週期、聯合國可持續發展目標的目標年（2030 年），以及可持續發展行業長期規劃目標年（2050 年）為時間節點，分目標、分步驟達成長期戰略願景。圍繞戰略目標和願景，可持續發展戰略以公司主營業務為支撐，將企業管治、產品與服務、環境、員工、社區與社會五大可持續發展方向作為支柱，落實開展 ESG 具體項目工作。在可持續發展管理、可持續發展行動、可持續發展成果、可持續發展目標等方面，遠洋都將不懈努力，致力於成為中國房地產企業的典範和表率。

Based on its overall strategic development direction and philosophy and its actual business development and day-to-day operations, Sino-Ocean Group has developed a sustainability strategy to systematically and effectively guide sustainability activities and promote ESG-related issues, so as to keep up with the development trends of the real estate industry and society as a whole and global consensus.

For sustainability strategy, Sino-Ocean Group upholds the strategic vision of "Creator of Building Health and Social Value" and the strategic goal to "achieve sustainable value creation with stakeholders and become a role model of sustainability in China's real estate industry". We will achieve our long-term strategic vision by goals and step by step based on the five-phase strategic planning cycle of Sino-Ocean Group, the target year of the UN Sustainable Development Goals (2030), the target year of the industry's long-term planning for sustainable development (2050) as milestones. Focusing on the strategic goals and vision, we carry out specific ESG initiatives under the sustainability strategy which is supported by the Company's core businesses and underpinned by five sustainable development pillars — corporate governance, products and services, environment, employees, community and society. In terms of sustainability management, sustainable development actions, sustainable development results and sustainable development goals, Sino-Ocean will make unremitting efforts to become a role model and example for Chinese real estate enterprises.

### ● FIVE STRATEGIC PILLARS 五大戰略支柱

|   |   |
|---|---|
|  <p><b>企業管治</b><br/>CORPORATE GOVERNANCE</p>   | <p>通過適當的機制確保董事局、管理層的有效運作，以及確保供應鏈的可持續建設，為遠洋集團可持續發展奠定基礎。</p> <p>Ensuring effective functioning of the Board and management and sustainable building of the supply chain through appropriate mechanisms will lay the foundation for Sino-Ocean Group's sustainable development.</p>                      |
|  <p><b>產品與服務</b><br/>PRODUCTS AND SERVICES</p> | <p>保持在產品及服務上的高質量發展，為客戶、租戶等相關方持續創造價值，是遠洋實現主業發展和可持續發展的堅實基礎。</p> <p>Maintaining high-quality development of products and services and consistent value creation for clients and tenants forms the solid foundation on which Sino-Ocean achieves development and sustainability of its main business.</p> |
|  <p><b>環境</b><br/>ENVIRONMENT</p>              | <p>通過健康與綠色建築的建設，以及環境友好的運營方式為保護環境做出卓越的貢獻。</p> <p>Making extraordinary contributions to environmental protection through healthy green buildings and environment-friendly operations.</p>   |
|  <p><b>員工</b><br/>EMPLOYEES</p>                | <p>通過多元共融的企業文化、有力的職業發展支持、溫暖和諧的工作環境，讓員工人盡其才，打造領先於同業的專業團隊。</p> <p>Fully unleashing employee potentials and building an industry-leading professional team through a diverse and inclusive corporate culture, strong career development support and a warm and harmonious work environment.</p>          |
|  <p><b>社區與社會</b><br/>COMMUNITY AND SOCIETY</p> | <p>為社區和社會之中的弱勢群體送去關愛，幫助社區和社會實現共生與共榮發展，是遠洋能夠給予社會的力所能及的回報。</p> <p>Sino-Ocean gives back to society by helping communities and the general society care for the underprivileged and attain synergy and prosperity.</p>   |

## CARBON NEUTRALITY STRATEGY 碳中和戰略



基於完善且運行良好的可持續發展戰略，2022 年，我們在已有「雙碳」工作基礎之上，開展並完成遠洋集團碳中和戰略及路徑規劃專項研究，完成基準年的全價值鏈碳足跡核算，基於「減排優於抵消」的原則，制定出更加體系化、科學化的減排實施路徑，且優化環境目標。與此同時，設立遠洋 2050「淨零排放」計劃，從企業「淨零」、社會「淨零」兩大維度推動低碳工作。隨着該計劃啟動，我們於當年 7 月發佈了首份碳中和報告——《遠洋集團碳中和之路》。2024 年度我們持續推動社會「淨零」環保行動，攜手繼續攜手世界自然基金會開展“地球一小時”活動，呼籲公眾尊重自然，關注氣候變化問題，提倡節能環保。

In 2022, based on our comprehensive and well-functioning sustainability strategy, and on top of our existing efforts to achieve "carbon peaking and carbon neutrality", we carried out and completed the special research on Sino-Ocean Group's carbon neutrality strategy and roadmap planning, and calculated the carbon footprint across all our value chain for the base year. In alignment with the principal of "carbon reduction over carbon offsetting", we set up a more systemic and scientific emission reduction roadmap, and improved our environmental targets. In the meantime, we established the Sino-Ocean "2050 Net Zero" Project, driving low-carbon initiatives from the two dimensions of "net zero" business and "net zero" society. Subsequent to launching this project, we published "SINO-OCEAN GROUP The Road to Carbon Neutrality" in July 2022, our first carbon neutrality report. In 2024, we furthered our social effort to promote the "net zero" eco-friendly campaign by co-organising the "Earth Hour" Event with the World Wildlife Fund (WWF). As an advocate of energy conservation and environmental protection, we called on the public to respect nature and keep an eye on issues related to climate change.

## CARBON NEUTRALITY STRATEGY 碳中和戰略



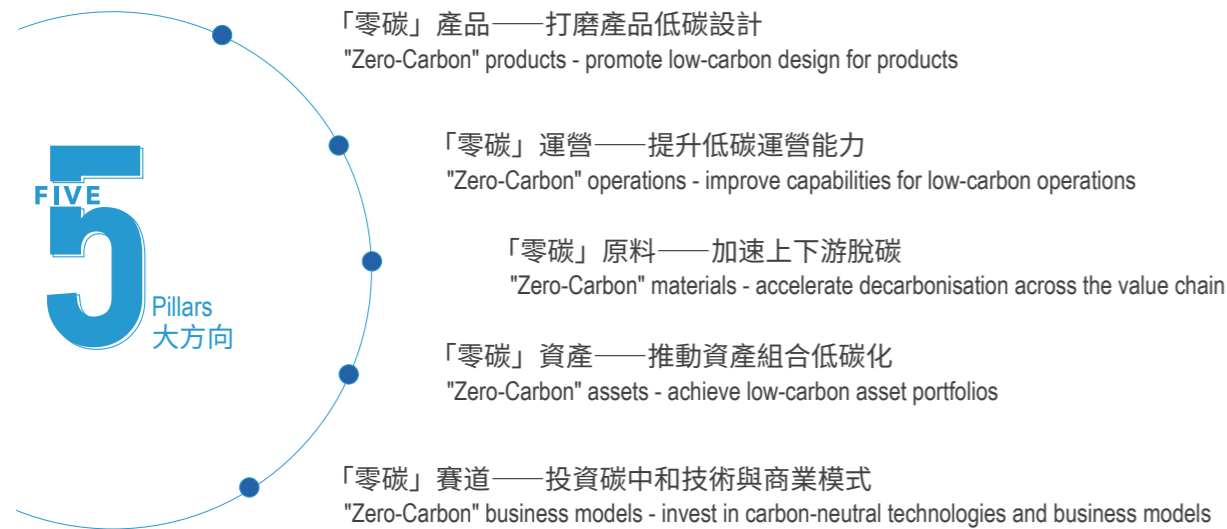
**願景：**成為健康、綠色、氣候友好型可持續城市和社區建設的倡導者和領跑者

**Vision:** To become an advocator and leader in building healthy, green, climate-friendly and sustainable cities and communities



**定位：**聚焦房地產主業碳中和路徑和行動，引導新業務明確碳中和方向，實現業務發展與碳中和的雙贏

**Positioning:** Focusing on carbon neutrality roadmap and initiatives of the main business of real estate, leading new businesses with a defined path towards carbon neutrality, creating a win-win situation for business development and carbon neutrality



考慮到市場及行業環境、政策規範要求及企業業務發展等因素的影響，我們將密切關注發展趨勢，定期回顧碳減排路徑及目標達成情況等，適時優化碳中和戰略及規劃方向。有關碳中和及減排相關環境目標詳見本報告「環境守護，綠色共建」章節。

In light of the impacts of factors such as market and industry conditions, policy regulations and requirements, as well as business development, we will closely monitor the development trend, regularly review our decarbonisation roadmap and progress towards relevant targets, in order to timely improve the carbon neutrality strategy and planned direction. For details of environmental targets related to carbon neutrality and emission reduction, please refer to the section headed "Environment Protection & Green Co-building" in this report.

## ESG 行業影響力 INFLUENCE ON ESG INDUSTRY

遠洋集團自 2023 年受邀參加全國工商聯房地產商會 ESG 行業標準制定專家組之後，2024 年，受邀加入中國房地產業協會團體標準《房地產企業 ESG 評價標準》專家審查委員會，並為房地產行業 ESG 標準制定提出建設性意見，再次為行業 ESG 水平整體提升做出專業貢獻。集團始終高度重視並積極推動中國房地產業協會、全國工商聯房地產業協會的健康發展，長期以來持續為行業的整體健康發展注入堅實力量。每年都會投入相當規模資源，以保障相關支持工作的順利開展，助力行業邁向更高質量的發展階段。

After being invited to join the ESG industry standard-setting expert group of the China Real Estate Chamber of Commerce in 2023, Sino-Ocean Group was further invited in 2024 to serve on the expert review committee for the "Real Estate Enterprise ESG Evaluation Standards", a group standard organised by the China Real Estate Association. The Group provided constructive recommendations for the formulation of ESG standards in the real estate industry, once again making a professional contribution to the overall improvement of ESG standards within the sector. The Group has long placed great emphasis on and actively promoted the healthy development of both the China Real Estate Association and the China Real Estate Chamber of Commerce. Over the long term, it has remained a steadfast advocate for the industry's healthy development as a whole, dedicating substantial resources each year to ensure the effective advancement of related initiatives that help the sector move towards higher quality development.

## ESG 相關新興風險 ESG-RELATED EMERGING RISKS

伴隨集團新業務拓展、戰略轉型、市場變化等因素，相應會出現新興風險，可持續發展工作組會通過持續關注市場情況及業務情況，關注 ESG 相關新興風險，並每三年對 ESG 相關風險進行釐定和管理。

Emerging risks are anticipated to arise, alongside the Group's new business expansion, strategic transformation, and evolving market dynamics. The Sustainability Working Group will maintain monitoring of market conditions and business developments, with a focus on ESG-related emerging risks, which are determined and managed on a triennial basis.

## 人權風險調研 HUMAN RIGHTS RISK RESEARCH

為保障人權，維護員工合法權益，遠洋集團參照標普全球企業可持續發展評估、UNGC、UNDP、GRI、EFRAG 等國際組織中對人權風險的管理要求，針對公司自身運營、供應鏈及合資企業開展人權盡職調查。我們通過檢視國內外人權相關公約與法規，梳理人權風險議題清單，包括薪酬管理、強迫勞動、童工與未成年工、工作場所歧視、性別歧視、性騷擾、人口販賣、結社自由、集體協議等潛在人權問題。基於已識別的潛在人權問題，我們對員工（包括女性員工、外來務工及第三方員工等）進行人權評估，判定其風險暴露程度。同時，我們針對各人權風險議題制定相應的減緩與補救措施，並對潛在議題風險改善情況進行追蹤。詳細的人權風險議題環節即補救措施請參見本報告「負責任營銷」「公平僱傭」「權益保障」「安全健康」章節。

To safeguard human rights and protect employees' legal rights and interests, Sino-Ocean Group has conducted human rights due diligence across its own operations, supply chain, and joint ventures in accordance with human rights risk management requirements set by international organisations, such as the S&P Global Corporate Sustainability Assessment, the United Nations Global Compact (UNGC), the United Nations Development Programme (UNDP), the Global Reporting Initiative (GRI), and the European Financial Reporting Advisory Group (EFRAG). By reviewing international and domestic conventions and regulations related to human rights, we have prepared a list of human rights risk issues, covering remuneration management, forced labour, child labour and underage workers, workplace discrimination, gender discrimination, sexual harassment, human trafficking, freedom of association, and the right to collective bargaining, among other potential issues. Based on the potential human rights issues so identified, we have conducted human rights assessments of employees (including female employees, migrant workers, and third-party employees) to determine their respective exposures. Meanwhile, we have also developed targeted mitigation and remediation measures for each risk, while tracking the progress in addressing risks related to potential issues. For details on mitigation and remediation measures for human rights risks, please refer to the sections "Responsible Marketing", "Fair Employment", "Protection of Rights and Interests", and "Safety and Health" in this Report.

2024 年度，遠洋集團開展人權風險評估，在自有經營業務範圍內，明確了相關人權風險暴露比例。遠洋承諾並遵循國際人權規範，持續完善《遠洋集團人權政策》，進一步加強人權保障機制，營造更公平、包容的工作環境，推動集團人權保障工作的執行更加完善。

In 2024, Sino-Ocean Group carried out a human rights risk assessment, defining the relevant human rights risk exposure ratios within its own business scope. In honour of its commitment, Sino-Ocean Group upholds international human rights standards and continuously refines the "Sino-Ocean Group Policy on Human Rights" to further strengthen its human rights protection mechanisms. This effort aims to foster a more equitable and inclusive working environment while enhancing the group-wide implementation of human rights protection.

# STAKEHOLDERS COMMUNICATION & MATERIALITY ASSESSMENT

## 利益相關方溝通及重要性議題評估

### 企業主導的利益相關方溝通及參與 CORPORATE-ORIENTED STAKEHOLDERS COMMUNICATION AND ENGAGEMENT

遠洋堅持與環境、客戶、社區、投資者、員工、政府及合作夥伴在內的七大利益相關方保持多渠道、積極的雙向溝通協作，實現經濟、社會和環境價值的可持續發展。根據《遠洋集團可持續發展工作辦法》，集團各單位設專人負責集團各利益相關方的定期溝通、維護，並定期向董事局匯報工作成果。同時，為利益相關方提供申訴機制，並在《遠洋集團可持續發展政策》中予以明確。

Sino-Ocean insists on maintaining multi-channel and active two-way communication and collaboration with its seven major stakeholders, including the environment, customers, communities, investors, employees, government and business partners, to achieve sustainable development in terms of economic, social and environmental values. According to the "Regulations on Sustainable Development of Sino-Ocean Group", each unit of the Group has a designated person responsible for regular communication and maintenance of the Group's stakeholders, and reports the results of their work to the Board on a regular basis. At the same time, a complaint mechanism is provided for stakeholders, which is specified in the Sustainable Development Policy of Sino-Ocean Group.

| 利益相關方<br>STAKEHOLDERS  | 溝通機制與方式<br>COMMUNICATION MECHANISM AND MODE   | 對遠洋集團的期望<br>EXPECTATIONS FOR SINO-OCEAN GROUP   | 遠洋集團的回應與成效<br>RESPONSE AND EFFECTIVENESS OF SINO-OCEAN GROUP   |
|--|---|---|--|
|  <b>環境<br/>ENVIRONMENT</b>  | <ul style="list-style-type: none"> <li>· 關注環保</li> <li>· 環保項目合作</li> <li>· 社會團體合作</li> </ul>                                  | <ul style="list-style-type: none"> <li>· Concerned about environmental protection</li> <li>· Cooperation in environmental projects</li> <li>· Social group cooperation</li> </ul>                                 | <ul style="list-style-type: none"> <li>· 保護生態環境</li> <li>· 推動環境保護</li> </ul>   |
|  <b>客戶<br/>CUSTOMER</b>    | <ul style="list-style-type: none"> <li>· 客戶滿意度調查</li> <li>· 客戶關係管理</li> <li>· 搭建「遠洋會」平台</li> <li>· 客戶走訪、溝通</li> </ul>         | <ul style="list-style-type: none"> <li>· Customer satisfaction survey</li> <li>· Customer relationship management</li> <li>· Build "Ocean Family" platform</li> <li>· Customer visit and communication</li> </ul> | <ul style="list-style-type: none"> <li>· 提升產品質量</li> <li>· 滿足客戶需求</li> <li>· 改善服務質量</li> </ul>                               |
|  <b>社區<br/>COMMUNITY</b>  | <ul style="list-style-type: none"> <li>· 參與社區項目</li> <li>· 定期溝通</li> <li>· 媒體溝通</li> </ul>                                    | <ul style="list-style-type: none"> <li>· Participate in community projects</li> <li>· Regular communication</li> <li>· Media communication</li> </ul>   | <ul style="list-style-type: none"> <li>· 促進社區社會經濟發展</li> <li>· 關注社會民生</li> <li>· 支持社會公益</li> </ul>                           |
|  <b>投資者<br/>INVESTOR</b>  | <ul style="list-style-type: none"> <li>· 經營績效考核</li> <li>· 信息披露</li> <li>· 股東大會</li> <li>· 投資關係活動</li> </ul>                  | <ul style="list-style-type: none"> <li>· Operating performance evaluation</li> <li>· Information disclosure</li> <li>· General meeting of shareholders</li> <li>· Investor relations activities</li> </ul>        | <ul style="list-style-type: none"> <li>· 持續提高公司價值</li> <li>· 穩健經營、風險防範</li> <li>· 及時準確的信息披露</li> </ul>                       |
|  <b>員工<br/>EMPLOYEE</b>   | <ul style="list-style-type: none"> <li>· 員工培訓</li> <li>· 民主管理渠道</li> <li>· 職工代表大會</li> <li>· 投訴與反饋</li> <li>· 績效管理</li> </ul> | <ul style="list-style-type: none"> <li>· Staff training</li> <li>· Democratic management channel</li> <li>· Workers congress</li> <li>· Complaints and feedback</li> <li>· Performance management</li> </ul>      | <ul style="list-style-type: none"> <li>· 保障合法權益</li> <li>· 公平的薪酬和福利</li> <li>· 良好的工作環境與氛圍</li> <li>· 個人職業生涯發展績效管理</li> </ul> |
|  <b>政府<br/>GOVERNMENT</b> | <ul style="list-style-type: none"> <li>· 項目合作</li> <li>· 日常管理</li> <li>· 會議交流</li> <li>· 監督檢查</li> </ul>                      | <ul style="list-style-type: none"> <li>· Project cooperation</li> <li>· Daily management</li> <li>· Conference communication</li> <li>· Supervision and inspection</li> </ul>                                     | <ul style="list-style-type: none"> <li>· 遵守國家政策</li> <li>· 遵紀守法</li> <li>· 擴大經營</li> <li>· 履行企業社會責任</li> </ul>               |
|  <b>合作夥伴<br/>PARTNER</b>  | <ul style="list-style-type: none"> <li>· 項目合作談判</li> <li>· 評估與調查</li> <li>· 日常業務溝通走訪</li> </ul>                               | <ul style="list-style-type: none"> <li>· Project cooperation negotiation</li> <li>· Evaluation and investigation</li> <li>· Daily business communication and visit</li> </ul>                                     | <ul style="list-style-type: none"> <li>· 遵紀守法</li> <li>· 恪守商業道德</li> <li>· 平等協商，互利共贏</li> <li>· 建立長期合作關係</li> </ul>          |

## 重要性議題識別與評估 MATERIALITY IDENTIFICATION AND ASSESSMENT

在正式發佈的《遠洋集團可持續發展工作辦法》中明確，重要性議題識別與評估工作是可持續發展管理工作中的重要內容，並明確該項工作定期進行，頻率為每兩年一次。

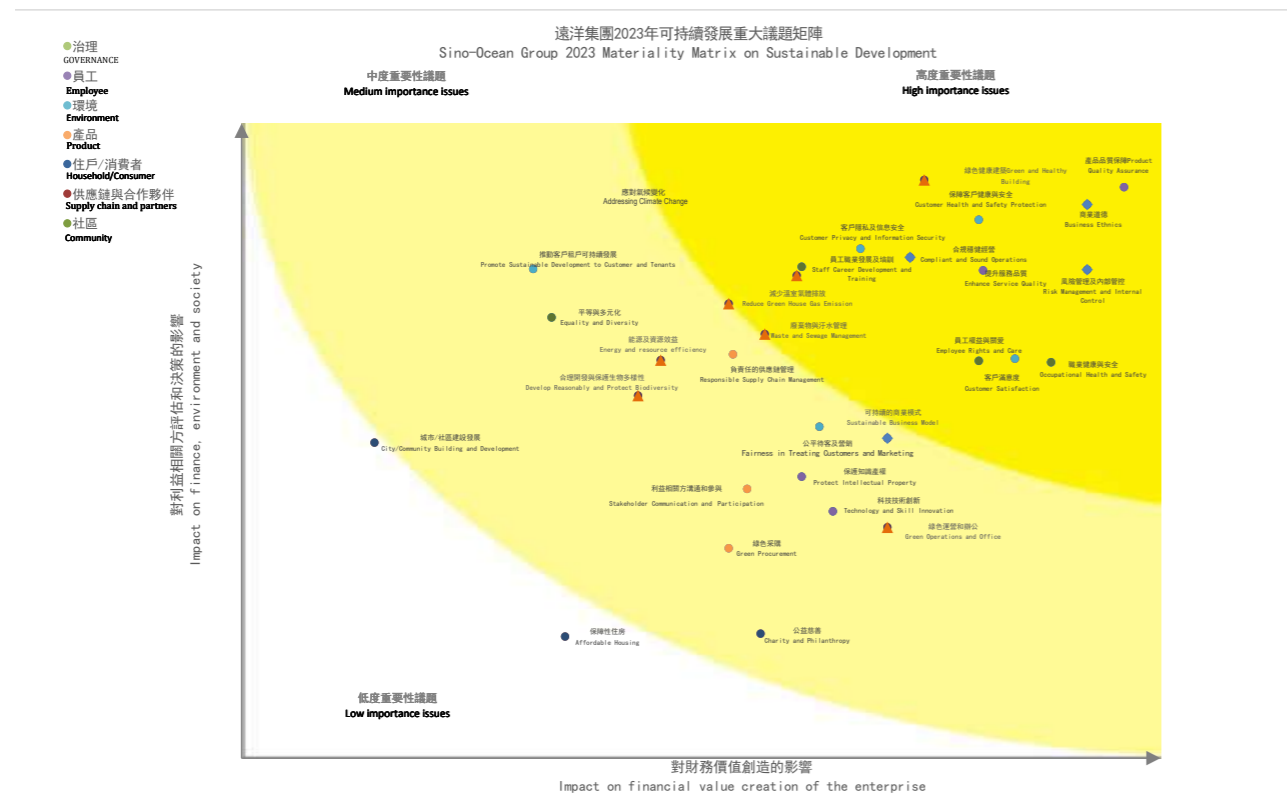
我們認為 ESG 不僅考量了對外部社會環境的影響，同時也是影響企業自身經營發展的重要維度。因此，遠洋集團參考歐盟可持續發展報告標準 (ESRS) 等國際標準草案，前瞻性地兼顧 ESG 議題涉及的財務效益和環境社會價值影響，即通過「雙重實質性」(Double Materiality) 原則進行重要性議題識別和披露，充分且有效傳遞企業價值，為更好地管理 ESG 風險與機遇奠定基礎。

基於此立場，我們在 2022 年重要性議題評估的基礎上，於 2023 年對 30 項議題補充了新一輪「雙重實質性」議題識別與評估，根據制度要求，我們再次進行了大規模利益相關方調研工作以確定最新重要性議題，以及相應評估結果，收集了近期相關方對於遠洋集團可持續發展議題的意見。產品品質保障、商業道德、保障客戶健康與安全、風險管理及內部管控、綠色健康建築為本年度高度重要性議題。

In the "Measures on Sustainable Development Work of Sino-Ocean Group" officially released within the Group, it is clearly stated that materiality identification and assessment form an important part of sustainable development management, and it must be performed at the regular frequency of once every two years.

We believe that ESG not only considers the impact on the external social environment, but is also an important dimension that affects the development of the enterprise's own operation. Therefore, Sino-Ocean Group refers to draft international standards such as the European Sustainability Reporting Standards (ESRS) to proactively take into account the financial benefits and the impact of environmental and social values involved in the ESG issues. In other words, we identify and disclose material issues through the "Double Materiality" principle, fully and effectively conveying corporate values, so as to lay the foundation for better management of ESG risks and opportunities.

Based on this position, and on the basis of the material issue assessment in 2022, we added a new round of "double materiality" issue identification and evaluation in respect of 30 issues in 2023. Based on the system requirement, we conducted another large-scale stakeholder survey to determine the latest materiality issues and relevant results, through which we collected recent opinions on sustainability issues of Sino-Ocean Group from stakeholders. During the year, Product Quality Assurance, Business Ethics, Customer Health and Safety Protection, Risk Management and Internal Control, Green and Healthy Building were the materiality metrics seeing the most significant improvements.



# OUR HONOURS

## 我們的榮譽

2024 年，我們獲得的可持續發展相關的主要榮譽如下：  
In 2024, we won the following major honours related to sustainable development:

| 獎項名稱 AWARD NAME   |         |
|---|---------|
| (2024) 年度代建優秀企業<br>(2024) ANNUAL OUTSTANDING AGENCY CONSTRUCTION ENTERPRISE   | 2024.09 |
| 優秀商業代建企業<br>OUTSTANDING COMMERCIAL AGENCY CONSTRUCTION ENTERPRISE   | 2024.09 |
| 2024 上半年中國房地產企業代建綜合能力 TOP30<br>TOP 30 CHINA REAL ESTATE AGENCY CONSTRUCTION ENTERPRISES (COMPREHENSIVE STRENGTH) IN THE FIRST HALF OF 2024  | 2024.09 |
| 2023 年度傑出責任企業<br>2023 OUTSTANDING RESPONSIBLE ENTERPRISES   | 2024.07 |
| 2024 《財富》中國 500 強 (第 336 位)<br>RANKED 336TH AMONG FORTUNE CHINA 500 COMPANIES IN 2024   | 2024.07 |
| 2024 上半年中國房地產代建企業第 11 位，政府代建新簽規模榜第 12 位<br>RANKED 11TH AMONG CHINA'S REAL ESTATE AGENCY CONSTRUCTION ENTERPRISES AND 12TH AMONG NEW SIGNING SCALE OF GOVERNMENT AGENCY CONSTRUCTION IN THE FIRST HALF OF 2024 | 2024.07 |
| 2024 年度代建新質案例<br>NEW QUALITY CASE OF AGENCY CONSTRUCTION IN 2024  | 2024.06 |
| 2024 房地產卓越企業表現<br>2024 OUTSTANDING ENTERPRISE PERFORMANCE IN REAL ESTATE  | 2024.04 |
| 2023 房地產開發企業綜合實力 TOP500 (第 30 位)<br>RANKED 30TH AMONG 2023 TOP 500 REAL ESTATE DEVELOPERS (COMPREHENSIVE STRENGTH)  | 2024.03 |
| 2023 年中國房地產代建企業 TOP25，政府代建新簽規模榜第 16 位<br>RANKED AMONG TOP25 CHINA'S REAL ESTATE AGENCY CONSTRUCTION ENTERPRISES AND 16TH IN THE RANKING OF NEW SIGNING SCALE OF GOVERNMENT AGENCY CONSTRUCTION IN 2023        | 2024.01 |
| 2023 年度品質交付房企<br>QUALITY DELIVERY OF REAL ESTATE ENTERPRISES IN 2023  | 2024.01 |
| 2023 中國企業 ESG 品牌影響力企業<br>2023 CHINA ESG BRAND INFLUENCE ENTERPRISES   | 2024.01 |

更多獲獎情況請查閱《遠洋集團控股有限公司 2024 年度報告》或瀏覽 [www.sinooceangroup.com](http://www.sinooceangroup.com) 投資者關係年度 / 中期業績頁面。  
For more awards, please refer to the 2024 Annual Report of Sino-Ocean Group Holding Limited or visit the Financial Reports section under Investor Relations at [www.sinooceangroup.com](http://www.sinooceangroup.com).

ATTENTION TO QUALITY IN PRACTICE  
FOR BUILDING-HEALTH

BUILDING-HEALTH

建築 · 健康  
高品質踐行

將用戶放在第一位、打造高品質優性能的產品，始終是一家公司實現長久發展的應有之義。遠洋持續提升產品營造能力，堅持“匠心服務用戶”，滿足人民群眾的美好需求。作為國內“建築·健康”踐行者，我們一直將“建築·健康”作為自身的發展戰略和產品基因，將其貫穿融入至我們的產品、服務、用戶、供應商及合作夥伴，為實現“健康中國 2030”目標貢獻力量。

Putting users first and creating products of high quality and high performance are always the foundations for a company's long-term development. Sino-Ocean continued to enhance its product construction capabilities and adhered to "ingenuity services for users", so as to meet the people's desire for a better life. As a practitioner of "Building-Health" in China, we always take "Building-Health" as our development strategy and product DNA, and integrate it into our products, services, users, suppliers and partners, so as to contribute to achieving the goal of "Healthy China 2030".

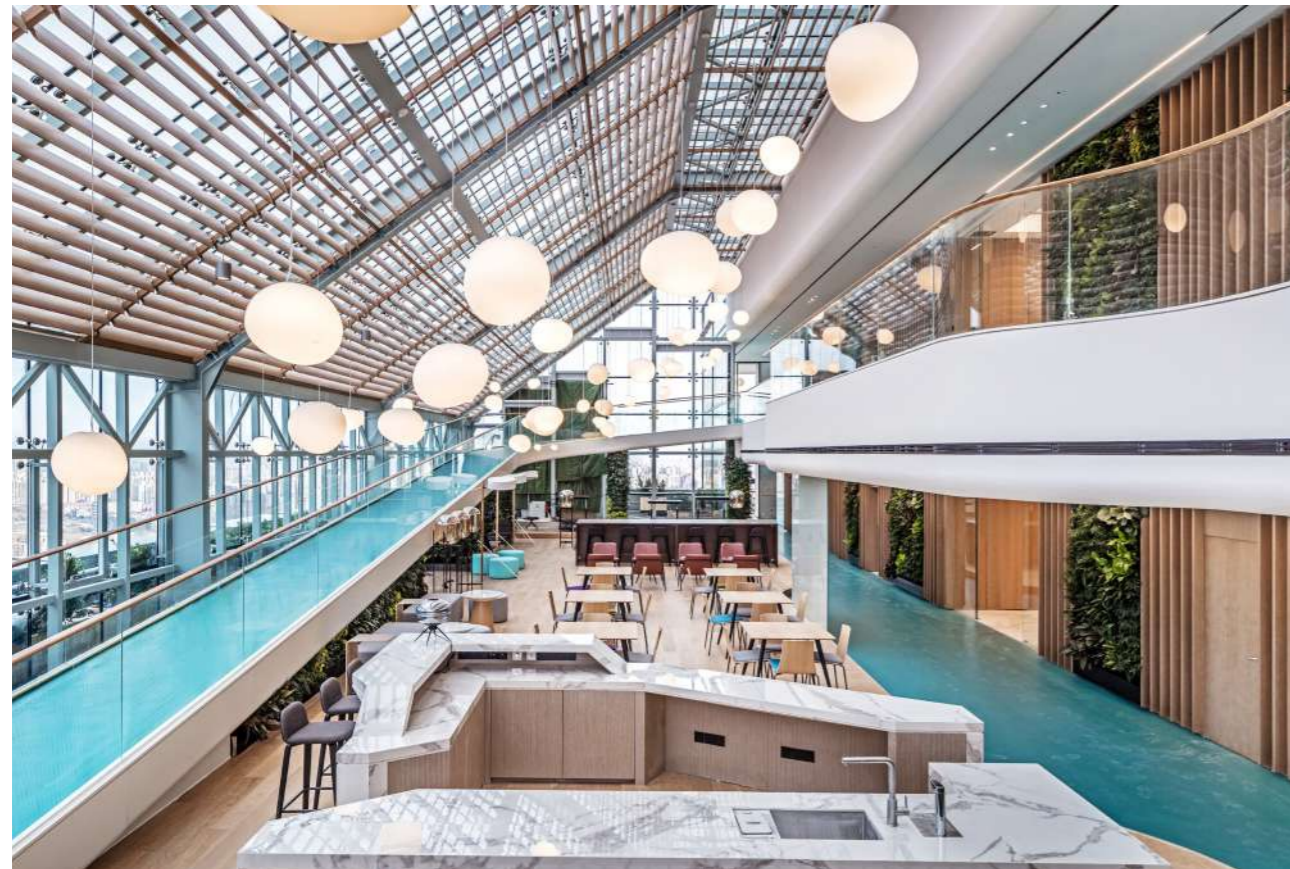
# BUILDING · HEALTH

## 建築·健康

### 健康戰略 HEALTH STRATEGY

追求健康是人民美好生活最為基礎的、根本的需求。30 年以來，遠洋以改善人居環境為己任，深耕產品品質，始終在不斷探索、挖掘、提升建築的健康性能，將「健康」打造為遠洋產品重要的內核之一。我們不止為客戶提供健康的產品、健康的服務，更倡導客戶健康的消費和生活方式，我們在幫助更多客戶追求美好生活的過程中，助力打造「健康中國」的遠洋樣板，與「健康中國」同頻共振，與「美好生活」相向而行。

The pursuit of health is the most basic and fundamental need of people for a better life. Over the past 30 years, Sino-Ocean has been committed to improving people's living environment by enhancing product quality and constantly exploring, tapping into and improving the health performance of buildings, making "health" one of the important cores of Sino-Ocean's products. Not only do we provide customers with healthy products and services, we also advocate a healthy way to spend and to live among consumers. While we help more customers pursue a better life, we help create Sino-Ocean's model of "Healthy China", share the same vision with "Healthy China" and move towards a "Better Life".



### TEN YEARS OF "BUILDING · HEALTH" 「建築·健康」十年之路

- ## 2015

  - 將「健康」確立為集團戰略的產品定位，率先引入國際 WELL 建築標準並成立遠洋健康建築研發中心。  
The Group identified "Health" as its strategic product positioning, took the lead in introducing the international WELL Building Standard and established the Sino-Ocean Healthy Building R&D Centre.
- ## 2016

  - 行業首創「建築·健康」核心理念，將「健康」打造為遠洋的產品標籤。  
The Group spearheaded the core concept of "Building-Health" in the industry and made "Health" a product label for Sino-Ocean.
- ## 2017

  - 亞洲首個 WELL 人居實驗室落址遠洋盈創產業園；發佈健康材料庫，從源頭把控健康產品品質。  
Asia's first WELL Habitat Laboratory was set up in Sino-Ocean Yingchuang Health Industrial Park; and we released a healthy material database to control the quality of healthy products from the source.
- ## 2018

  - 發佈擁有自主知識產權的《遠洋健康建築體系 1.0》。  
The Group released "Sino-Ocean Healthy Building System 1.0" with independent intellectual property rights.
- ## 2019

  - 持續研發，完善細化，迭代升級遠洋健康建築體系。  
We continued research and development as well as improvement and refinement, and upgraded the Sino-Ocean Healthy Building System through iterations.
- ## 2020

  - 發佈《遠洋健康建築體系（防疫專篇）》。  
The Group released the "Sino-Ocean Healthy Building System (Epidemic Prevention Special)".
- ## 2021

  - 全面升級遠洋健康建築體系 2.0，打造「遠洋健康未來工廠」。  
We fully upgraded the Sino-Ocean Healthy Building System 2.0 and created the "Sino-Ocean Healthy Future Factory".
- ## 2022

  - 持續深入健康專項科學研究，在體系執行過程中不斷迭新遠洋健康建築體系；業內首發「超級現場」，實地解說健康產品匠造細節。  
We continued to conduct in-depth scientific research on health-related topics, and constantly renewed the Sino-Ocean Healthy Building System in the process of implementation. We launched the first "Super Live Site Viewing" in the industry to explain the craftsmanship details of health products on the ground.
- ## 2023

  - 深度挖掘建築環境和建築產品對人居健康生活的作用及價值，獲多項科研成果專利。  
We deeply explored the role and value of the building environment and building products to the healthy life of mankind, and obtained a number of patents for scientific research achievements.
- ## 2024

  - 持續深研健康技術標準；健康體系及研究成果助力輕資產業務發展。  
The Group continued to delve into health technology standards, with its health system and research findings supporting the development of its light-asset business.

## SINO-OCEAN HEALTHY BUILDING SYSTEM 遠洋健康建築體系

作為「建築·健康」踐行者，遠洋集團於 2015 年率先開啟體系化打造健康和諧人居之路，秉承「共同成長 建築健康」的品牌理念，歷時多年探索、積累和沉澱，遠洋以循證學、醫學、創新方法論為理論基礎，迭代升級研發出具有體系化、全面性和適用性，更適用於中國人身心健康的遠洋健康建築體系。作為遠洋集團自主研發的成果，《遠洋健康建築體系》已獲得國家版權局著作權認證，截至 2024 年底，已應用在全國 51 個城市、150 個項目，覆蓋面積超 2,786 萬平方米。

從用戶感知、適用性、技術特徵等方面出發，遠洋健康建築體系 2.0 實現健康室內、健康樓體、健康園區、健康選址、健康文化五大維度升級；結合新時代需求，構建空氣清新、光照良好、溫暖舒適、自然療愈、防菌抑菌、低碳生活等 21 項健康場景系統，89 項健康價值要素點，295 項健康實施導向技術特徵標準。物理環境健康解決方案、健康生活方式引導、可持續低碳技術融合三大特徵，彰顯出遠洋始終聚焦用戶需求，致力於打造出一個人人參與的「健康引力場」。

As a practitioner of "Building-Health", Sino-Ocean Group took the lead in starting to systematically build healthy and harmonious human settlements in 2015. Upholding the brand philosophy of "Joint Growth, Building Health" and after years of exploration, accumulation and development, Sino-Ocean has developed a systematic, comprehensive and applicable healthy building system more suited for the physical and mental health of Chinese people based on evidence-based science, medicine and innovative methodology through a couple of upgrades. As a self-developed work of Sino-Ocean Group, the "Sino-Ocean Healthy Building System" has been granted a copyright certification by the National Copyright Administration. As at the end of 2024, it had been applied to 150 projects in 51 cities across China, covering an area of more than 27.86 million sq.m.

The Sino-Ocean Healthy Building System 2.0 was upgraded in five dimensions, namely healthy indoor environment, healthy building, healthy outdoor environment, healthy site selection, and healthy community culture, from the aspects of user perception, applicability and technical characteristics. Based on the needs of the new era, we added 21 health scenario systems including fresh air, well-lit indoor environment, thermal comfort, healing therapy landscape, mould proof, low-carbon lifestyle, etc., together with 89 health value element points and 295 implementation-oriented health technical standards. The three major features, namely health solutions for the physical environment, healthy lifestyle guide and sustainable low-carbon technology, show that Sino-Ocean prioritised user needs and is committed to creating a healthy and engaging environment by fostering participation and maintaining a user-centric focus.



### RELEVANT GOALS 相關目標

到 2025 年，至少 85% 新建項目落地遠洋健康建築體系；100% 獨立操盤的新建項目落地遠洋健康建築體系。

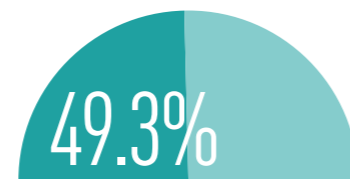
By 2025, at least 85% of the new projects and 100% of the self-operated new projects will be incorporated into the Sino-Ocean Healthy Building System.



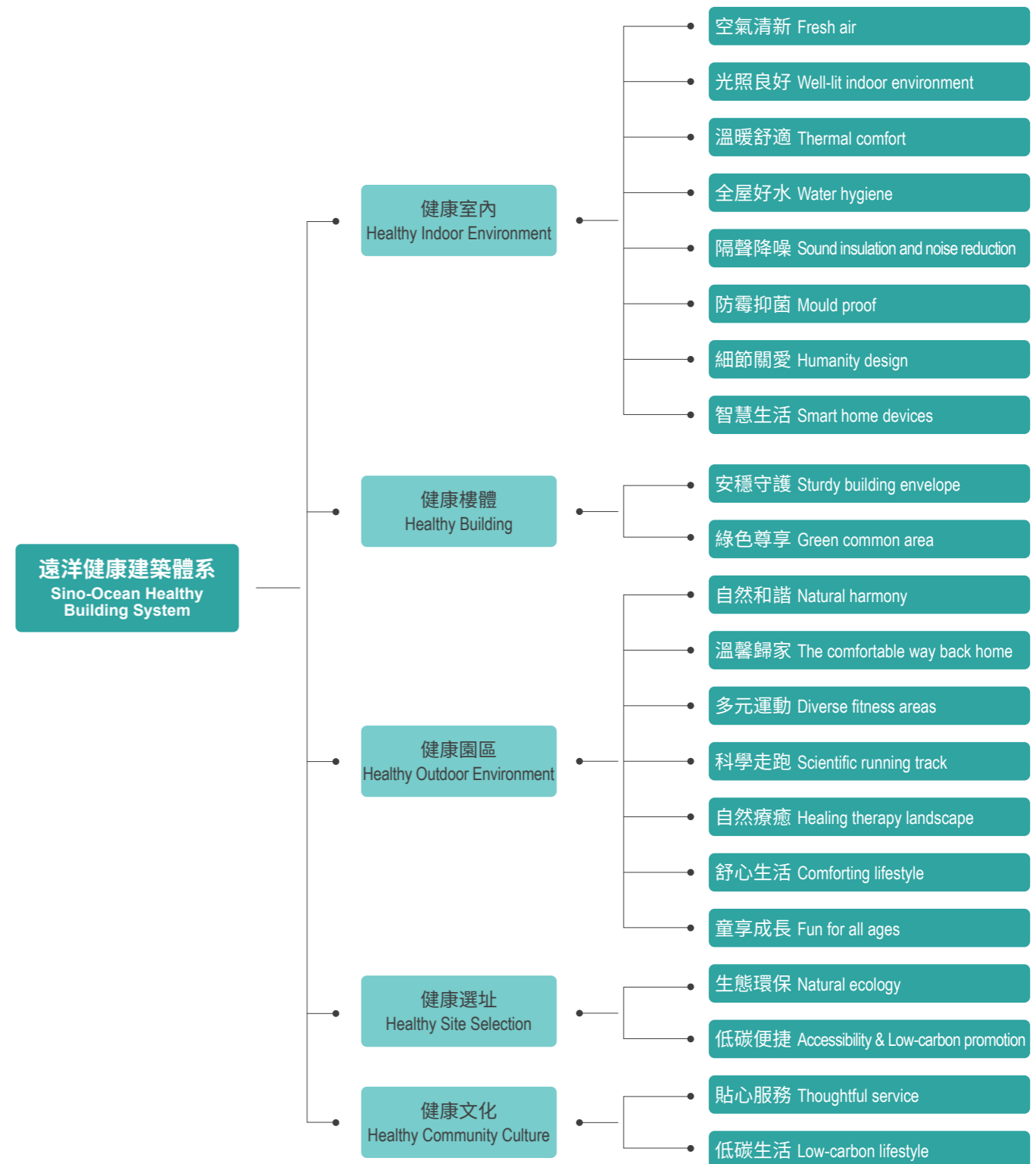
2024 年進展  
Progress In 2024

到 2025 年，遠洋健康建築體系標準研究、專利申請、試驗設備、研究人員、專業外部諮詢等研發投入不低於人民幣 3,000 萬元。

By 2025, no less than RMB30 million will be invested in the R&D of standard research, patent application, test equipment, researchers and professional external consultancy of the Sino-Ocean Healthy Building System.



2024 年進展  
Progress In 2024



- 在物理環境的健康優化上，遠洋首次進行了全時、全齡、全空間的多維度提升。

以醫學、國人文化及體系化為基礎，環境衛生學、建築等交叉學科研究，遠洋通過多年的健康效果與產品配置的關聯性研究及實踐，通過對用戶在建築中各類空間的行為模擬及分析，建立了「遠洋健康生活模型」，並據此形成各類生活場景下所需的健康環境解決方案。

- 在健康生活方式的引導上，遠洋更強調建立主動行為的健康模式，引導用戶的生活方式。

一方面，遠洋注重健康行為線索的引導，重新定義「主動健康」；另一方面，遠洋健康建築體系在指導實踐過程中具備極強的感知性、多元化、且可實現程度高，將對不同的用戶帶來不同的專屬影響。

- 在可持續與健康理念的融合上，遠洋堅持以用戶為中心，兼顧健康與低碳的融合，同時實現環境健康。

遠洋非常重視綠色與健康的關聯，增加多項可持續低碳設計標準要求，並通過材料設備、新能源利用、綠色供應鏈等低碳設計策略，梳理健康體系價值升級的技術措施，助力遠洋集團「2050 實現碳中和」的戰略目標。

## SINO-OCEAN HEALTHY BUILDING SYSTEM SPECIALS 遠洋健康建築體系專篇

遠洋健康建築體系持續踐行創新研發和創新實踐。《遠洋健康建築體系》作為遠洋集團自主研發的健康建築體系，已獲得國家版權局著作權認證。《遠洋療癒景觀 Android 版 App》獲得計算機軟件著作權登記相關證書，並在多個項目投入使用。

As for the health improvement of the physical environment, Sino-Ocean made multi-dimensional improvements for all time, all ages and all spaces for the first time.

According to interdisciplinary research on healthcare, traditional Chinese culture and customs, environmental health and architecture, and based on years of research and practice on the correlation between health effects and product configuration, Sino-Ocean has developed a set of healthy life models, by simulating and analysing users' behaviours in various types of spaces, and accordingly established healthy environment solutions imperative for various life scenes.

As to healthy lifestyle guidance, Sino-Ocean put emphasis on the establishment of a healthy model for active acts to guide the lifestyle of users.

On the one hand, Sino-Ocean attaches importance to the guidance of healthy behavioural cues and redefines "active health"; on the other hand, the Sino-Ocean Healthy Building System is highly sensible, diversified and achievable in the process of guiding practice, and hence will have different impacts on different users.

For the integration of the concepts of sustainability and health, Sino-Ocean puts users first and integrates health and low-carbon development to achieve environmental health.

Sino-Ocean attaches great importance to the relationship between green features and health, and has added a number of sustainable low-carbon design standards. We reviewed and revised the technical measures of the system for value upgrade through low-carbon design strategies such as eco-friendly materials and equipment, use of new energy and green supply chain, so as to help Sino-Ocean Group achieve the strategic goal of "carbon neutrality by 2050".

Sino-Ocean Healthy Building System continued to conduct innovative R&D and practices. As a healthy building system independently developed by Sino-Ocean Group, the Sino-Ocean Healthy Building System has obtained copyright certification from the National Copyright Administration of China. Meanwhile, the "Sino-Ocean Healing Landscape Android App" has been granted a computer software copyright registration certificate and has been put into use in a number of projects.

## 健康產品 HEALTH PRODUCTS

WELL 建築標準™<sup>1</sup> 詮釋了遠洋的「建築·健康」理念，成為遠洋打造健康建築的重要工具。遠洋集團於 2015 年率先將 WELL 建築標準™ 引入國內並積極實踐，目前已有 14 個項目正式獲得 WELL 最終認證。其中，1 個項目獲 WELL 鉑金級認證，12 個項目獲 WELL 金級認證，1 個項目獲 WELL 銀級認證，是中國獲得 WELL 認證項目個數最多、面積最大的企業。截至 2024 年 12 月 31 日，遠洋已有 30 個項目完成 WELL 健康建築註冊，面積超 272 萬平方米。

對於受限於客觀條件而不適用於完整 WELL 建築標準™ 的項目，我們也同樣秉持健康建築的原則，最大可能的為客戶創造健康價值。

The WELL Building Standard™<sup>1</sup> demonstrates Sino-Ocean's concept of "Building-Health" and has become an important tool for Sino-Ocean to create healthy buildings. Sino-Ocean Group took the lead in introducing the WELL Building Standard™ domestically in 2015 and actively put it into practice. Up to now, 14 projects have officially obtained the WELL final certification. Among them, 1 project has obtained WELL platinum certification, 12 projects have obtained WELL gold certification and 1 project has obtained WELL silver certification. It is the enterprise with the largest number of WELL certification projects and the largest certified area in China. As of 31 December 2024, Sino-Ocean completed the registration of WELL healthy building under 30 projects, with an area of over 2.72 million sq.m.

For projects that are limited by objective constraints where the complete WELL Building Standard™ is not applicable, we also adhere to the principle of healthy building, and create health value for customers as much as possible.

### 截至 2024 年 12 月 31 日，(2015.07-2024.12) AS OF 31 DECEMBER 2024 (JULY 2015 - DECEMBER 2024)

完成 WELL 註冊項目  
COMPLETED WELL  
REGISTRATION

數量  
QUANTITY

30 個 (PROJECTS)

規模  
SCALE

2,728,370 平方米 (SQ.M.)

完成 WELL 最終認證項目  
COMPLETED WELL FINAL  
CERTIFICATION

數量  
QUANTITY

14 個 (PROJECTS)

1. WELL 建築標準™ 是一種獨立驗證、基於性能的系统，用於測量、認證和監控影響人類健康和福祉的建築環境特徵，也是首個專門關注建築環境中人類健康和福祉的建築標準。  
1. WELL Building Standard™ is an independently validated, and performance-based system for measuring, authenticating and monitoring building environment characteristics that affect human health and well-being. It is also the first building standard specifically focusing on human health and well-being in the building environment.

遠洋取得 WELL 最終認證項目 SINO-OCEAN PROJECTS THAT HAVE OBTAINED WELL FINAL CERTIFICATION

| 城市 CITY      | 項目 PROJECT   | 級別 LEVEL                             |
|--------------|--|--------------------------------------|
| 廣州 Guangzhou | 遠洋天驕住宅 Elite Palace (Residence)  | WELL MFR 金級 WELL MFR Gold Level      |
| 廣州 Guangzhou | 遠洋天驕商業 Elite Palace (Commerce)   | WELL CS 金級 WELL CS Gold Level        |
| 瀋陽 Shenyang  | 遠洋大河宸章 Grand Canal Milestone   | WELL MFR 金級 WELL MFR Gold Level      |
| 北京 Beijing   | 遠洋國際中心遠洋集團總部<br>Ocean International Center, Headquarters of Sino-Ocean Group | WELL NEI 鉑金級 WELL NEI Platinum Level |
| 北京 Beijing   | 中國人壽金融中心 China Life Financial Center   | WELL CS 金級 WELL CS Gold Level        |
| 北京 Beijing   | 遠洋天著春秋 Ocean Epoch   | WELL MFR 金級 WELL MFR Gold Level      |
| 北京 Beijing   | 遠洋國際中心遠見樓 Vision Building, Ocean International Center                        | WELL NEI 銀級 WELL NEI Silver Level    |
| 杭州 Hangzhou  | 杭州遠洋國際中心 Hangzhou Ocean International Center                                 | WELL CS 金級 WELL CS Gold Level        |
| 上海 Shanghai  | 遠洋萬和四季 Ocean Melody  | WELL MFR 金級 WELL MFR Gold Level      |
| 上海 Shanghai  | 遠洋虹橋萬和源 Hongqiao Origin  | WELL MFR 金級 WELL MFR Gold Level      |
| 無錫 Wuxi      | 遠洋太湖宸章 Taihu Milestone   | WELL MFR 金級 WELL MFR Gold Level      |
| 中山 Zhongshan | 遠洋世家 Sino-Ocean Aristocratic Family  | WELL MFR 金級 WELL MFR Gold Level      |
| 深圳 Shenzhen  | 遠洋新天地 Sino-Ocean Dream Land  | WELL MFR 金級 WELL MFR Gold Level      |
| 杭州 Hangzhou  | 厘望 (軒) NEO1  | WELL MFR 金級 WELL MFR Gold Level      |

南京遠洋萬和方山望 The One (Nanjing)



北京國譽萬和城 Captain House (Beijing)



效果圖 Rendering Picture

天津鯤樓府 The Great Habitat Mansion House (Tianjin)



廊坊遠洋光華城 Ocean Brilliant City (Langfang)



青島遠洋萬和公館 Ocean Crown (Qingdao)



西安遠洋·未央華府 Ocean Mansion (Xi'an)



截至 2024 年，遠洋已累計擁有各類產品營造、綠色健康技術專利 100 餘個，本年度新增 25 項專利申請及授權。  
As of 2024, Sino-Ocean obtained more than 100 patents for various product development and green health technologies, with 25 new patents filed and granted during the year.

- 一種濱海鹽鹼地植物養護系統  
A system for coastal saline-alkali land vegetation maintenance
- 一種社區景觀用供水系統  
A system for community landscape irrigation
- 具有削峰填谷功能的空調系統  
An air conditioning system with peak shaving and valley filling functionalities
- 一種風力發電機主軸振動檢測裝置  
A vibration detection device for wind turbine main shafts
- 一種瓷磚鋪貼防脫落防空鼓結構  
An anti-loosening and anti-hollowing structure for laying tiles
- 一種剪力牆防空鼓抹灰結構  
An anti-hollowing plastering structure for shear walls
- 一種吊頂裝飾板連接結構  
A connection structure for decorative ceiling panels

遠洋建立《遠洋室內 W.E.R. (健康精裝) 體系》，編製《健康裝飾實施指導手冊》，從健康設計、健康材料、健康工藝、健康管理、健康檢測、健康評估六個方面展開，嚴控施工和裝飾過程，以人為本，確保空間的安全、健康、環保、節能。

Sino-Ocean has established the "Sino-Ocean Indoor W.E.R. (Health Refinement) System" and formulated the "Guidebook for the Implementation of Healthy Decoration". The system strictly controls the construction and decoration process from the aspects of healthy design, healthy materials, healthy process, healthy management, healthy inspection and healthy evaluation in the people-oriented principle, so as to ensure that space is safe, healthy, eco-friendly and energy-efficient.

### HEALTHY DESIGN 健康設計

在設計各個階段，充份考慮社會發展需要的前提下，預留必要的接口和條件，提供未來建築品質升級與功能擴展的可能。

In all stages of design, we reserve necessary interfaces and conditions on the premise of fully considering the needs of social development to provide the possibility of building quality upgrade and function expansion in the future.

### HEALTHY MATERIALS 健康材料

以現有 WELL 項目為基礎，從源頭把控產品健康品質，已建立了「健康材料庫」、「健康檢測標準」兩大供應鏈標準，所用材料皆從健康材料資源庫中選擇，並按照吸附性、揮發性、易燃類、普通類分別設置材料堆放庫房，避免材料交叉污染，杜絕安全隱患。

Based on existing WELL projects, the healthy quality of products is controlled from the source. Two sets of supply chain standards, namely "Healthy Material Resource Database" and "Healthy Inspection Standard", have been established. All materials used are selected from the Healthy Material Resource Database. And separate material warehouses are set up by material type (adsorptive, volatile, flammable and common) to avoid cross-contamination of materials and eliminate potential safety hazards.

### HEALTHY PROCESS 健康工藝

通過工藝的升級與優化，減少現場各種膠類的使用，降低有害物質的排放，提高空氣質量，從而實現少膠化；通過減少木類材料的使用量，避免因材料、質量引發的空氣中甲醛及 VOC 超標對人體各系統的損傷，做到少木化；以工廠流水化作業代替現場加工，減少濕作業的項目，從而降低粉塵對室內環境的污染。

Through process upgrade and enhancement, we decrease the use of all kinds of adhesives on site to reduce the emission of harmful substances and improve air quality, thus using less adhesives. By reducing the use of wood materials, we avoid the damage to human body systems caused by excessive formaldehyde and VOCs in the air from materials and inferior products. And we replace on-site processing with factory assembly line operations to reduce wet construction, thus reducing indoor dust pollution.

### HEALTHY MANAGEMENT 健康管理

從防塵、抑塵、噪聲控制、節能、光污染、廢棄物處理、成品保護和保潔、安全防護等方面入手，積極踐行健康裝飾管理舉措。

We actively implement healthy decoration management measures in the aspects of dust prevention, dust suppression, noise control, energy conservation, light pollution, waste treatment, finished product protection and cleaning, safety protection, etc.

### HEALTHY INSPECTION 健康檢測

着重於空氣、材料、環保三方面，嚴格執行國家對室內空氣標準的各種規定，且施工過程中會不定期對現場材料進行抽檢，如有不合格，立即退場進行更換。

Focusing on air, materials, environmental protection, we strictly follow the national standards for indoor air quality, and conduct spot checks on on-site materials from time to time during the construction process. If any unqualified material is spotted, it will be immediately returned for replacement.

### HEALTHY EVALUATION 健康評估

將健康裝飾各個元素進行分解，共設置 68 項分項內容，尤為側重環保方面的數據與指標。90 分以上為金級標準，80—90 分之間為銀級標準，低於 80 分為不合格。

The elements of healthy decoration are broken down into a total of 68 sub-items that are especially focused on environmental data and indicators. A score above 90 means reaching the gold standard, a score between 80 and 90 represents the silver standard, and a score below 80 is considered unqualified.

### 案例：綠建一星住宅項目——青島遠洋萬和雲璟 CASE STUDY: GREEN BUILDING ONE-STAR RESIDENTIAL PROJECT – OCEAN GLORY IN QINGDAO

青島萬和雲璟項目區位優越位於市北區中央商務區板塊，屬城市成熟核心區域，區域價值強，交通便利，生活配套便利，教育資源豐富，醫療配套能級高，項目佔地 82,788 平米，容積率 2.9，規劃 7 棟住宅，1 棟幼兒園。項目為綠建一星，裝配式建築面積達到 52.05%，單體建築裝配率達到 52%。項目健康達到《遠洋建築健康體系 2.0》93% 的要求，其中包括零冷水燃氣熱水器、清潔噴槍、智能開關三項創新。

The Ocean Glory project is strategically situated in the central business district of Shibei District, a mature area at the heart of the city, offering significant regional value. The project enjoys excellent transportation links, comprehensive living facilities, abundant educational resources, and top-tier medical services. Covering 82,788 square metres with a plot ratio of 2.9, the development plans to construct seven residential buildings and a kindergarten. The project has been rated as a Green Building One-Star, with prefabricated buildings taking up 52.05% of its total area, boasting a 52% prefabrication rate for individual buildings. The project meets 93% of the health-related requirements under the Group's Building Health 2.0 system, including three innovations, such as zero cold water gas heaters, cleaning spray guns and intelligent switches:

- 零冷水燃氣熱水器：
  - a. 可清潔水源的浪費，保護環境。
  - b. 減少對皮膚的刺激，對心臟冠狀動脈的不良影響，避免風邪、濕邪寒邪的入體，減輕風濕病的發病幾率。
- 清潔噴槍：更加方便業主清潔馬桶及衛生死角，避免細菌滋生。
- 智能開關（六合一開關）：節省空間，節省面板減少塑料使用；便利性提升；安全性提升，開啓關閉燈具不會有火花產生，對兒童、老人有安全保障。
- Zero-cold-water gas water heaters:
  - a. Eliminating the waste of clean water sources and protect the environment.
  - b. Reducing skin irritation and adverse effects on coronary arteries, prevent the intrusion of external elements like wind, dampness, and cold into the body, and reduce the incidence of rheumatism.
- Cleaning spray guns: They provide property owners with a more convenient way to clean toilets and hard-to-reach corners in bathrooms, helping to prevent the growth of bacteria.
- Intelligent switches (six-in-one switches): They are space-savers that reduce plastic usage by consolidating multiple switch panels; they improve convenience; they also enhance safety by eliminating sparks when turning the lights on or off, ensuring safety for children and seniors.



## 健康服務 HEALTH SERVICES

### ELDERLY CARE SERVICES 養老服務

為了更好地提升中國長輩的養老生活品質，作為中國高品質健康養老服務的領先者、國際先進健康養老理念的引進者、長者幸福生活服務商，椿萱茂肩負社會責任，積極應對人口老齡化、踐行健康中國戰略，十餘年深耕養老產業，致力於讓長輩享受健康快樂、自由自主、共享幸福的新生活方式，共同實現健康長壽的美好生活。

In an effort to enhance the quality of life for the elderly in China, Senior Living L'Amore, in its role as a leading provider of premium elderly care services in China that introduces international advanced concepts for healthy elderly care while offering services that promote a happy life for seniors, has engaged in the elderly care industry for more than 10 years to fulfil its social responsibility, helping address population ageing and put into practice the Healthy China Initiative. It endeavours to create a healthy, happy, secure and dignified life for the elderly, with the aim of realising a long and healthy life for all.

椿萱茂通過與美國排名前列養老服務運營商 Emeritus Corp. (Emeritus)、Meridian Senior Living (MSL) 和 Validation Training Institute (VTI) 深度合作，率先成為國際先進養老理念引進者，結合中國長輩特點和健康養老需求，打造 7 大產品，「健康管理、生活照料、失智照護、醫療專業、護理專業、樂享生活、椿萱管家、房務保潔、科學膳食、樂園管理」十大專業，涵蓋 229 項服務內容，提供全生命週期、高品質、國際化的健康養老服務，為中國長輩創造高品質新生活。

Through in-depth cooperation with leading U.S. elderly care service operators Emeritus Corp. (Emeritus), Meridian Senior Living (MSL) and Validation Training Institute (VTI), Senior Living L'Amore was among the first to introduce international advanced concepts for elderly care, tailored to the unique characteristics of Chinese seniors and their needs for healthy eldercare. Having developed seven major service offerings across 10 categories, namely "health management, living care, dementia care, medical service, nursing care, enjoyable life, L'Amore housekeeping, room cleaning, scientific diet and playground management", Senior Living L'Amore's services cover 229 areas, delivering high-quality, international healthy eldercare throughout the full life cycle, aiming to create a high quality of life for the elderly in China.

椿萱茂創新性融合「互聯網+」和「健康養老」兩大時代趨勢，搭建了養老信息化平台 WeCaring 系統、「我的椿萱茂」APP、「幸福椿萱茂」小程序等，實現 20 多項的健康指標動態跟蹤和系統分析，歷經 10 餘年，椿萱茂已在京津冀、長三角、珠三角、長江中游、成渝五大城市群佈局發展，在北京、上海、天津、廣州、成都等 9 個城市擁有近 30 個連鎖機構、11,000 餘張床位，累計服務長者 10,000 餘名，成為行業率先實現 CLRC 長者社區、CB 老年公寓、CBN 護理院全業態佈局的企業。未來，椿萱茂將繼續開拓創新，引領中國養老行業高質量發展。

Senior Living L'Amore has creatively integrated two major trends of the time, namely "Internet+" and "healthy eldercare". And it has developed the pension information management platform WeCaring, the "My Senior Living L'Amore" APP and the "Happiness L'Amore" mini programme, achieving dynamic tracking and systematic analysis of around 20 health indicators. After over 10 years of development, Senior Living L'Amore has established outlets in five metropolitan regions, i.e. the Beijing-Tianjin-Hebei Region, the Yangtze River Delta Region, the Pearl River Delta Region, the Yangtze Mid-stream Region and the Chengdu-Chongqing Region. It currently operates nearly 30 franchises with over 11,000 beds in 9 cities, including Beijing, Shanghai, Tianjin, Guangzhou and Chengdu, and has provided services for over 10,000 elderly people. It has become the first in the industry to provide a full spectrum of offerings including Continuing Life Retirement Community, Care Building and Care Based Nursing. In the future, Senior Living L'Amore will continue to pioneer innovation and lead the quality development of China's elderly care industry.

## COMMUNITY SERVICES 社區服務

我們圍繞遠洋住宅產品提供了一系列配套生活及精神健康的社群服務，並通過定期走訪，根據客戶需求舉辦瑜伽、籃球等豐富的業主活動。遠洋集團北京區域構建了「遠洋生活·SO-LIFE 的社區配套體系」，以咖啡、多功能、兒童、食堂、健身、健康管理六大場景模塊，集結業主鄰里交流、老年活動、多媒體、健康運動、親子互動、健康諮詢、私人診療等各種重要生活場景，為社區各年齡客群的身心健康注入活力。我們還支持客戶參與由當地社區、物業、集團以及遠洋之帆舉辦的運動和公益等活動，使其在獲得個人身心健康的同時，共同營造健康和諧的生活社區<sup>2</sup>。

We provided a series of lifestyle and mental health services around Sino-Ocean residential products. We also organised yoga, basketball and other activities for property owners through regular visits and according to the needs of our clients. The Beijing region of Sino-Ocean Group established the "SO-LIFE Community Support System", which featured six modules, namely coffee, multi-functional, children, cafeteria, fitness and health management, bringing together various important life scenarios such as neighbourhood communication between property owners, elderly activities, multimedia, health exercise, parent-child interaction, health consultation and private consultation. The six modules are designed to provide a vibrant environment for the physical and mental well-being of all age groups in the community. We also supported customers' participation in the activities conducted by local communities, property companies and the Group and the sports and charity activities held by Sino-Ocean Charity Foundation, so that they could achieve personal physical and mental health, and jointly create a healthy and harmonious living community at the same time<sup>2</sup>.

## 健康行業 HEALTH INDUSTRY

### HEALTH RESEARCH 健康科研

2024 年，遠洋不斷深化體系的科學研究，先後開展室內療愈植物污染物淨化效果、給予健康維度的社區微環境設計標準專題研究等專題研究，以科學方法推進健康標準落地，推動行業健康發展。

In 2024, Sino-Ocean continued to enhance scientific research within its system. It had successively carried out several thematic researches, covering topics such as the effect of indoor healing plants in purifying pollutants, and community microenvironment design standards based on health dimension, so as to, through scientific approaches, promote the implementation of health standards and to drive the industry towards healthy development.

#### ● Thematic Research on the Effect of Indoor Healing Plants in Purifying Pollutants 室內療愈植物污染物淨化效果專項研究

研究根據植物對不同建築材料揮發物的影響，以一年四季為週期，對不同程度類型的污染環境進行各類療愈植物的有效淨化測試，通過實驗數據分析，得出植物有益物質釋放量及污染物吸收、淨化效率；驗證遠洋特色的室內療愈植物有益揮發物質及對不同類型的污染物的吸收及淨化效果。收集、分析室內療愈植物有益揮發物質含量及對家居常見污染物的吸收量和吸收速度等指標，評估室內植物對污染物的吸附效果，完善室內植物的選擇及與其他技術聯合應用。

Based on the impact of plants on the volatiles emitted by different building materials, a purification effectiveness test for various healing plants was conducted. This test applied varying levels of pollution in the environment, with the four seasons being used as a standard cycle. Through experimental data analysis, the amount of beneficial substances released from plants and the efficiency of pollutant absorption and purification were calculated to verify the beneficial volatile substances of Sino-Ocean's unique indoor healing plants, as well as their effectiveness in absorbing and purifying different kinds of pollutants. A number of indicators, including the content of beneficial volatile substances in indoor healing plants, and the capacity and rate of absorbing common household pollutants, were collected and analysed to evaluate the indoor plants' remediation effect on pollutants. The aim was to improve the selection of efficient purification plants for indoor environments and their integration with other technologies.

2. 更多與支持客戶參與運動及公益活動相關內容請見「社會健康，攜手並行」章節。

2. For more information on supporting customers' participation in sports and charity activities, please refer to the section on "Collaboration and Shared Growth for Healthy Society".

### ● Research on Community Microenvironment Based on Health Dimension 基於健康維度的社區微環境研究

基於遠洋集團多年對室內外療癒植物的相關研究，結合居民社區生活特點，不同人群活動時間規律及所在區域的氣候特徵，對社區室外專項療癒空間，從風、光、濕、聲、熱、氣、色 7 個維度進行健康微環境設計標準的研究制定，創造聚焦於健康的標準選址、微環境分析評估，對社區微氣候的健康元素進行科學調節，精心規劃、合理佈局室外療癒空間，從功能、性能全面升級社區景觀，打造全方位健康、舒適生活環境，在項目規劃初期，進行健康賦能。

Drawing on years of research by Sino-Ocean Group's on indoor and outdoor healing plants, and taking into account the characteristics of residents' community life, the activity and time patterns of different groups, and the climate characteristics of their living areas, we studied and formulated standards for healthy microenvironment in community outdoor-specific healing spaces. These standards are based on seven dimensions: wind, light, humidity, sound, heat, air and colour. A health-focused standard was created for site selection, supported by a microenvironment analysis and assessment, through which health elements within the community microclimate were scientifically optimised, and the outdoor healing space was thoughtfully planned and rationally arranged. The community landscape was fully upgraded in both function and performance, creating an all-encompassing, healthy, and comfortable living environment, with the initial stage of project planning focused on health empowerment.

## HEALTH STANDARDS 健康標準

在打造自身健康產品和服務、與健康夥伴深入合作之外，遠洋積極參編國內外相關健康標準，推動整個行業的健康發展。截至 2024 年底，遠洋已經與國際健康建築學會、國家住宅與居住環境工程技術研究中心、中國建築標準設計研究院、中國國檢測試控股集團股份有限公司等權威機構形成良好互動，為「WELLv1、WELLv2 建築標準」、《健康小鎮評價標準》《健康住宅評價標準》《健康住宅建設技術規程》《健康廚房認證標準》《主動式建築評價標準》《建築室內環境及材料典型致味化合物氣味閾值》等編製建言獻策。

In addition to developing our own health products and services while engaging in in-depth cooperation with health partners, Sino-Ocean has actively participated in the compilation of relevant health standards both domestically and internationally, promoting the healthy development of the entire industry. By the end of 2024, Sino-Ocean had formed good relations with the International Academy of Architecture, the National Engineering Technology Research Centre for Residences and Living Environments, the China Institute of Building Standard Design and Research, China Testing & Certification International Group Co., Ltd. and other authoritative institutions, providing advice and suggestions for the compilation of, among others, "WELLv1 and WELLv2 Building Standard", the "Healthy Town Evaluation Standard", the "Healthy Residence Evaluation Standard", the "Technical Specification for Healthy Residence Construction", the "Healthy Kitchen Certification Standard", the "Active Building Evaluation Standard", and the "Odor Threshold of Typical Odorant Compounds in Building Indoor Environment and Materials".

## HEALTH PARTNERS 健康夥伴

遠洋與合作夥伴一路相伴、共同成長，共同推動中國健康產業發展及人居健康環境的改善，攜手為客戶創造更大的價值，積極回應「美麗中國」國家戰略。

In response to China's "Beautiful China" Initiative, Sino-Ocean works and grows together with its partners to promote the development of China's health sector and the improvement of the living environment and to create greater value for customers.

● **中國人壽：**中國人壽保險股份有限公司（「中國人壽保險」）是國內壽險行業的龍頭企業，經營業績連續多年位居行業前列。自 2009 年中國人壽保險入股遠洋集團以來，雙方在多個業務領域積極合作，取得了豐碩成果。2024 年，椿萱茂與中國人壽保險北京市分公司續簽新一期合作協議，雙方就中國人壽保險客戶入住椿萱茂養老社區相關權益達成一致，本著強強聯合、優勢互補、資源共享、互惠互利、共同發展的原則，共同探索銀發經濟浪潮下“保險 + 養老”的一站式養老解決方案。

**China Life:** China Life Insurance Company limited ("China Life Insurance") is a leader in China's life insurance industry, with its business performance ranking among the best in the industry for many years. Since China Life Insurance invested in Sino-Ocean Group in 2009, the two parties have cooperated in various business fields and achieved fruitful results. In 2024, Senior Living L'Amore and China Life Insurance Company Limited Beijing Branch entered into a new cooperation agreement, outlining their mutual understanding regarding the rights and benefits for China Life Insurance customers to reside in the Senior Living L'Amore elderly care community. Upholding the principles of a strong alliance, complementary advantages, resource sharing, mutual benefit and common development, the two parties will jointly explore the one-stop pension solution of "insurance + pension" in response to the growing silver economy.

● **太古地產：**遠洋與可持續發展表現領先的太古地產合作已超過十年，歷次合作充份發揮雙方開發管理大型商業綜合體的經驗，結合了遠洋集團在設計實施、施工優化、成本控制和工程建造等方面廣泛的本土經驗和太古地產在前期定位、規劃、設計和招商運營方面的專長，尊重當地歷史文化積澱，先後聯合開發推出北京頤堤港和成都太古里兩個城市綜合體精品項目，均已成為當地城市名片。

**Swire Properties:** Sino-Ocean has been a partner of Swire Properties, a leader in sustainable development, for over 10 years. The partnership has leveraged both parties' experience in developing and managing large commercial complexes, combining Sino-Ocean Group's extensive local experience in design implementation, construction optimisation, cost control and project construction, with Swire Properties' expertise in early positioning, planning, design and investment promotion operations. Through respecting the local history and culture, we have developed and launched two upscale urban complex projects, INDIGO (Beijing) and Taikoo Li (Chengdu), with both widely regarded as local landmarks.

● **Delos:** 2016 年，遠洋集團與創立 WELL 健康建築標準的美國 Delos 公司達成戰略合作協議。遠洋集團除在中國建築中率先並大量應用 WELL 標準評價體系、在中國的建築行業及人居環境中進一步推廣 WELL 之外，也在不遺餘力地將因與 Delos 合作而帶來的健康建築理念與中國國情相結合，將健康理念更廣泛的傳播至遠洋涉及的各行各業。遠洋集團與 Delos 聯手打造的世界第二個、亞洲首個 WELL 人居實驗室也於 2021 年在中國北京遠洋盈創健康產業園正式對外開放。

**Delos:** In 2016, Sino-Ocean Group reached a strategic cooperation agreement with Delos, an American company that created the WELL Building Standard. While taking the lead in widely applying the WELL Standard system in Chinese buildings and promoting WELL in China's construction industry and living environment, Sino-Ocean Group is sparing no effort to integrate the healthy building concept brought by its cooperation with Delos into China based on its national conditions and spread the health concept to people from all sectors involved in Sino-Ocean's operations. In 2021, the world's second and Asia's first WELL Habitat Laboratory built by Delos and Sino-Ocean Group was officially opened to the public in Ocean Incom in Beijing, China.

# PRODUCTS WITH INGENUITY

## 匠心產品

我們遵循國務院《建設工程質量管理條例》、住房和城鄉建設部《房屋建築和市政基礎設施工程質量監督管理規定》等國家要求，2024 年通過督促和支持各單位全面落實安全風險分級管控、高頻隱患排查治理、重大隱患督辦追責、特殊階段專項行動、大型設備專項整治等關鍵動作，確保項目實施安全風險受控，保障集團整體經營環境持續安全穩定。

Following the "Construction Engineering Quality Management Regulations of the State Council", the "Housing Construction and Municipal Infrastructure Project Quality Supervision and Management Regulations" as promulgated by the Ministry of Housing and Urban-Rural Development and other national requirements in 2024, we urged and supported all units to fully implement key actions such as level-based management and control of safety risks, frequent inspection and rectification of potential risks, accountability for significant hidden risks, special stage-specific actions and special treatment of large equipment, with a view to ensuring all safety risks for project implementation were under control, and the Group's overall operating environment remained safe and stable.

## 質量技術管理 QUALITY AND TECHNICAL MANAGEMENT

為提高集團工程管理工作的標準化、規範化、程式化，指導各項目完善管理流程，規範現場管理，確保工程質量、進度及安全受控，提升整體產品品質，截至 2024 年，集團已完成《遠洋集團開發項目實體質量實測實量實施標準》《遠洋集團住宅開發項目批量精裝工藝標準》《遠洋集團開發項目交付驗收標準》等工程質量管理相關制度及標準 25 項，適用於全集團所有開發項目及非開發業務在建工程，對工程前期的策劃、開工申請、材料檢查，工程過程中的裝配式、景觀、裝修等各專業技術要求、關鍵點把控，交付前期的質量評估、驗收標準等進行了全週期、全方位規範指導。同時，遠洋集團執行總裁及集團營造管理中心負責全面統籌並監督產品質量與安全管理工作，確保各項管理措施有效落實。

集團獲得符合 ISO 9001 標準質量管理體系認證的專業公司數量佔比達到 100%<sup>3</sup>。在此基礎上，遠洋在《供應商底線要求（工程採購類）》中明確要求所有土建和機電總承包單位取得質量管理體系認證。2024 年，100% 土建和機電總承包單位具備質量管理體系認證。

By 2024, the Group had developed 25 systems and standards related to engineering management, including the "Standards for Implementation of Actual Quality and Quantity Measurement in Development Projects of Sino-Ocean Group", the "Standards for Batch Refined Technique in Residential Development Projects of Sino-Ocean Group" and the "Standards for Delivery and Acceptance of Development Projects of Sino-Ocean Group", in order to improve the standardisation, normalisation and routinisation of the Group's project management, to provide guidelines for each project to optimise the management process, to regulate on-site management, to ensure project quality, progress and safety under control, and to enhance overall product quality. The systems and standards are applicable to construction in progress of all development projects and non-development business across the Group, which provide full-cycle and all-round regulated guidance for the planning, application for construction commencement and material inspection in the early stage of the project, the control of the technical requirements and key points of various specialties such as prefabricated building, landscape and decoration in the process of the project, and the quality evaluation and acceptance standards before delivery. Meanwhile, the Executive President and the Construction Management Center of Sino-Ocean Group jointly oversee and supervise product quality and safety management processes, ensuring the effective implementation of all management measures.

Up to 100%<sup>3</sup> of the Group's professional companies are certified to the ISO 9001 Standard Quality Management System. On that basis, Sino-Ocean clearly requires all civil construction and mechanical and electrical contractors to obtain Quality Management System Certification in the "Bottom Line Requirements for Suppliers (Project Procurement)". In 2024, 100% of the civil construction and mechanical and electrical contractors obtained Quality Management System Certification.

3. 獲得質量管理體系認證的專業公司包括遠洋建設、遠洋生態、遠洋裝飾、遠洋機電。

3. Professional companies that have obtained the quality management system certification include Sino-Ocean Construction, Sino-Ocean Ecology, Sino-Ocean Decoration and Sino-Ocean Mechatronics.

## 產品品質提升 IMPROVEMENT OF PRODUCT QUALITY

### DETAIL-ORIENTED QUALITY CONTROL 品質管控細節

2024 年度，我們在依照國家規範、標準實現的工程質量基礎上，按照遠洋品質標準來提升用戶關注的功能、觀感及細節的產品品質。編製有《遠洋集團開發項目裝配式實施辦法》《遠洋集團開發項目批量精裝實施辦法》《遠洋集團開發項目防滲漏工藝標準》等多項制度標準。我們推行並嚴格執行遠洋「6+1」品控體系，通過前端方案會審、圖紙會審、圖紙深化、標準層樓棟會驗、材料飛檢、樣板引路、關鍵工序驗收、第三方過程專項評估、施工質量專題會等管理動作，出具驗收檢查報告及問題分析，提升產品品質。我們將「防滲漏」、「防空鼓」、「防開裂」工作作為常規管控重點，推動室內牆面免薄抹替代傳統抹灰，提供產品高品質保障。

In 2024, building upon the engineering quality achieved in accordance with national regulations and standards while following Sino-Ocean's quality standards, we enhanced product quality that users cared about, such as functionality, appearance and details. We have developed multiple institutional standards, such as the "Implementation Measures for Prefabricated Construction in Development Projects of Sino-Ocean Group", "Implementation Measures for Batch Refined Fitting-out in Development Projects of Sino-Ocean Group" and "Standards for Leak-proofing Technique in Development Projects of Sino-Ocean Group". We promote and strictly implement the Sino-Ocean "6+1" quality control system. We issue the acceptance and inspection report and conduct problems analysis through management actions such as front-end scheme review, drawing review, drawing polishing, standard floor building joint inspection, material random inspection, model approach, key process inspection and acceptance, third-party process special assessment and construction quality seminar, so as to improve product quality. As regular control points, we focus on anti-leakage, anti-void and anticracking work, promoting the replacement of traditional lime plastering with no or thin plastering, so as to provide assurance on high quality.

### • SINO-OCEAN "6+1" QUALITY CONTROL SYSTEM 遠洋「6+1」品控體系



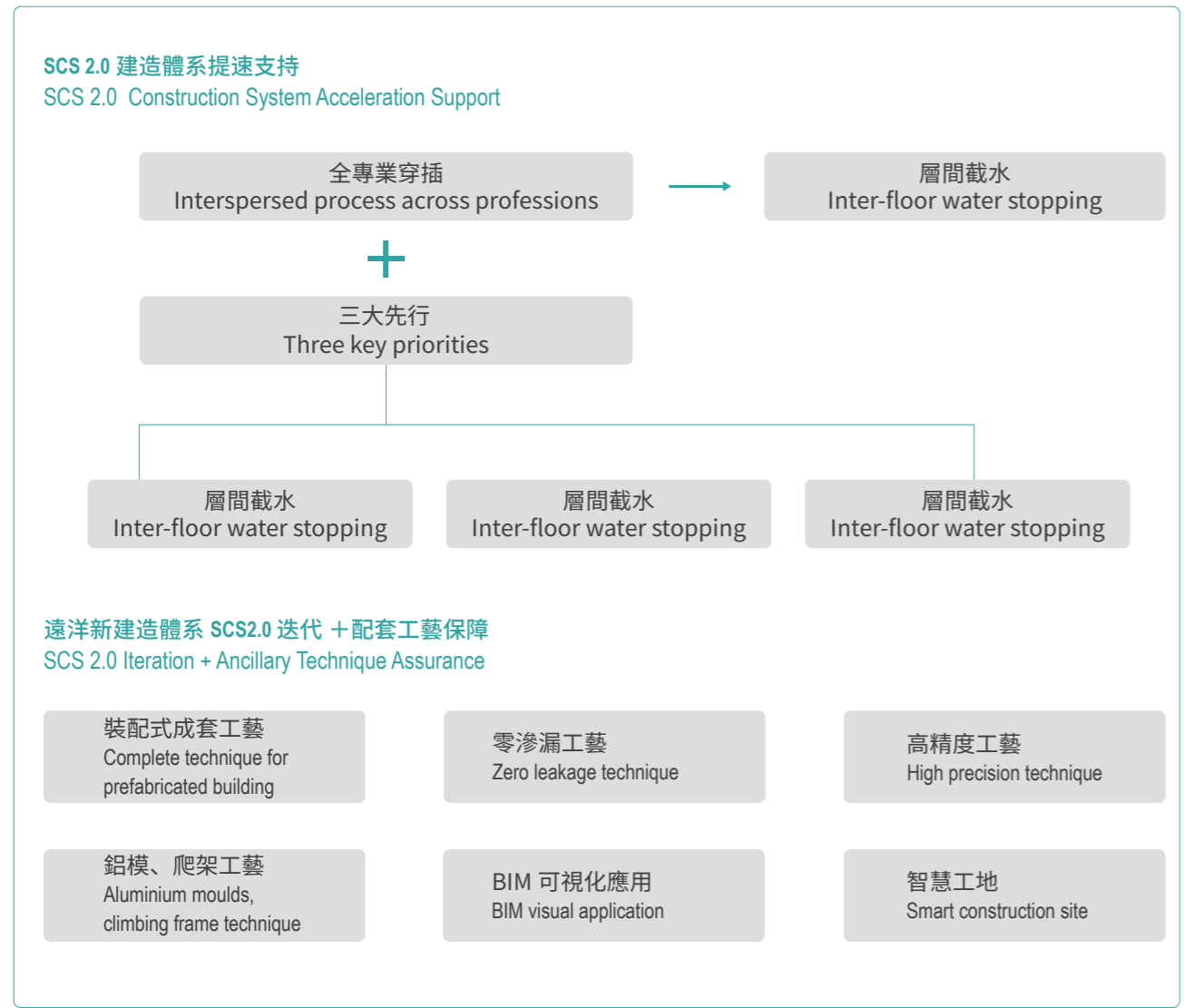
## ENHANCEMENT OF CONSTRUCTION TECHNIQUES 提升施工工藝

推行遠洋特有的 SCS 2.0(2.0 Sino-Ocean Construction System) 新建造體系，加大井道式電梯、裝配式建築、ALC 條板、鋁合金模板、爬架、BIM、石膏基自流平等工藝應用，提升施工質量。

Sino-Ocean's unique SCS 2.0 Construction System has been implemented, and efforts have been made to promote the application of techniques such as well-type elevator, prefabricated building, ALC panel, aluminium alloy formwork, climbing moulds, BIM and gypsum-based self-leveling in order to improve construction quality.

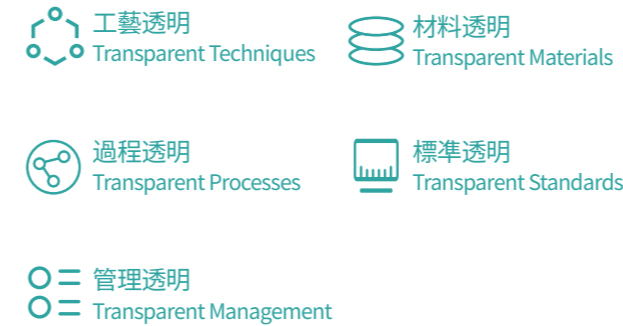
為進一步確保遠洋集團質量和交付品質穩定輸出，確保對客界面最優品質效果。2024 年遠洋精工品質 1.0 全面執行，嚴抓工藝及實施標準化執行，難點技術問題集團專家組集中技術研究解決，持續保持精裝品質差異化競爭優勢。

To further ensure a stable output of quality and delivery by Sino-Ocean Group, and to guarantee the optimal quality and effect at customer interface, we fully executed the Sino-Ocean Refined Quality 1.0 in 2024, whereby standardized implementation and processes were rigorously enforced, groupwide expert teams were formed to address difficulties and technical challenges through concentrated technical research, all of which allowed us to maintain a competitive edge through differentiation achieved with quality fitting-out works.



## TRANSPARENCY OF PRODUCT QUALITY 產品品質透明化

截至 2024 年底，我們已在全國落地 23 座遠洋健康未來工廠，實現「工藝透明、材料透明、過程透明、標準透明、管理透明」，將房屋建造及精裝修過程的細節呈現在客戶面前，全過程透明化。我們配合「超級現場」線上直播、「一戶一檔」實拍記錄、工地視頻監控、業主工地開放日活動及高管驗房活動，線上線下同步面向客戶展示產品品質與實施進度，以匠心兌安心。



By the end of 2024, we had set up 23 Sino-Ocean Healthy Future Factories across China, in order to achieve "transparency across techniques, materials, processes, standards and management" by presenting the details of the house construction and decoration process to customers throughout the process. We demonstrated product quality and implementation progress to customers via online and offline means, such as "Super Live Site Viewing", "one household, one file" recording, site video monitoring, site open day for property owners and apartment inspection by executives, so as to ensure peace of mind with craftsmanship.



## MONITORING SUPPLIER QUALITY 供應商品質監督

狠抓產品源頭質量，加強供應商資源和材料管控，樣板先行，材料品類和項目全覆蓋。

We strengthen inspection on the product source and control of supplier resources and materials, with a sample-first procedure and full coverage of all types of materials and items.

## MAINTENANCE MANAGEMENT 維保修管理

持續加強維保修管理工作，加強制度建設，細化服務標準，提升服務水平；針對普發、多發問題開展專項整治，提升客戶滿意度。

We consistently strengthen maintenance management, reinforce the establishment of systems and refine service requirements to enhance service standards, and carry out special remediation targeting common and recurring issues to increase customer satisfaction.

## DIGITAL MANAGEMENT 數字化管理

搭建「遠洋質造」數字化平台，全週期跟蹤項目技術質量把控，兼顧加強對供應商資源管控，即時解決和糾偏品質問題，嚴守質量底線。

We have built the "Sino-Ocean Quality Construction" digital platform to perform full-cycle tracking of technology quality control of projects while strengthening control of suppliers' resources to solve and rectify quality defects in real time and strictly observe the quality bottom line.

## EMPOWERMENT OF BUILDING CAPACITIES 賦能營造水平



通過加強培訓、內外部交流、嚴格考試、考核等方式，確保項目工程團隊工作標準統一、管理體系在項目高效運行。各事業部和項目工程專業、總包單位和承包單位核心人員每年定期參與產品質量培訓「工程大講堂」「產品無缺陷」等專題系列課程。2024年，遠洋多個項目聯動各施工單位廣泛開展「遠洋魯班月」等活動，通過專業實操技能比拼，精進工程質量，提升營造能力及工程管理水平。

We ensure unified operating standards for construction teams and effective performance of the management system for projects through strengthening training, internal and external communications, stringent test/appraisal and other means. All departments and project-related engineering professionals, general contractors and core personnel of contractors participate in regular training on product quality annually, such as courses on special topics including "Lecture on Construction" and "Perfect Products". In 2024, a number of Sino-Ocean projects launched the "Sino-Ocean Lu Ban Month" and other campaigns in coordination with all construction units to enhance engineering quality, building capability and project management through competitions on professional practical skills.

## 質量檢查評估 QUALITY INSPECTION AND ASSESSMENT

為確保項目實施過程質量可控、交付品質達優，遠洋各項嚴格落實施工單位、監理單位、集團檢測「三檢制」，如發現工程質量隱患，督促及時整改，要求一週內必須進行質量整改回饋。集團按季度組織過程巡檢，並對交付項目進行交付前評估檢查，制定過程質量安全及交付品質安全底線指標。2024年，遠洋工程品質管理通過產品及工藝標準化，策劃、圖審、樣板、技術交底、關鍵環節驗收、全專業檢查糾偏等全過程品質精細化管理落地及全週期質量安全評價標準執行，確保基礎實體質量優良、功能缺陷消除，實現項目產品品質均衡、穩定、持續高位輸出。

In order to ensure that the quality of the project implementation process is controllable and the delivery quality is excellent, the "three-inspection system" is strictly implemented in every Sino-Ocean project among the construction entity, the supervision entity and the Group's testing. If hidden danger of project quality is found, the Group will urge timely rectification and require the feedback of quality rectification within one week. The Group organises quarterly process inspections and conducts pre-delivery evaluation and inspection of projects to be delivered, and has formulated the bottom line indicators of quality and safety for both processes and delivery. In 2024, Sino-Ocean's engineering quality management implemented meticulous quality control throughout the entire process, including standardisation of products and processes, planning, design review, prototyping, technical briefings, key milestone inspections, as well as inspections and corrections across professions. This ensured the implementation of full-cycle quality and safety evaluation standards, guaranteeing excellent physical quality of the foundation, elimination of functional defects, and achieving balanced, stable, and consistently high-quality output of project products.

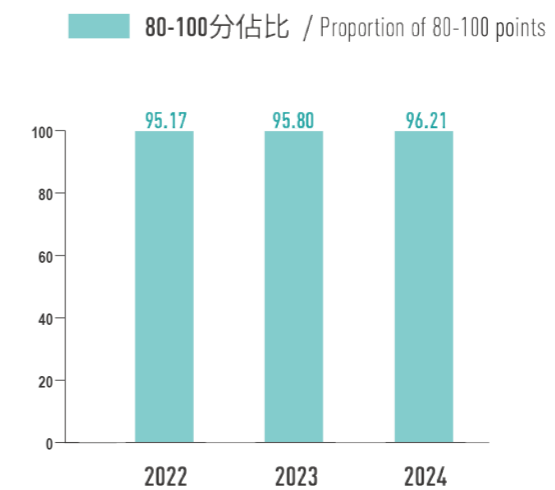
我們成立建設單位、監理單位、總包單位、分包單位在內的實測實量小組，明確各單位檢查比例，數據上牆記錄要求，整改回饋複查管理機制。2024年實測實量<sup>4</sup>平均成績為96.21分，交付評估<sup>5</sup>平均成績為83.20分，均持續提升且保持行業領先。

We set up an actual measurement team composed of the construction entity, the supervision entity, the general contractor and subcontractors, clarify the inspection ratio of each entity, record the data and requirements on the wall, and rectify and report the review management mechanism. In 2024, the average score for actual measurement<sup>4</sup> was 96.21 points, and that for delivery assessment<sup>5</sup> was 83.20 points. Both continued to improve, maintaining a leading position in the industry.

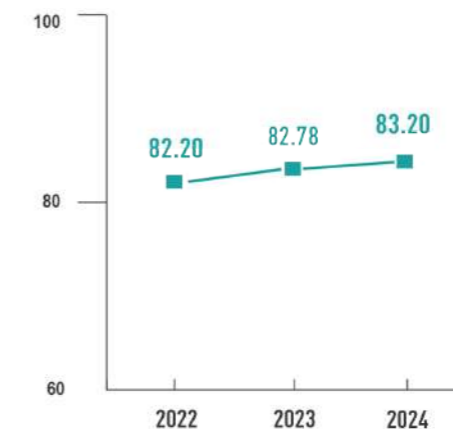
遠洋集團制定《遠洋集團住宅開發項目批量精裝工藝標準》《遠洋集團開發項目景觀工藝技術標準》等25項制度標準，通過產品及工藝標準化，策劃、圖審、樣板、技術交底、關鍵環節驗收、全專業檢查糾偏等全過程品質精細化管理落地，及全週期質量安全評價標準執行實現工程品質管理，質量標準及評估體系覆蓋工程實施中各階段主要二級分包商，並由集團及事業部職能平台、集團專項專家組、第三方評估單位共同組成專項工作組定期（不低於每季度一次）巡檢、不定期抽檢、點對點賦能等方式對標準執行及產品質量與安全情況進行審查。

Through the standardization of products and craftsmanship, Sino-Ocean Group has formulated 25 policies and standards including the "Standards for Batch Refined Technique in Residential Development Projects of Sino-Ocean Group", and the "Sino-Ocean Group Development Project Landscape Specification Standards". We practice high-quality management throughout all links of construction including planning, drawing review, sampling, technical disclosure, milestone acceptance, comprehensive inspection and correction across all areas of expertise. We further ensure construction quality with full lifecycle quality and safety evaluation standards that apply to major subcontractors in all stages of construction and development. Furthermore, a special working group formed and composed of members from the Group and BUs, special experts of the Group and third-party evaluators reviews and audit the implementation of the standards as well as product quality and safety via routine (no less than once a quarter), carry out random inspections and ensure targeted empowerment initiatives.

### Actual Measurement 實測實量



### Delivery Assessment 交付評估



4. 根據相關質量驗收規範，現場測量建築物各項施工精度等評價指標，真實反映產品質量數據的方法。  
4. A method for on-site measurement of all assessment indicators such as the construction accuracy of buildings based on relevant quality acceptance specifications to accurately reflect data of product quality.  
5. 在產品交付前，從客戶角度出發，針對觀感品質與功能性缺陷，通過定性及定量的方式對交付產品予以全面、客觀評價的評估方法。  
5. Comprehensive and objective qualitative and quantitative assessment of a product's appearance, quality and functional defects conducted from the customer perspective prior to product delivery.

## WHOLE QUALITY ACCEPTANCE ASSESSMENT SYSTEM 全質量驗收評估體系

遠洋集團建立全週期、全部位、全過程的全質量驗收評估體系，包括過程質量評估、交付預評估、交付品質評估三大過程評估，以及地下工程、門窗、材料等多個專項評估，通過 1,700 餘個檢查項，結合產品安全風險評估及管控機制以行業領先的精工品質控制標準，保障產品全生命週期質量受控，打造長期使用的高品質生活空間。2024 年，全集團產品過程質量評估已覆蓋 100% 在施項目。

對於總承包商、分項承包商或供應商，集團亦設置了明確的全流程品質評估管理，通過進場驗證、管理交底、進度管理與安全文明施工管理等方式，對總、分包單位的勞務管理、設施設備、進度追蹤等進行綜合履約評價和認定，以保證高品質交付。

Sino-Ocean Group has established an all-cycle, all-dimensional and all-process system of total quality acceptance assessment, including the three major assessments of process – process quality assessment, delivery pre-assessment and delivery quality assessment, as well as a number of special assessments on underground works, windows and doors, materials, etc. We have formulated over 1,700 physical inspection indicators combined with product safety risk assessment and control mechanisms, the Group adopts industry-leading precision product quality control standards to ensure quality control throughout the product life cycle, creating a high-quality living space for long-term use. In 2024, the Group-wide product process quality assessment covered 100% of the projects under construction.

For general contractors, subcontractors, or suppliers, the Group has also established a clear overall process of quality evaluation management. Through mobilisation verification, management disclosure, progress management, and safe and civilised construction management, the Group conducts comprehensive performance evaluation and identification of labour management, facilities and equipment, progress tracking, etc. of general contractors and subcontractors to ensure high-quality delivery.



## APPRAISAL AND ASSESSMENT SYSTEM 考核評價體系

我們設置工期節點、過程質量、展示品質、品質底線、重大風險事項、產品質量滿意度等考核底線，未達要求的扣除考核分數。

集團的產品及服務項目質量檢測過程遵循現行國家、行業、地區及遠洋集團企業標準，秉承「零容忍」態度，在驗收過程中如遇因質檢不合格時將及時返工，合格後再交付客戶。2024 年，產品質檢問題整改合格率為 100%，未發生因項目質檢不合格而需要退回的質量事件。

Assessment bottom lines in construction juncture, process quality, display quality, quality bottom line, major risk incidents and product quality satisfaction have been set, and the assessment score will be deducted for failing to meet the requirements.

The quality inspection process of the Group's product and service projects adheres to relevant national, industrial and regional standards, as well as the Company's policies, maintaining a strict "zero tolerance" approach. During the acceptance process, any substandard products detected will be reworked promptly and delivered to the customer only after having passed inspection. In 2024, we achieved a 100% pass rate for rectifying issues identified in product quality inspections, with no project reporting any quality-related incident requiring product recall due to quality inspection failure.

# SERVING USERS 服務用戶

## 客戶服務 CUSTOMER SERVICES

2024 年，結合行業變化、市場壓力和集團發展現狀，我們融合過往幾年提出的經營管理要求，“以使用者為中心”、以“產品無缺陷，服務基本滿意”為目標，圍繞客戶需求，兼顧經營效益，聚焦客戶服務、全流程客戶風險預控、開發物業聯動對接和客戶信息系統及 400 平台建設等工作，統籌協調資源，提升整體服務水平及產品競爭力，助力企業可持續發展。

In 2024, we integrated the operation and management requirements put forward in recent years, responding to industry changes, market pressures, and the Group's current development status. In line with the "user-oriented" principle, with an aim to provide "defect-free products and satisfactory services", while also focusing on operational efficiency, we prioritised the coordination of resources for customer services, whole-process proactive customer risk control, synergy between the development and property management entities, development of the customer information system, as well as construction of the 400 customer service platform. These efforts were aimed at improving the overall service standard and product competitiveness, thereby supporting the sustainable development of the enterprise.

### ● SYSTEM BUILDING 制度建設

截至 2024 年底，我們已制定並持續更新《遠洋集團滿意度實施工作辦法》《遠洋集團全週期客戶端風險預控工作辦法》等多項工作制度。

By the end of 2024, we had formulated and continued to update a number of guidelines, including the "Implementation Measures for Customer Satisfaction of Sino-Ocean Group" and the "Working Measures of Sino-Ocean Group for Customer-side Risk Prevention and Control".

### ● CUSTOMER SATISFACTION 客戶滿意度

按節點對客戶全生命週期進行滿意度調研，瞭解業主對產品、服務的評價，組織各專業圍繞客戶意見、重點問題深入現場調研、充分交圈研討，制定針對性的提升計劃，指導項目服務工作開展。通過組織日常或專題活動，結合社群建設和社區文化營造等，持續提升客戶體驗感。

We conduct satisfaction surveys at various stages throughout the full life cycle of our customers to understand property owners' evaluations on our products and services. We also bring together staff of various professions to focus on customer feedback, conduct in-depth on-site research on key issues, and fully engage in networking and discussions to formulate targeted improvement plans that guide the development of project services. We strive to continuously improve customer experience through daily or thematic activities, combined with community-building and culture-fostering initiatives.

### ● Risk Control and Prevention 風控預控

通過推廣線上線下結合的節點檢查方式，對我司銷售階段重點宣傳承諾問題，開展前置風險排查，精準把控風險事項，挖掘客戶敏感點，進而推動風險整改，建立實體樣板聯合驗收標準，增加對產品風險與品質的保障，促進產品力提升。

Through the implementation of both online and offline phase inspections, we carry out pre-emptive risk assessments on key issues related to promotions and commitments during the sales process, enabling us to accurately control risks and identify customer pain points, thereby facilitating risk rectification. We also establish joint acceptance standards for physical samples, providing greater assurance for product risk and quality, enhancing product competitiveness.



● CUSTOMER ACTIVITIES  
客戶活動

通過一站式會員平台「遠洋會」等渠道，組織日常或專題活動，結合社群建設和社區文化營造等，持續提升客戶體驗感，為會員帶來智慧化、定制化的全新服務體驗，同時還提供專屬福利與權益。

Through the one-stop membership platform "Ocean Family" and other channels, and on the basis of community building and community culture creation, we hosted routine or themed activities to continuously improve customer experience, so as to bring members a new intelligent and tailored service experience, in addition to exclusive benefits and privileges.

● PROPERTY SERVICE QUALITY  
物業服務品質

聯動物業，對重點疑難項目，進行服務品質專項檢查，督促問題整改以及服務標準提升。

We coordinated with property service teams to conduct service quality inspections on key and difficult projects, and urged them to rectify the problems found and improve service standards.

● QUALITY ENHANCEMENT  
質量優化

以終為始，根據客戶報修、投訴事項，進行分析，回饋前端各專業，對產品和服務進行優化；同時注重產品缺陷案例的收集和整理，通過產品缺陷案例的共享，進一步預防重複問題的發生，提升產品質量。

We conducted analyses based on customers' repair requests and complaints and informed professionals at the frontline of the analysis results for them to improve products and services. Moreover, we put efforts in collecting and sorting out product defect cases, and shared the product defect cases to prevent the occurrence of repeated problems and improve product quality.

● TRAINING AND COMMUNICATION  
培訓交流

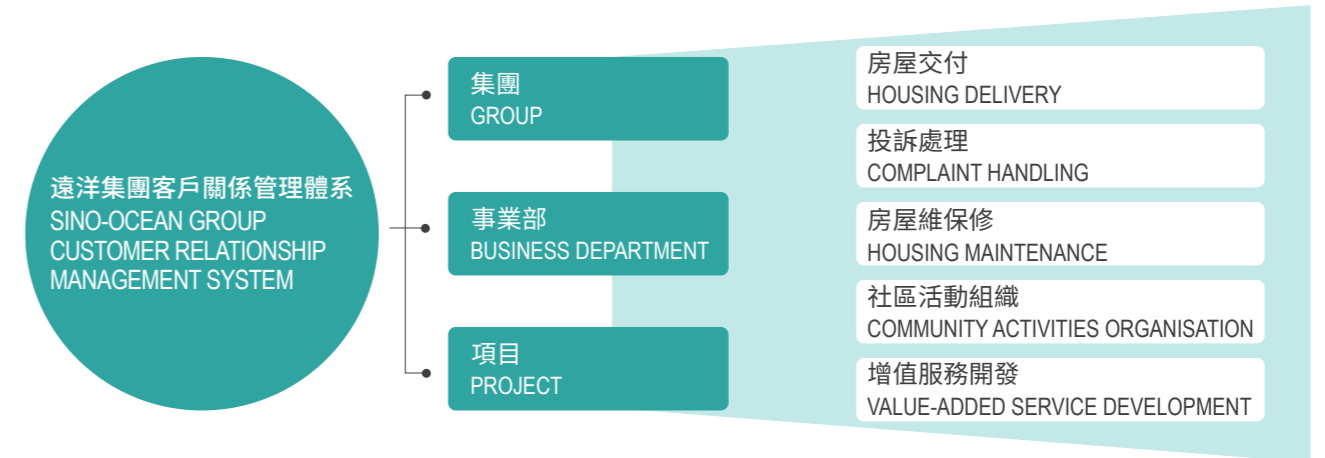
針對客服人員召開多次交流營及培訓課程，包括高管與一線開發客服人員面對面交流。

Several communication camps and training sessions were held for customer service personnel, including face-to-face communication between senior executives and front-line customer service personnel.

CUSTOMER RELATIONSHIP MANAGEMENT SYSTEM  
客戶關係管理體系

遠洋集團設置了集團、經營單位、項目三級的客戶關係管理體系。在房屋交付、投訴處理、房屋維修、社區活動組織、增值服務開發等各方面為業主提供優質高效的服務。

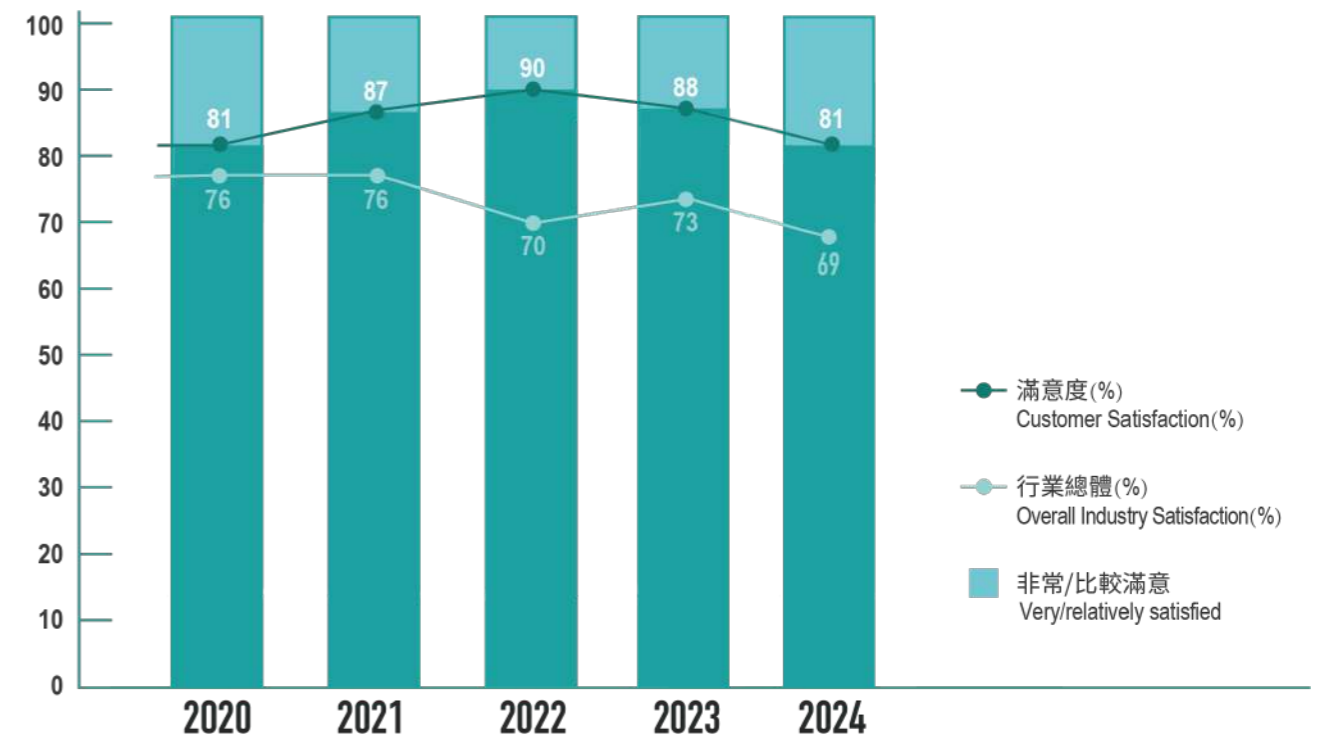
Sino-Ocean Group has established the Customer Relationship Management System at the Group, Business Department and Project levels. We provide property owners with quality and efficient services in areas including housing delivery, complaint handling, housing maintenance, community activities organisation and value-added service development.



CUSTOMER SATISFACTION  
客戶滿意度

遠洋集團客戶滿意度過去 6 年整體保持行業前列。2024 年度，全集團客戶滿意度 81 分，全集團客戶忠誠度 69 分，保持行業高位水平。

Sino-Ocean Group has maintained a leading position in overall customer satisfaction for the past 6 years. In 2024, the Group's customer satisfaction was 81 points. The Group's customer loyalty was 69 points, remaining at a high level in the industry.



- **SATISFACTION WITH DIFFERENT SECTORS 不同專業滿意度**  
2024 年多項業主滿意度處於行業高位，銷售服務、簽約後溝通和服務處於標桿水平。  
Owner satisfaction in 2024 was at a high level in the industry, with sales services, post-signing communication and service at benchmark levels.

- **SATISFACTION WITH DIFFERENT STAGES OF LIFE CYCLE 不同生命週期滿意度**  
2024 年準業主滿意度得分，持續達到行業 90 分位優秀水平。  
Customer satisfaction with the approaching period in 2024 continued to rank within the top 10% of the industry.

為系統化地提升客戶滿意度，我們在不同生命週期採取以下措施提升服務質量：

In order to systematically improve customer satisfaction, we took the following measures to improve service quality in different stages of the life cycle:

- **APPROACHING PERIOD 準業主**  
提升銷售階段滿意度，在簽約後引入客戶服務管理，通過家書、邀約節日活動等方式，與業主互動，避免因銷售人員更換或項目清盤導致服務中斷。

Improve satisfaction in the sales stage, introduce customer service management after signing the contract, interact with property owners through newsletters and inviting them to festive activities to avoid service interruption caused by sales personnel replacement and project liquidation.

- **RUNNING-IN PERIOD 磨合期**  
加強與設計、工程、營銷等專業協同，共同關注交付前產品質量，提前規避圖實不符、沙盤及展示區與實際不符、產品使用功能問題等風險發生。

Strengthen collaboration with design, construction, marketing and other specialties to jointly pay attention to product quality before delivery, and avoid in advance risks including inconsistency between drawings and realities and between sandbox and exhibition areas and realities, and problems in product use and functionality.

- **STABLE PERIOD 穩定期**  
加強維修保養及日常物業基礎服務質量管理，做好客戶關係維繫工作。

Strengthen maintenance and daily basic service quality management of property, and perform better in maintaining customer relations.

- **LONG-TERM RESIDENCE PERIOD 老業主**  
繼續跟進交付後品質評估，做好日常基礎服務管理提升以及客戶關係維繫。

Continue to follow up on post-delivery quality assessment, and perform better in improving daily basic service management and maintaining customer relations.

## CUSTOMER COMPLAINT MANAGEMENT 客戶投訴管理

集團一貫以客戶為中心，重視客戶感受。我們制定了《遠洋集團客戶投訴處理工作指引》制度，對客戶投訴分類、處理週期、責任對象進行約定，強調以客戶為中心，提升客戶服務意識，提高投訴處理的主動性、及時性、有效性，提升客戶滿意度。遠洋將 400 熱線（7\*24 服務）作為統一受理平台受理客戶投訴，派單至相應項目及責任人，實現了投訴管理的信息化。針對工單超時及未處理事宜，將按照升級處理機制升級到相關經營單位及集團層面，確保客戶投訴問題得到及時妥善處理。

The Group upholds a customer-oriented approach and attaches great importance to customer experience. We have formulated the “Guidelines of Sino-Ocean Group for Handling Customer Complaints” to stipulate the classification, handling cycle and responsible persons of customer complaints. We also lay emphasis on the customer-oriented approach, improve customer service awareness, and enhance the initiative, timeliness and effectiveness of complaint handling, so as to improve customer satisfaction. Sino-Ocean uses its 400 hotline (7\*24 services) as a unified platform to receive customer complaints and sends complaint tickets to relevant projects and responsible persons, thus incorporating information technology in complaint management. For tickets going overdue and unhandled, they will be escalated to the relevant business department or the Group according to the escalation handling mechanism to ensure that customer complaints are handled in a timely and proper manner.

同時，我們建立客戶投訴處理體系：

Meanwhile, we have established a customer complaint management system:

- **IN THE EARLY STAGE OF THE PROJECT 項目前期**  
主動評估和分析紅線內外風險因素，預先作出風險預警並執行風險檢查，確定各階段客戶滿意標準；交付前組織第三方風險檢查，提前發現風險進行整改，確保產品無瑕疵交付。

We will take the initiative to evaluate and conduct analysis on the risk factors inside and outside the red line, provide an early warning of the risk and carry out risk inspection in advance, and determine the customer satisfaction standard at each stage. We will conduct third-party risk inspection before delivery, identify risks in advance and make rectification to ensure a flawless delivery of products.

- **AFTER RECEIVING CUSTOMER COMPLAINTS 接到客戶投訴後**  
第一時間流轉責任人處理；並已啟用覆蓋全國的 400 呼叫中心系統作為統一平台受理客戶投訴，可承接遠洋集團所有業態客戶的投訴、諮詢等服務，坐席派單根據處理時限，採取層層升級手段，保障投訴問題的解決。

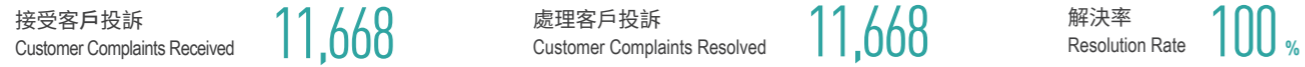
We will assign competent persons to deal with them in the first instance. Covering the whole country, the 400 call centre system used as a unified platform to receive customer complaints can undertake the complaints, consultation and other services of all types of customers of Sino-Ocean Group. The complaints will be assigned to customer service representatives according to the handling time limit, and the means of tiered escalation will be adopted to ensure the settlement of complaints.

- **AFTER THE COMPLAINT IS RESOLVED 投訴解決完畢後**  
進行 2 日內回訪，並對處理效果進行持續整改跟蹤；事後定期分析和解讀客戶滿意度數據、客戶投訴原因，對各專業服務質量提出要求。

We will pay a return visit within 2 days, and carry out continuous rectification and tracking on the handling effect. And after the regular analysis and interpretation of customer satisfaction data and customer complaint reasons, we will make requirements for the service quality of each specialty.

本年，客戶投訴處理新增超期預警升級機制，根據處理時長、管理級別自動升級，以確保對投訴處理的重視與時效性。2024 年，遠洋集團全年共接受客戶投訴 11,668 條，處理 11,668 條，有效投訴解決率 100%。

This year, an overdue early warning escalation mechanism was added to customer complaint handling, which automatically escalates complaints according to the processing time and management level to ensure the importance and timeliness of complaint handling. In 2024, Sino-Ocean Group received a total of 11,668 customer complaints, all of which have been successfully settled, representing a 100% resolution rate of effective complaints.



對於因產品或服務質量造成的客戶損失，我們設置了專門的賠償流程，根據不同的賠償金額設置審批許可權，積極高效的回應客戶訴求，補償客戶損失，並按相關工作指引執行，積極面對並高效處理客戶賠償事件。

A special mechanism has been introduced to compensate customers for losses caused by product or service quality. Different levels of authority for compensation approval have been granted based on the amount involved in individual claims to ensure that customers' requests are timely responded to and their losses are effectively addressed. Customer compensation claims were positively and efficiently handled in compliance with relevant guidelines.

## TENANT MANAGEMENT AND COMMUNICATION 租戶管理溝通

在項目運營過程中，為租戶提供安全、健康、舒適的環境是遠洋的義務與責任。遠洋致力於提高自身運營管理能力，提供卓越優質的租戶體驗，同時舉辦世界無煙日、「地球一小時」等綠色環保教育、租戶綠色運營活動，簽訂禁煙倡議書等。公司制定綠色租賃協議範本，將攜手租戶可持續發展，實現健康綠色租賃。此外，本年我們評選頒發「責任風尚獎——可持續先鋒租戶及可持續先鋒商戶」，鼓勵具表率作用的綠色租賃用戶，以帶領更多租戶邁向可持續。

In the process of project operation, it is the obligation and responsibility of Sino-Ocean to provide a safe, healthy and comfortable environment for tenants. Sino-Ocean is committed to improving its own operation and management capabilities while providing excellent tenant experience. At the same time, green environmental education including "World No Tobacco Day", "Earth Hour", and Green Operations of Tenants, and Signing of No Smoking Proposals have been held. The Company has developed a template of green lease agreement to promote sustainable development with tenants for achieving healthy and green leasing. In addition, this year, we selected and presented the "Responsible Role Model Awards - Sustainable Pioneer Tenants and Sustainable Pioneer Merchants" to encourage exemplary green lease tenants to lead more tenants towards sustainability.

## 負責任營銷 RESPONSIBLE MARKETING

遠洋集團十分重視對於客戶的承諾，踐行負責任營銷推廣，在嚴格遵守《中國人民共和國廣告法》等基礎上，制定並發佈《遠洋集團營銷案場銷售工作辦法》《遠洋集團全民營銷工作辦法》《遠洋集團渠道管理工作辦法》等一系列制度標準，規範遠洋集團營銷管理動作，提升案場銷售團隊風險管控能力，保障一線業務規範，提升公司效益，充分保障客戶利益，遵守公平競爭原則。

Sino-Ocean Group attaches great importance to its commitment to customers and it implements responsible marketing and promotion practices. In strict compliance with the "Advertising Law of the People's Republic of China", the Group has developed and issued a series of institutional standards, including the "Measures for Handling Sales on Marketing Sites of Sino-Ocean Group", the "Measures for Participative Marketing of Sino-Ocean Group", and the "Measures for Channel Management of Sino-Ocean Group". These standards aim to standardise marketing management at Sino-Ocean Group, enhance the capabilities of on-site sales teams in managing and controlling risks, ensure the standardisation of frontline business operations, improve corporate efficiency, and fully protect customer interests while upholding the principle of fair competition.

我們制定《遠洋集團銷售現場陽光宣言展示標準化指引》，要求銷售案場公示紅線內外不利因素、政府批准的項目信息、客戶服務監督熱線等標準化內容，規範《陽光宣言》展示內容及形式等，傳遞遠洋的誠信營銷理念，以避免在展示過程中因弱化不利因素、遺漏或未及時更新重要信息而未起到應有的風險提示效果。

We have formulated the "Guidelines for the Standard Display of Sunshine Declaration at the Sales Sites of Sino-Ocean Group", which requires each sales site to publicly display standard content such as adverse factors inside and outside the red line, government-approved project information and the customer service hotline, regulates the content and form of "Sunshine Declaration", and conveys Sino-Ocean's honest marketing philosophy, so as to avoid failing to achieve the proper risk warning effect due to playing-down of adverse factors, omission of or failure to timely update important information during the display process.

### 1. 前期預警：針對項目產品 / 服務宣傳與使用方面，前置制定預警方案，全面宣貫；

1. Early Warning: For the promotion and usage of project products/services, we develop early warning plans in advance for group-wide promotion and implementation;

### 2. 中期檢查：項目定期做自檢自查，事業部定期暗訪做飛行檢查，集團隨機抽檢；

2. Interim Inspection: Regular self-inspections and self-examinations are conducted on projects, which are subject to regular, unannounced visits and inspections by business departments, as well as random inspections by the Group;

### 3. 風險處理：如發現問題要求項目制定整改方案，事業部監督執行，避免不正當的廣告與宣傳。

3. Risk Management: If issues are identified in projects requiring rectification plans, these plans shall be supervised and implemented by business departments to avoid improper advertising and promotion.

為提高整體營銷操作的規範性，公司定期對營銷承諾等安排外部神秘客戶暗訪、內部飛行檢查等巡檢及考核，檢查頻次不低於每季度 1 次，所有檢查要點全年覆蓋至少 1 次。2024 年，我們對 9 個項目開展神秘訪客調研。

In order to improve the regulation of overall marketing activities, the Company regularly arranges external mystery guest inspections and internal unannounced inspections for marketing commitments. These inspections are carried out at least once a quarter, with all inspection items covered at least once a year. In 2024, we conducted mystery visitor surveys on nine projects.

為保護客戶權益，控制營銷風險，我們規範所有銷售人員的工作要求，100% 銷售人員參加培訓並通過考核後方可上崗。我們通過制定《遠洋集團營銷專業廉潔從業規範》，對職業操守類、信息保密類、費用招採類、工作紀律類管理規範和處罰措施予以明確要求，進一步促進營銷人員誠信從業、廉潔自律。2024 年，結合示範區四聯檢、案場物業服務檢查等方式，在重點檢查首開項目示範區品質的同時，對案場一線銷售人員的說辭中風險因素也同步考核，結合「數字化營銷百日大練兵」對數字化工具使用進行培訓，通過線上人臉風控系統、智能話機等數字化工具，採用周度、月底等檢查曬單等方式，極大限度規避了廉潔從業、不實承諾風險。

To protect the rights and interests of customers and to control marketing risks, we regulate the work requirements of all salespersons, and 100% of salespersons attend training and pass the assessment before they are allowed to work. By formulating the "Code of Conduct on Integrity for Sales Professionals of Sino-Ocean Group", we set out clear requirements of management and penalties for professional ethics, information confidentiality, expenditures, bidding & procurement, and disciplines, so as to further promote the integrity and self-discipline among salespersons. In 2024, we adopted methods such as four joint inspections at demonstration areas and on-site property service examinations, focusing on assessing the quality of newly launched projects at the demonstration areas. Meanwhile, risk factors put forward by frontline salespersons were incorporated into the assessment process. We also conducted a 100-day digital marketing training on the use of digital tools, employing online facial recognition risk control systems, smart phones and other digital tools. We implemented weekly and month-end check-up reports to minimize risks related to integrity and false commitment.

## 客戶隱私 CUSTOMER PRIVACY

集團一貫重視對客戶信息及消費者隱私的保護，我們將客戶信息視作商業機密，通過建立《遠洋集團商業秘密保護辦法》《遠洋集團員工行為規範管理辦法》等制度對相關工作進行管理；同時，明確客戶信息管理職責、對信息重要程度及信息類型進行分類、規範信息傳遞流程、完善客戶信息保密機制等系列動作保護客戶隱私，實現完善的客戶信息管理機制；對內部平台、企業微信、置業遠洋小程序等系統使用，均制定客戶數據保護規範。包括：

- 系統上對客戶信息的查詢許可權進行了嚴格設置，銷售員只能查詢到自己的客戶，項目銷售負責人也只能查詢本項目客戶，且僅能查詢，無法導出；
- 不允許將通過企業平台獲取的客戶信息用於任何未經客戶允許的用途，或向任何第三方顯示、展示；
- 針對所有權限人員的系統密碼定期更新功能，保證許可權人員的帳戶安全；
- 針對銷售代理公司，尤其對於不同公司之間互相交流客戶信息的情況，一經查實，嚴懲不怠。

The Group has always attached great importance to the protection of customer information and consumer privacy, treating customer information as commercial confidential data. In order to manage relevant matters, we have formulated institutional documents, such as the "Regulations of Sino-Ocean Group on Protection of Trade Secrets" and the "Management Measures of Sino-Ocean Group for Staff Code of Conduct". Meanwhile, we have taken a series of actions, including clarifying the responsibilities for customer information management, classifying the importance and types of information, standardizing the information transmission process, and improving the customer information confidentiality mechanism, aiming to protect customer privacy and establish a sound customer information management mechanism. We have developed specifications for customer data protection for internal platforms, enterprise WeChat accounts, our property listing mini-programme and other systems. Among others:

- We have implemented strict permissions on querying customer information in terms of systems; salespeople can only make queries on their own customers, while persons in charge of sales of projects can only make queries on customers of related projects, and query results cannot be exported;
- Customer information obtained through corporate platforms is not allowed to be used for any purpose unless with customer consent, or to be displayed to any third party;
- System passwords of all personnel with authority are regularly updated to ensure the security of their accounts;
- Sales agencies confirmed to have exchanged customer information between different agencies will be severely punished.

2024 年度，我們對於客戶信息及隱私保護的遵循情況良好，未發生過洩露客戶信息（導致的投訴或其他重大影響）事件。

In 2024, our protection of customer information and privacy was well complied with, and there were no incidents of customer information leakage (leading to complaints or other major impacts).

# SUSTAINABLE SUPPLY CHAIN

## 可持續供應鏈

遠洋集團堅持與所有合作夥伴攜手成長、共創共贏，在保障價值鏈產品和服務質量的基礎上，積極推動合作夥伴的可持續發展與社會責任履行。秉持以上理念，我們的供應商管理逐漸突顯出體系化、標準化建設方面的優勢。我們在《採購管理規範》和各項管理程式下進行規範化的誠信合作。集團制定公平公正的範本合同，要求各單位嚴格執行且誠信履行合同，同時匹配開展對員工以及供應商有關誠信經營、公平競爭政策、綠色採購的培訓，設置舉報渠道，維護雙方權益。

Sino-Ocean Group adheres to growing together with all business partners to create a win-win situation, and actively promotes sustainable development to our business partners and encourages them to undertake social responsibilities on the basis of ensuring the quality of products and services in the value chain. Upholding the above philosophy, we highlight the advantages of establishing systems and standards in our supplier management gradually. We enforce the "Code of Conduct for Procurement Management" and other management procedures to ensure effective regulation of and good faith in collaboration with partners. The Group has formulated fair and equitable contract templates, and all sub-centres are required to strictly enforce and perform contracts in good faith. Training sessions on business integrity, fair competition policies and green procurement are provided to employees and suppliers. Whistleblowing channels are set up to safeguard the rights of both parties.

## 供應商可持續發展管理 SUPPLIER SUSTAINABLE DEVELOPMENT MANAGEMENT

遠洋集團將可持續發展工作延伸拓展至供應鏈。為了更明確貫徹責任理念，帶動供應商共同踐行，我們有針對性地制定了要求供應商共同履行社會責任的《遠洋集團供應商行為守則》，以及《遠洋集團供應商入庫標準》；明確供應商考察團隊職責與團隊績效相關；在資信初審階段，系統自動核查供應商關聯性關係，以避免利益衝突；在此階段要求所有供應商必須簽署《廉潔自律承諾書》《供應商行為守則》並共同遵守。集團所有供應商均承諾遵守上述相關文件，供應商責任培訓比例達 100%。

Sino-Ocean Group has expanded its sustainable development efforts to the supply chain. To reinforce a sense of duty among suppliers, we have revised the "Code of Conduct for Suppliers of Sino-Ocean Group", which requires our suppliers to undertake their social responsibilities and amended the "Criteria for Entry into Suppliers List of Sino-Ocean Group". We have clarified the correlation between responsibilities and work performance of suppliers' review teams. During initial credit review, the system automatically checks supplier affiliation to avoid conflict of interest. And each supplier is required to sign and abide by the "Statement of Undertaking on Anti-Corruption and Self-Discipline" and the "Code of Conduct for Suppliers" at this stage. All of our suppliers have pledged to observe the above relevant documents. The coverage of training on supplier responsibilities reached 100%.

本年度，針對履約中不合格供應商，包括安全文明施工方面對環境產生惡劣影響、對勞工權益保障不合規的供應商進行約談整改，整改後仍不合格則出庫。2024 年度，審查的供應商數量達 3,034 家，因為社會責任不合規被中止合作的供應商數量 55 家，其中沒有因腐敗有關違規而終止的情況。作的供應商數量 55 家，其中沒有因腐敗有關違規而終止的情況。

In the current year, we conducted interviews and rectifications for suppliers with unqualified contract performance, including those with negative environmental impacts in terms of safe and disciplined construction and non-compliance with the protection of migrant workers' rights and interests. Following rectification, unqualified suppliers were removed from the list. Throughout 2024, 3,034 suppliers were reviewed, with 55 suppliers suspended from cooperation due to non-compliance with social responsibility standards. No terminations were made for corruption-related violations.

集團亦重視勞工合理權益，要求各項目對各類勞務分包和材料供應商進行系統梳理和排查，要穿透到班組及工人，高度協同，全力保障和嚴密監控合作方勞務工資、材料賬款等款項，規範勞工工資支付監管流程並督促供方嚴格執行。2024 年，遠洋開展勞工勞務管理專題培訓，加強施工總承包單位對勞務用工風險的正確認識，保障勞工權益。

The Group also attaches great importance to the reasonable rights and interests of migrant workers, and requires each project to systematically sort out and investigate various work subcontracting and material suppliers, penetrating from the team to workers with high level of coordination. We make every effort to protect and strictly monitor amounts including the staff wages and material accounts of our partners, regulate the supervision process of migrant workers' wage payment and urge suppliers to strictly implement the process. In 2024, Sino-Ocean organised specialised training on labour management of migrant workers to enhance the proper understanding of labour risks by construction contractors and to protect the rights and interests of migrant workers.

## 供應商責任倡導 ADVOCACY ON SUPPLIER RESPONSIBILITY

遠洋也將「微公益、共參與、可持續」的公益價值觀傳遞給所有的供應商夥伴，在「共益」倡導下，已經有越來越多的合作夥伴與遠洋攜手加入到了共同為世界創造多一份美好的遠洋大家庭。為激勵合作夥伴共同履責、踐行可持續發展，2024 年，我們評選並向 19 個優秀單位頒發「遠洋集團責任風尚獎 - 可持續先鋒供應商」，表彰在環境、社會和管治方面具有突出表現的供應商。

At the same time, Sino-Ocean has also passed on the charity values of "micro charity, joint participation and sustainability" to all suppliers. Under the advocacy of "common benefit", more and more partners have joined Sino-Ocean to create a better Sino-Ocean family for the world. In order to encourage partners to undertake responsibilities and put sustainable development into practice together, we selected 19 outstanding entities to be granted the "Sino-Ocean Group Responsibility Role Model Award - Sustainable Pioneer Supplier" in 2024, to commend suppliers with outstanding ESG performance.

與上下游產業鏈夥伴共同進步、推動行業的綠色可持續建設發展，是遠洋的不懈追求。2021 年 4 月，遠洋集團以遠洋之帆公益基金會為平台，與中國房地產業協會、國家住宅與居住環境工程技術研究中心聯合發起「建築·健康 2030」聯盟（以下簡稱「聯盟」）。近年來，為應對全球變暖趨勢，響應巴黎協定號召，聯盟攜手政府相關單位、行業協會、國際組織、價值鏈上下游供應商及合作夥伴，持續開展各類活動，共同關注和重視可持續發展，致力於為應對全球氣候變化積極行動，為實現「健康中國 2030」、建設綠色環保、健康社區付出不懈努力。

Sino-Ocean relentlessly seeks to progress alongside its upstream and downstream supply chain partners, and to drive the industry towards green and sustainable development. In April 2021, Sino-Ocean Group, using Sino-Ocean Charity Foundation as a platform, partnered with the China Real Estate Association and the National Housing and Residential Environment Engineering Technology Research Centre to launch the "Building Health 2030" Alliance (the "Alliance"). In recent years, in response to global warming trends and the call of the Paris Agreement, the Alliance has collaborated with relevant government agencies, industry association, international institutions, as well as upstream and downstream partners to continuously engage in various activities that align with the Paris Agreement, with a focus on and prioritising sustainability, and take actions to address global climate change, in a relentless effort to achieve the "Healthy China 2030" objective and build green, eco-friendly and healthy communities.

遠洋集團每年為供應商提供 ESG 培訓內容，頻率不低於每年一次，使其瞭解 ESG 的重要性和實施方法，從而提高整個供應鏈的 ESG 水平。本年，供應商社會責任培訓績效主要通過戰採交底會及 ESG 理念傳遞視頻進行，共計約 50 小時。內容主要涉及材料的第三方飛檢要求、戰採協議中關於不良履約及反貪腐的宣貫、可持續發展理念傳遞等。遠洋持續通過多種舉措，加強與供應商理念同頻，共同提升自身品牌價值和市場競爭力，推動供應鏈可持續發展。

Sino-Ocean Group provides ESG training to suppliers at least once a year to help them understand the importance and implementation methods of ESG practices, thereby improving ESG standards across the entire supply chain. This year, supplier social responsibility training was mainly delivered through strategic procurement briefings and ESG concept transmission videos, totalling approximately 50 hours. The content mainly involved the requirements for third-party unannounced inspections of materials, the publicity of non-compliance and anti-corruption measures in strategic procurement agreements, and the transmission of sustainable development concepts. Sino-Ocean continues to take various measures to strengthen philosophical alignment with suppliers, jointly enhance the value of self-owned brands and market competitiveness, and promote the sustainable development of the supply chain.



## 供應商監督與評估 SUPPLIER SUPERVISION AND EVALUATION

遠洋集團制定《遠洋集團供應商管理辦法》，內容涵蓋供應商分類、入庫考察、供應商評估等相關內容，《供應商總評估分計算及等級評定標準》詳細闡述了供應商評估分數計算邏輯。遠洋還一直關注供應商的環境和社會表現，識別供應鏈各環節的環境及社會風險，並執行監察和評估。遠洋在挑選供應商、分包商時考量其包括質量管理標準、環境管理等資格。按照供應商入庫考察底線要求，遠洋要求 100% 施工總承包單位必須提供「三認證」，即環境管理體系、質量管理體系、職業健康管理體系認證書。2024 年，遠洋集團 100% 施工總包單位取得環境管理體系、質量管理體系、職業健康管理體系認證書。

We have formulated the "Administrative Measures for Suppliers of Sino-Ocean Group", which covers supplier classification, supplier qualification examination, supplier evaluation, etc., and the "Calculation of Total Score and Rating Standards for Supplier Evaluation", which elaborates the score calculation logic of supplier evaluation. Sino-Ocean has also been concerned about the environmental and social performance of suppliers, identified the environmental and social risks from all respects of the supply chain and carried out supervision and evaluation. Sino-Ocean considers qualifications including quality management standards and environmental management standards when selecting suppliers and subcontractors. According to the minimum requirements of supplier qualification examination, Sino-Ocean requires that all construction contractors should provide the "three certifications", namely Environmental Management System Certification, Quality Management System Certification and Occupational Health Management System Certification. In 2024, all construction contractors of Sino-Ocean Group obtained Environmental Management System Certification, Quality Management System Certification and Occupational Health Management System Certification.

為保障供應鏈可持續發展，2020 年起，遠洋依據房地產行業特性搭建了供應商環境、社會和管治（ESG）評估體系，結合遠洋集團特色，從環境目標、環境表現、勞資關係、職業健康安全、社會責任、反貪反腐等 10 餘個維度，面向核心供應商開展 ESG 評估，並將此作為供應商選取的參考信息。我們亦對供應商進行了評估內容專題培訓，提供評估指導手冊，加強供應商對 ESG 事項的重視程度。該評估每年執行一次，截至 2024 年已評估四次，參與 ESG 評估的供應商數量進一步擴大。

To ensure sustainability across its supply chain, Sino-Ocean set up an ESG evaluation system for suppliers in 2020, and made sure that screening process for suppliers fully considers sector-specific risks and characteristics. Taking into account its distinctive characteristics, Sino-Ocean Group evaluates the ESG performance of its core suppliers across more than ten dimensions, including environmental targets, environmental performance, staff relations, occupational health and safety, social responsibility, and anti-corruption, which has been used as reference information for supplier selection. We also conduct specialised training for suppliers on evaluation criteria, providing guidelines and manuals to underscore the importance of ESG issues among suppliers. As of the end of 2024, this annual ESG evaluation had been completed four times, with a further increase in the number of participating suppliers.

我們還制定了流程化的管理機制與合作夥伴定期交流，按照《遠洋集團供應商管理辦法》要求，各事業部 / 區域供應商管理崗每季度上報供應商訪談交流計劃，並組織至供應商處進行訪談和交流，摸底供應商層面的履約回饋意見和評價；《遠洋集團供應商履約評估規範（營造類工程、貨物、服務類）》制度中明確規定每半年對戰略採購供應商進行評估，每兩個月收集合作情況回饋表，隨時瞭解合作夥伴情況。2024 年，戰略採購供應商評估比例為 100%。

We have also developed a process management mechanism for regular communication with partners. In accordance with the requirements of the "Administrative Measures for Suppliers of Sino-Ocean Group", each business department/regional supplier management office must report the supplier interview and exchange plan quarterly, and arrange interviews and exchanges with suppliers to find out the feedback and evaluation on contract performance at the supplier level. It is clearly stipulated in the "Specification of Sino-Ocean Group for Supplier Performance Assessment (Construction Engineering, Goods and Services)" that suppliers for strategic sourcing must be evaluated every six months, and that cooperation feedback forms must be collected every two months to learn about the situation of partners at any time. In 2024, the percentage of strategic suppliers evaluated was 100%.

## 負責任採購 RESPONSIBLE PROCUREMENT

集團遵循《採購管理規範》，從環境保護、支持當地經濟、降低成本等角度出發，鼓勵內部更多選用與項目距離較近供應商。由於項目遍佈全國，集團管控範圍內供應商遍佈全國，公司通過系統和規範標準對供應商進行分類管理，其中包括相應的考察評分。我們根據項目所在地優先選用本地供應商，並遵循「透明公正、合理低價、保密與回避」等原則，全部通過「海鷗 II 招標平台」線上採購運行。每個步驟、環節均可以查閱網路資料審核驗證，確保採購結果的公正公平。

Taking into account factors such as environmental protection, support to the local economy and cost reduction, the Group encourages internal departments to choose suppliers near projects in compliance with the "Code of Conduct for Procurement Management". As our projects are located throughout the country, the Group manages and controls suppliers throughout China. We classify and manage our suppliers based on systematic and standard criteria, including relevant scoring mechanisms. Giving priority to local suppliers depending on project location, we conduct procurement operations exclusively through the online "Seagull II Tender Platform", following principles of "transparency, fairness, competitive pricing, confidentiality and recusal". Every single step can be retrieved and verified via the internet to ensure impartiality of procurement results.

遠洋集團重視和珍惜自然資源，並認識到可持續採購、可持續消費的長遠影響力和重要性。因此，遠洋開展供應商綠色採購調研，制定並發佈《遠洋集團綠色採購政策》，力爭在採購環節優先採用綠色材料和健康材料，減少對環境和社會的不利影響。

Sino-Ocean Group values and cherishes natural resources and understands the long-term impact and importance of sustainable procurement and consumption. Therefore, Sino-Ocean has carried out surveys on suppliers' green procurement, formulated and released the "Sino-Ocean Group Policy on Green Procurement". It strives to give priority to green and healthy materials in the procurement process, so as to reduce the adverse impact on the environment and society.

遠洋集團建立健康材料庫，遵循健康建築品質要求，全方位、嚴苛甄選建築材料、部品部件和合作夥伴，保證原材料質量，從源頭把控產品品質。我們制定形成第三方材料送檢方案，對原材料定期檢驗，包括對室內外環境採用不低於國家標準的檢測標準進行送檢。同時，定期清理供應商庫內資源，針對履約中不合格供應商，包括安全文明施工方面對環境產生惡劣影響的供應商進行約談整改，整改後仍不合格則出庫。

Sino-Ocean Group has established a healthy material database, adhering to the requirements for healthy building quality, while comprehensively and rigorously selecting building materials, components and partners to ensure the quality of raw materials and control product quality from the source. We have formulated and formed a third-party material inspection scheme to conduct regular inspections of raw materials, using indoor and outdoor environment testing standards that meet or exceed national standards for inspection. Meanwhile, we regularly clear supplier resources, conduct interviews and rectifications for suppliers with unqualified contract performance, including those with negative environmental impacts in terms of safe and disciplined construction. Following rectification, unqualified suppliers were removed from the list.

遠洋從以下三個方面帶領供應商共同提升產品健康屬性：

SINO-OCEAN HAS LED SUPPLIERS IN IMPROVING THE HEALTHY PERFORMANCE OF THEIR PRODUCTS IN THE FOLLOWING THREE ASPECTS:

### ● ENHANCING ENVIRONMENTAL AWARENESS 環保意識提升

從產品生產管理到現場實施管控管理，促使企業人員提升對環保意識的重視與把控。

We enhance employees' awareness of the importance of environmental protection and sharpen their environment management skills throughout the project development process, from production management to on-site management and control.

### ● ENVIRONMENTAL PROTECTION PERFORMANCE CONTROL 環保性能管控

產品環保性能的管控不僅針對成品材料，針對產品原材料環保選擇，生產過程的設備環保管控以及生產標準的制定均確保嚴格管控。

The management of environmental protection performance of the product is not only for finished materials and raw materials, but also for the rigorous control of environmental protection equipment in the production process and the formulation of production standards.

### ● ENVIRONMENT-FRIENDLY CONSTRUCTION REQUIREMENTS 環保施工要求

制定更全面的產品施工工藝措施，推廣無膠化和少木化的關鍵管控工藝以及除塵降塵的環保施工措施。

We have developed a complete set of product construction process measures, and introduced key control processes and environmental protection policies to reduce the use of adhesives and wood materials and eliminate dust.

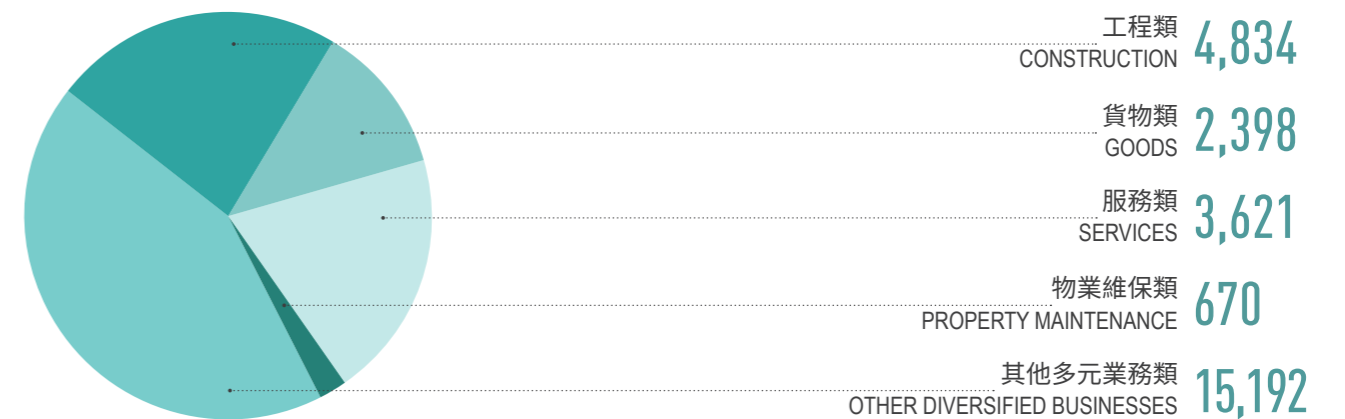
供應商總數目  
TOTAL NUMBER OF SUPPLIERS

26,715 個  
Units

新入庫供應商數目  
NUMBER OF NEW SUPPLIERS

3,034 個  
Units

### NUMBER OF SUPPLIERS BY CATEGORY (UNITS) 按類別劃分的供應商數目 (個)



### NUMBER OF SUPPLIERS BY REGION (UNITS)<sup>6</sup> 按地區劃分的供應商數目(個)<sup>6</sup>

| 北京區域<br>Beijing Region | 環渤海區域<br>Bohai Rim Region | 華東區域<br>Eastern Region | 華南區域<br>Southern Region | 華中區域<br>Central Region | 華西區域<br>Western Region | 遠星事業部<br>Yuanxing Department | 非開發業務<br>Non-development Business | 集團<br>營造管理中心<br>Construction Management Dep. of the group |
|------------------------|---------------------------|------------------------|-------------------------|------------------------|------------------------|------------------------------|-----------------------------------|---|
| 4,461                  | 3,687                     | 3,861                  | 3,235                   | 1,952                  | 1,647                  | 2,709                        | 4,313                             | 850   |

6. 按照供應商採購及管理的所在地區劃分

6. By region where suppliers are sourced and managed

# GUARDIAN OF GREEN INITIATIVES FOR ENVIRONMENTAL HEALTH

# ENVIRONMENT

## 環境健康 綠色守護者

生態環境的健康是遠洋所追求健康的根基，在踏實做好產品、提升服務、滿意用戶的同時，我們主動順應時代趨勢，更加注重人、建築與環境的共榮共生。綠色健康建築標準在遠洋一脈相承，作為一家對環境具有廣泛影響的企業，我們積極響應「2030 實現碳達峰、2060 實現碳中和」、中國共產黨二十大報告“推動綠色發展，促進人與自然和諧共生”的號召，以精益求精、精耕細作的工作標準，持續通過綠色的產品、運營、辦公、夥伴合作及環境信息披露的方式，成為健康、綠色、氣候友好型可持續城市和社區建設的倡導者和領跑者。

Ecological environment health is the foundation of Sino-Ocean's pursuit of health. While improving product and service quality and ensuring user satisfaction, we also respond to the demand of our times, paying more attention to the co-prosperity and co-existence of human, architecture and the environment. Green healthy building standards are carried forward at Sino-Ocean. As an enterprise with extensive environmental impact, we respond positively to the goal of "achieving carbon peak by 2030 and carbon neutrality by 2060", as well as to the call for "promoting green development and cultivating harmony between humans and nature" as stated in the Report to the 20th National Congress of the CPC, based on the working standards of pursuing excellence and intensive cultivation. And we constantly strive to become an advocate and pioneer in building healthy, green, climate-friendly and sustainable cities and communities, through green products, operation, office, partners and environmental information disclosure.

# CLIMATE CHANGE

## 應對氣候變化

為積極應對全球氣候變化問題，我們已制定了《遠洋集團應對氣候變化政策》，發佈《遠洋集團應對氣候變化宣言》。2024 年，遠洋集團持續推進碳中和中期目標，全面踐行「淨零」計劃。對內加強環保管理，提高資源利用效率，減少溫室氣體排放，通過採用先進的節能技術、優化生產流程、推廣清潔能源等方式，積極倡導環保行動，帶動行業乃至社會共同參與環保事業。

To actively address the issue of global climate change, we have developed the "Sino-Ocean Group Policy on Climate Change" and released the "Sino-Ocean Group Declaration on Climate Change". In 2024, Sino-Ocean Group continued to advance its mid-term goal of achieving carbon neutrality and fully implementing the "net-zero" plan. Internally, it strengthened environmental management, improved resource utilisation efficiency and reduced greenhouse gas emissions. By taking measures such as adopting advanced energy-saving technologies, optimizing production processes and promoting clean energy sources, it actively advocated eco-friendly efforts, encouraging industry and society members to participate in its environmental protection cause.

### 氣候相關財務信息披露 (TCFD) TASK FORCE ON CLIMATE-RELATED FINANCIAL DISCLOSURES (TCFD)

遠洋集團已於 2021 年正式申請成為 TCFD（氣候相關財務信息披露工作組）支持者<sup>7</sup>。作為首個加入 TCFD 支持者的中國內地房地產企業，我們遵循 TCFD 框架的建議，從管治、策略、風險管理、指標和目標四個方面進行披露。

In 2021, Sino-Ocean Group officially applied to become a supporter<sup>7</sup> of the TCFD (Task Force on Climate-Related Financial Disclosures). As the first real estate enterprise in the Mainland China to become a supporter of TCFD, we made disclosures on governance, strategy, risk management, indicators and targets based on the suggestions of the TCFD framework.

### GOVERNANCE 治理

遠洋集團董事局授權可持續發展管理委員會負責集團可持續發展戰略制定及每年審閱執行情況，全面監督應對氣候變化等 ESG 管理工作，負責包括《遠洋集團應對氣候變化政策》在內的 ESG 相關政策的制定，每年回溯碳排放、能源消耗等環境目標，定期審閱達成情況。可持續發展管理委員會每年開展不少於兩次溝通會議，就氣候變化風險在內的環境相關議題進行匯報及討論。

Under the Board of Sino-Ocean Group's authorisation, the Sustainable Development Management Committee is tasked with formulating the group sustainable development strategy, conducting annual reviews of its implementation, and providing comprehensive oversight of climate change response and other ESG management activities. The Committee is responsible for developing ESG-related policies, including the "Sino-Ocean Group Policy on Climate Change"; it conducts annual reviews of carbon emissions, energy consumption, among other environmental targets, and regularly assesses their progress. The Sustainable Development Management Committee convenes communication meetings no less than twice a year to report on and discuss environmental issues, including climate change risks.

可持續發展管理委員會由公司高級管理層組成，定期向董事局匯報重大氣候變化風險以及主要應對措施的落實情況，並協同分配不同職能、成本及資源，確保氣候變化相關工作得以有效開展。在可持續發展管理委員會的指導下，可持續發展工作組協同戰略、運營、風險、工程、設計等專業和各事業部，日常評估氣候風險和執行、推動氣候變化議題相關工作。

The Sustainable Development Management Committee comprises the senior management of the Company. It regularly reports to the Board the significant climate change risks and the implementation of major measures, and coordinates the allocation of different functions, costs and resources to ensure that climate change-related initiatives are carried out effectively. Under the guidance of the Sustainable Development Management Committee, the Sustainable Development Task Force coordinates with strategy, operation, risk, construction, design and other professional divisions and departments in daily evaluation of climate risks and the execution and promotion of initiatives relating to climate change issues.

為確保集團掌握氣候相關議題的最新趨勢和政策，我們定期提供熱點資訊、培訓課程，亦結合外部專家、顧問的專業意見，支援公司做出更高效、於環境和企業均有益的決策。

To ensure that the Group stays abreast of the latest trends and policies on climate-related issues, we regularly provide topical information, training programs, as well as expert advice from external specialists and consultants, to support the company in making more efficient decisions that are beneficial to both the environment and the business.

7. TCFD 支持者 (TCFD Supporters): <https://www.fsb-tcfid.org/supporters/> “2023 年 7 月 10 日，二十國集團 (G20) 金融穩定理事會 (FSB) 宣佈，2024 年起，將氣候相關財務信息披露工作組 (TCFD) 的對公司氣候相關信息披露進展情況的監督職責全部移交給 IFRS 基金會建立的國際可持續會計準則理事會 (ISSB)。”

7. TCFD Supporters (TCFD Supporters): <https://www.fsb-tcfid.org/supporters/> “On July 10, 2023, the Financial Stability Board (FSB) of the Group of Twenty (G20) announced that starting from 2024, the oversight responsibilities for monitoring the progress of the companies' climate-related disclosures by the Task Force on Climate-related Financial Disclosures (TCFD) will be fully transferred to the International Sustainability Standards Board (ISSB) established by the IFRS Foundation.”

### STRATEGY 戰略

| RISK TYPE<br>風險類型  | POTENTIAL FINANCIAL OR OPERATIONAL IMPACT<br>潛在的財務或運營影響  |
|--|--|
| <p><b>實體風險:</b> 遠洋集團認同並掌握實體風險的情況，認為暴雨、颱風等極端事件正在對我們的業務產生影響。例如極端降水將較大幅度地影響我們的運營和財務等情況。</p> <p><b>PHYSICAL RISK:</b> Sino-Ocean Group is aware of and controls physical risks and believes that rainstorms, typhoons and other extreme weather events are having effects on our business. For example, extreme precipitation will affect our operations and finances to a greater extent.</p> | <p>在建工程延期，建設成本提高；<br/>客流量和銷售受限；<br/>資產受損、維修成本和保險費用提升。</p> <p>Delay in construction in process and increase in construction costs;<br/>Restriction in customer flows and sales;<br/>Asset losses and increases in repairing costs and insurance expenses.</p> |
| <p><b>轉型風險:</b> 遠洋集團認同並掌握轉型風險的情況，例如綠色建築標準的政策、技術要求將愈加嚴格。</p> <p><b>TRANSITION RISK:</b> Sino-Ocean Group is aware of and controls transition risks, such as the increasingly tightening policies and technical requirements on the standards of green buildings.</p>  | <p>中至長期而言會增加研發投資資金和項目設計成本。</p> <p>Increase in the amount of R&amp;D investment and the cost in project design in the medium to long term.</p>  |

| OPPORTUNITIES<br>機遇   | POTENTIAL FINANCIAL OR OPERATIONAL IMPACT<br>潛在的財務或運營影響  |
|---|--|
| <p>綠色建築、客戶偏好轉變等因素同時為集團帶來發展機遇。我們會密切關注國內外、不同地區對綠色建築的要求和趨勢，以及深入研究和分析客戶需求，以建造更多綠色建築和健康建築，提高設計和建造標準，抵抗氣候影響，適應市場和政策，積極倡導、主動引領綠色健康建築理念實施。</p> <p>Green buildings, customer preference shifts and other factors have also brought development opportunities to the Group. We will pay close attention to domestic and overseas requirements on and trends of green buildings in different regions and carry out in-depth study and analysis on customers' demands to construct more green buildings and healthy buildings, enhance design and construction standards, resist the effects of climate, adapt to the market and policies, and proactively advocate and spearhead the implementation of the green and healthy building concept.</p> | <p>吸引負責任投資者關注，拓展融資渠道，降低融資成本；</p> <p>提升環境友好的設計、運營能力，從而發揮優勢形成企業競爭力；</p> <p>激活自身業務的創新力，助力企業的低碳轉型。</p> <p>Attracting the attention of responsible investors, expanding access to finance and reducing financing costs;</p> <p>Enhancing eco-friendly design and operational capabilities, so as to leverage our strengths to form corporate competitiveness; and</p> <p>Activating innovation in our business to help with the company's low carbon transformation</p> |

- GREEN FINANCE  
利用綠色金融**

遠洋集團已訂立綠色金融框架，並由第三方評級機構對框架提供認證、出具二方意見書，以綠色金融為工具應對氣候變化。截至 2024 年底，遠洋集團已發行金額累計 11.2 億美元的綠色債券，為綠色建築認證項目以及提高既有建築的適應氣候變化能力提供資金支撐。

Sino-Ocean Group has established a green finance framework and had the certification and a second-party opinion on the framework issued by a third-party rating agency, so as to address climate change with green finance as an instrument. As of the end of 2024, Sino-Ocean Group had issued green bonds amounted to a total of USD1.12 billion, providing funding support for the green building certification projects and the improvement of the adaptability of existing buildings to climate change.

## RISK MANAGEMENT 風險管理

遠洋集團已識別氣候風險和可能的機遇。我們已經將氣候風險納入集團風險管理的一部分，集團可持續發展管理委員會負責識別及評估集團重大氣候風險，集團安全委員會負責日常識別及應對氣候和極端天氣風險，並持續進行氣候風險評估。

Sino-Ocean Group has identified climate risks and possible opportunities. We have included climate risks as part of the risk management of the Group. The Group Sustainability Management Committee is responsible for identifying and assessing the Group's significant climate risks. The Group's Safety Committee is responsible for identifying and responding to climate and extreme weather risks on a daily basis, and assesses climate risks on an ongoing basis.

### ASSESSMENT PROCESS 評估流程

**篩選風險點**——在內部相關專業共同參與、外部專家的專業支持下，已完成與房地產行業有關氣候風險的初步篩選。該篩選範圍覆蓋產業鏈的全生命週期；

**Risk Screening** - With the engagement and support of relevant internal professional lines and external experts, the preliminary screening of climate risks related to the real estate industry has been completed. The scope of screening covers the entire life cycle of the industry chain;

**開展風險評估**——與相關部門和專業共同開展氣候變化工作坊，在工作坊期間介紹風險識別、風險評估等內容。我們採用定量評分法進行評估；

**Risk Assessment** - A climate change workshop is held with relevant departments and professional lines, jointly covering discussions on risk identification, risk assessment, etc. We use a quantitative scoring method for assessment;

**分析對業務影響**——專業以自身工作為出發點，分析各類風險或對公司業務所產生的影響；

**Analysis of Impacts on Business** - Each professional line conducts analysis on the potential impacts of various risks on the Company's business operations from its professional perspective;

**風險排序**——分析風險發生「可能性」及「影響程度」兩個維度的評分結果，並據此進行排序；

**Risk Ranking** - We conduct analysis on the scoring results for the "probability" and "degree of impact" of risk occurrence and rank the risks accordingly;

**提出措施，識別機遇**——針對評估出的重大氣候風險，提出可行性應對方案及措施，同時識別發展機遇。

**Proposing Measures and Identifying Opportunities** - For the major climate risks identified, we propose feasible solutions and measures and identify development opportunities.

### TOP 5 MAJOR CLIMATE RISKS OF SINO-OCEAN GROUP 遠洋集團重大氣候風險 TOP 5

**轉型風險** - 技術風險 - 綠色建築技術要求

**Transition risk** - Technology risk - Technical requirements for green buildings

**轉型風險** - 政策及法規風險 - 綠色建築目標及標準

**Transition risk** - Policy and legal risk - Targets and standards for green buildings

**實體風險** - 急性風險 - 極端降水

**Physical risk** - Acute risk - Extreme precipitation

**轉型風險** - 市場風險 - 原材料成本及供應

**Transition risk** - Market risk - Cost and supply of raw materials

**轉型風險** - 市場風險 - 客戶偏好的轉變

**Transition risk** - Market risk - Customer preference shifts

## INDICATORS AND TARGETS 指標和目標

●我們每半年一次監察本集團的能源資源使用量和碳排放表現，並按年度予以披露。  
We monitor the use of energy and resources and performance in carbon emissions of the Group semi-annually and disclose the data on a yearly basis.

●遠洋集團將於 2050 年實現涵蓋範圍 1、2、3 溫室氣體排放，即全價值鏈的「淨零排放」。  
Sino-Ocean Group aims to achieve "Net Zero" across its value chain by 2050, encompassing Scope 1, 2, and 3 greenhouse gas emissions.

●我們已制定明確的碳排放、能源使用、水資源、廢棄物使用，以及綠色建築中期目標。  
We have set clear targets for carbon emissions, energy consumption, consumption of water resource and waste as well as medium-term targets on green buildings.

### 碳排放 / 能源消耗 CARBON EMISSIONS/ENERGY CONSUMPTION

到 2025 年，住宅開發及不動產開發運營、其他業務範圍 1&2 碳排放強度（以噸二氧化碳當量 / 萬元營業額為單位）均降低 19%（以 2020 年為基準年）。

To reduce the Scope 1 & 2 carbon emission intensity (in tCO<sub>2</sub>e/RMB10,000 of revenue) by 19% by 2025 for residential development, property development & operation business, as well as other businesses (compared with the base year of 2020).

19% ↓

### 水資源 WATER

到 2025 年，耗水強度減少 10%（以 2019 年為基準年）。

To reduce water consumption intensity by 10% by 2025 (compared with the base year of 2019).

10% ↓

### 廢棄物 WASTE

到 2025 年，運往堆填區的無害廢棄物強度至少減少 7%；積極帶動租戶、業主、員工、供應商等相關方，提高垃圾分類率和綜合利用率（以 2019 年為基準年）。

To reduce the intensity of non-hazardous waste sent to landfill by at least 7% by 2025; and to motivate tenants, property owners, employees, suppliers and other related parties to improve the garbage sorting rate and comprehensive rate of use of waste; (compared with the base year of 2019).

7% ↓

### 綠色建築 GREEN BUILDING

2021 年開始，集團 100% 新建項目達到國家綠色建築標準，並鼓勵獲得更高等級認證（如：國家綠色建築二星級、三星級、美國 LEED 認證、WELL 認證）。

Starting from 2021, all new projects of the Group shall meet the National Green Building Standard and pursue higher level certifications (such as the National Two-star/Three-star Green Building Label, US LEED certification, and WELL certification).

100%

到 2025 年，自持項目 100% 達到高星級綠色建築標準。

By 2025, 100% of our self-held projects shall achieve high-star level of green building standards.

2024 年，集團 100% 新建項目達到國家綠色建築標準。我們持續跟進目標進展，並將於 2025 年度可持續發展報告中整體披露達成情況。

In 2024, all new projects of the Group met the National Green Building Standard. We continue to follow up on the progress of the target and will disclose the overall achievement in the 2025 Sustainable Development Report.

## 減緩及適應氣候變化 CLIMATE CHANGE MITIGATION AND ADAPTATION

遠洋集團在業務開展和運營中，有效管理和積極採取措施，減緩及適應氣候變化挑戰。主要包括：

Sino-Ocean Group carries out effective management and takes measures to mitigate and adapt to the challenges of climate change in business development and operations. The measures mainly include:

- 我們組織相關專業共同制定氣候風險應對措施和計劃，並將之傳達至經營單位和項目組織實施，定期跟蹤實施效果；  
We make arrangements for relevant professionals to jointly formulate climate risk response measures and plans, and communicate them to business units and project organisations for implementation, and regularly track the implementation results;
- 制定發佈《遠洋集團開發項目重大安全風險管控實施指引》，建立極端天氣及自然災害專項應急預案；及時發佈《關於做好強對流和高溫天氣應對防範工作的通知》等應對防範極端降水天氣、高溫天氣工作內容，做好極端天氣風險識別及預控，集中開展汛期安全隱患排查治理，有效防範和處置自然災害可能造成的安全事​​故及經濟損失，並定期開展培訓演練；  
Developing and issuing the "Guidelines of Sino-Ocean Group for the Major Safety Risk Management of Development Projects", establishing emergency plans for extreme weather and natural disasters; timely issuing the "Notice on Preparedness for Strong Convection and Scorching Weather" and other work details on preparedness for extreme precipitation and scorching weather; duly identifying and controlling extreme weather risks; conducting group-wide inspection and management of flood safety hazards; effectively preventing and dealing with safety incidents and economic losses that may be caused by natural disasters; and regularly carrying out training drills;
- 鼓勵所有地理位置適宜項目採用海綿城市理念收集雨水，鼓勵項目應用裝配式建築技術，減少現場澆灌等工序，應對極端降水風險；  
Encouraging all geographically suitable projects to adopt the sponge city concept to collect rainwater, and encouraging projects to apply the prefabricated construction technology, reduce cast-in-situation and other processes, and address extreme precipitation risks;
- 在新建項目設計中考慮氣候變化風險，針對不同地區的氣溫、空氣、雨水等因素進行特殊設計和調整，提高其適應氣候能力；  
Taking the risk of climate change into consideration in the design of new projects, and carrying out special designs and adjustments based on factors such as temperature, air and rainwater in different regions to improve their ability to adapt to climate;
- 制定《遠洋集團住宅產品開發標準工期實施辦法》，將極端天氣作為重要因素納入工程管理，並針對不同建築氣候區做出標準化工期規劃；  
We have formulated the "Regulations of Sino-Ocean Group on the Implementation of Standard Construction Periods for Residential Product Development", incorporating extreme weather as an important factor in project management and making plans for standard construction periods in different building climate zones;
- 對項目所在地區的降水量進行分析排序，並已經依據此進行架空層等空間的課題研究；  
Conducting analysis on the precipitation in the project areas, and conducting subject research on overhead floors and other spaces based thereon;
- 在行業內展開新興技術的交流溝通，收集核心供應商的綠色環境信息，作為未來供應商選擇的參考；  
Carrying out communication on emerging technologies in the industry, and collecting green environmental information from core suppliers, as a reference for future supplier selection;
- 集團通過開展氣候變化風險工作坊、內部環境科普資訊、環保宣傳活動等方式，提高管理層、員工、租戶、業主、供應商以及公眾對氣候變化問題的認知。  
Raising the awareness of the management, employees, tenants, property owners, suppliers and the public on climate change issues by conducting climate change risk workshops, internal dissemination of scientific information on the environment, and environmental protection publicity activities.

### 案例：關注氣候韌性，打造防澇抗旱、吞吐有度的健康「海綿城市」

#### CASE STUDY: CREATING A HEALTHY "SPONGE CITY" RESISTANT TO BOTH FLOODS AND DROUGHTS, WITH CONCERN FOR CLIMATE RESILIENCE

遠洋已經將「海綿城市」概念大範圍引入社區和園區，秉持生態優先、因地制宜原則，提升水生態功能，提升應對氣候變化能力，減少建築開發對環境的影響。

Sino-Ocean has introduced the concept of "sponge city" to a wide range of communities and parks, upholding the principle of giving priority to ecology and adapting to local conditions, so as to enhance water ecological functions, improve the ability to cope with climate change and reduce the impact of building development on the environment.

在住宅項目中，武漢遠洋東方境世界觀通過透水材料的鋪設，加快雨水的滲透與循環，有效地避免積水問題；分散設置下沉綠地與雨水花園，不僅起到升級景觀的作用，更滿足了蓄水與雨水消納等實際需求；東江灣悅境採用透水混凝土鋪設健身場地，提高雨水的利用率，為社區帶來更多的生態效益。

Among the residential projects, Oriental World View (Wuhan) uses permeable materials to speed up the infiltration and recycling of rainwater, effectively avoiding the problem of stagnant water. The scattering of sunken greenbelts and rain gardens not only serves to upgrade the landscape, but also satisfies the practical needs of water storage and rainwater dissipation. Sino-Ocean East Bay Upgrade (Fuzhou) uses permeable concrete to pave fitness areas, improving the utilisation of rainwater and bringing more ecological benefits to the community.

遠洋物流園區在建設的細節上也融入了更多對自然環境的考量，將低影響開發理念融入園區規劃設計，避

免園區成為「一塊密不透氣的水泥板」，因地制宜利用「滲、滯、蓄、淨、用、排」等多種技術措施，打造防澇抗旱、吞吐有度的「海綿」園區。以遠洋物流天津北辰產業園為例，園內共規劃 22,300m<sup>2</sup> 的「下凹式綠地」及 2,245m<sup>3</sup> 的「地下調蓄池」，幫助園區在汛期暴雨天氣產生嚴重積水的情況下能高效排水防汛，同時有效收集、淨化雨水。此項設施在雨季預計可吸納、淨化約 4,500m<sup>3</sup> 的雨水，在非雨季也可以通過植被根系毛細作用，將地下雨水提升至土壤層，供植被生長。

Sino-Ocean logistics parks also take into account the natural environment in the construction details. The concept of low-impact development is incorporated into the planning and design to avoid making "an impermeable concrete slab". And various technical measures such as "infiltration, detention, storage, purification, utilisation and discharge" are used in accordance with local conditions to create "sponge" parks resistant to both floods and droughts. Sino-Ocean Logistics Tianjin Beichen Industrial Park, for example, features 22,300m<sup>2</sup> of "sunken greenbelts" and 2,245m<sup>3</sup> of "underground detention tanks" in total, which effectively enhance water drainage and prevent flooding in case of heavy rainfall during the flood season. The facilities can efficiently collect and purify rainwater, with an expected capacity of approximately 4,500m<sup>3</sup> during the rainy season. In non-rainy seasons, they can also draw underground rainwater to the soil layer through the capillary action of vegetation roots, supporting plant growth.

### 案例：攜手行業巨頭 共推低碳排放鋼在中國加速使用

#### CASE STUDY: COLLABORATING WITH INDUSTRY LEADERS TO ACCELERATE THE ADOPTION OF LOW-CARBON STEEL IN CHINA

遠洋集團聯合中國主要房地產及鋼鐵企業，共同攜手加入由城市土地學會、世界鋼鐵協會和中國鋼鐵工業協會推出的聯合作聲明，同時鄭重承諾，自願努力推廣低碳排放鋼的使用，為行業的綠色可持續發展貢獻力量。

Sino-Ocean Group, in collaboration with China's leading real estate and steel companies, has issued a joint statement on cooperation, endorsed by the Urban Land Institute (ULI), the World Steel Association, and the China Iron and Steel Association (CISA). This initiative demonstrates a solemn commitment to voluntarily advancing the adoption of low-carbon steel and encouraging the industries to pursue green and sustainable development.

- 提升鋼鐵產品生命週期的碳排放數據披露和透明度  
- Enhance disclosure and transparency of carbon emissions data across the lifecycle of steel products

- 在可行的情況下，在房地產項目的採購過程中納入低碳排放鋼的採購選項

- Wherever feasible, make low-carbon steel available throughout the procurement processes of real estate projects

- 推動共同認可的適用於全球及本地市場的低碳排放鋼標準

- Promoting commonly recognized low carbon emission steel standards for global and local markets

- 加強合作以應對低碳排放鋼的成本和其他挑戰

- Promote mutually recognised standards for low-carbon steel, applicable to both global and local markets

- 與所有參與的公司和組織保持合作和建設性的對話

- Maintain collaborative and constructive dialogues with all participating companies and organisations

案例：作為 WWF 中國 2024 「地球一小時」 年度推廣合作夥伴

CASE STUDY: SERVING AS AN ANNUAL PROMOTION PARTNER FOR "EARTH HOUR" OF THE WORLD WILDLIFE FUND (WWF) IN CHINA IN 2024



2024 年，遠洋集團策劃組織十餘座寫字樓、商業購物中心參與 WWF 「地球 1 小時」主題活動，面向社會各界，倡導商戶、租戶等合作夥伴宣傳低碳環保意識，持續號召社會各界參與環保行動，踐行遠洋「2050 淨零排放」計劃，大力推動社會「淨零」，助力環境可持續發展。活動中，遠洋寫字樓及商場統一關閉一切不必要照明，共同為地球發聲，活動總觸達人數超過 1,300 萬人次，共節省用電約 10,970 千瓦時，相當於 1,025 個家庭一天的用電量。

In 2024, Sino-Ocean Group served as the planner and organiser for the participation of more than 10 office buildings and commercial shopping centres in the WWF's themed initiative "Earth Hour", in which it came face to face with all walks of life, encouraged merchants, tenants and other partners to raise awareness about carbon-reduction and eco-friendly practices, as part of its ongoing commitment to calling on members of our society to take part in environmental protection activities. In executing the Sino-Ocean "2050 Net Zero" Project, it vigorously promoted the concept of a "net-zero" society to promote environmental sustainability. Sino-Ocean had its office buildings and malls collectively turn off all unnecessary lighting, making a unified statement for protecting our planet. The initiative reached a total headcount of over 13 million and resulted in total electricity savings of approximately 10,970 kWh, equivalent to the daily electricity consumption of 1,025 households.

# GREEN HEALTHY CONSTRUCTION

## 綠色健康建造

### 綠色建築 GREEN BUILDINGS

為全力打造綠色產品，遠洋形成了自身的綠色建築標準，制定了《住宅綠色建築設計指引》《住宅綠色建築實操表》等內部標準和工具，並在實踐過程中不斷升級完善；遠洋所有項目嚴格按照節能 65% 標準建設、保證 30% 的綠地率、系統化地應用綠色環保建築技術、綠色建築與國際接軌，高端商業項目獲取美國能源與環境設計先鋒 LEED 認證等。

In order to create green products, Sino-Ocean has established its own green building standards by formulating internal standards and tools such as the "Green Building Design Guidelines for Residence" and the "Green Building Practice Form for Residence" and continuously upgrading and refining them through practical application. All projects of Sino-Ocean are constructed strictly in accordance with the standards of saving energy by 65%, ensuring 30% green space, systematically applying green and environment-friendly architectural technologies and green buildings and keeping pace with international standards. Its high-end commercial projects have been certified for LEED.

截至 2024 年底，遠洋集團已註冊 194 個綠色建築項目<sup>8</sup>，註冊總面積約 39,870,397 平方米；已完成綠色建築認證的項目共 126 個，認證總面積約 18,433,820 平方米。

As at the end of 2024, Sino-Ocean Group registered 194 green building projects<sup>8</sup>, with a total registered area of approximately 39,870,397 sq.m, and it completed green building certification for 126 projects, with a total certified area of approximately 18,433,820 sq.m.

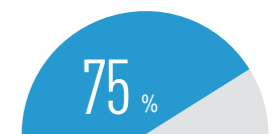
累計註冊綠色建築  
Cumulative registered green buildings

194 個 projects  
39,870,397 平方米 sq.m.

累計認證綠色建築  
Cumulative certified green buildings

126 個 projects  
18,433,820 平方米 sq.m.

綠色建築項目數量佔比  
Proportion of green building projects



2024 年，新增綠建註冊項目 3 個，面積約 351,146 平方米。

In 2024, Sino-Ocean Group had 3 newly registered green building projects, with an area of 351,146 sq.m.

### TARGETS OF GREEN/HEALTHY BUILDINGS

#### 綠色建築 / 健康建築目標：

- 2021 年開始，集團所有新建項目達到國家綠色建築標準。集團鼓勵獲得更高等級認證（如：國家綠色建築二星級、三星級、美國 LEED 認證、WELL 認證）。  
Starting from 2021, all new projects of the Group shall meet the National Green Building Standard, with the Group pursuing higher level certifications (such as the National two-star/three-star Green Building Label, US LEED certification, and WELL certification).
- 到 2025 年，自持項目 100% 達到高星級綠色建築標準。  
By 2025, 100% of the self-held projects shall achieve high-star level of green building standards.

8. 綠色建築類別包括中國綠色建築標準認證、地方級綠色建築標準認證、WELL 認證、LEED 認證、BOMA 認證。

8. The green building categories include the national green building standard certification, local green building standard certification, WELL certification, LEED certification and BOMA certification.

案例：深圳遠洋城獲綠建三星認可 助力深圳綠色健康發展

CASE STUDY: SHENZHEN OCEAN TOWN WAS AWARDED THE GREEN BUILDING THREE-STAR CERTIFICATION, CONTRIBUTING TO THE GREEN HEALTHY DEVELOPMENT OF SHENZHEN

深圳遠洋城項目倡導綠色、健康設計理念，整體綠化率達到 40%，並嚴格執行國家政策，住宅裝配率達到 52.4%，從而把項目對環境造成的負面影響降至最低。設計通過景觀綠廊，把古樹廣場、下沉廣場、和革命歷史紀念館串聯起來，打造生態人文活力帶，構建綠色有氧走廊，從而改變該片區微氣候。力爭在平湖創造一個現代、人文、綠色、生態的居住典範。

The Shenzhen Ocean Town Project advocates a green and healthy design concept, with an overall greening rate of 40% and a residential assembly rate of 52.4%, strictly adhering to national policies to minimize its negative environmental impact. In an effort to create an exemplary residence featuring modern, human-centric, green and ecological elements in Pinghu, the design incorporates a landscaped green corridor that connects the ancient tree square, sunken plaza, and revolutionary historical memorial hall to build an ecological and cultural vitality belt while forming a green aerobic corridor that alters the microclimate of that area.

項目一期城啓家園、城銘家園均達到綠建三星級，並於 2024 年通過了施工圖審查。

Under Phase I of the Project, both Chengqi Jiayuan and Chengming Jiayuan are certified three-star green buildings, with their construction drawing reviews approved in 2024.

健康舒適方面，室內空氣中的氨、甲醛、苯、總揮發性有機物、氬等污染物濃度低於現行國家標準《室內空氣質量標準》GB/T18883 規定限值的 10%；室內 PM2.5 年均濃度不高於

25 $\mu\text{g}/\text{m}^3$ ，且室內 PM10 年均濃度不高於 50 $\mu\text{g}/\text{m}^3$ 。建築室內和建築主出入口處禁止吸煙，並在醒目位置設置禁煙標誌。

In terms of health and comfort, the indoor air pollutant concentrations of ammonia, formaldehyde, benzene, total volatile organic compounds and radon must fall below 10% of the limits specified in the current national standard, "Indoor Air Quality Standard" GB/T18883. The annual average concentration of PM2.5 and PM10 in the indoor air shall not exceed 25  $\mu\text{g}/\text{m}^3$  and 50  $\mu\text{g}/\text{m}^3$ , respectively. Smoking is prohibited inside the buildings and at the main entrances and exits, with no-smoking signs prominently displayed.

智慧運行方面，設置分類、分級用能自動遠傳計量系統，且設置能源管理系統實現對建築能耗的監測、數據分析和管理的。

In terms of intelligent operation, an automatic remote measurement system for classification and grading has been set up, alongside an energy management system designed to monitor, conduct data analysis and manage building energy consumption.

資源節約方面，採取措施降低部分負荷、部分空間使用下的空調系統能耗，空調冷源的部分負荷性能系數 (IPLV)、綜合制冷性能系數 (SCOP) 均高於國家和地方標準的規定。

In terms of resource conservation, measures have been implemented to reduce the energy consumption of air conditioning systems during partial load and partial space usage, with the Integrated Part Load Value (IPLV) and the Seasonal Coefficient of Performance (SCOP) of the air conditioning cooling source both exceeding the requirements set by national and local standards.



案例：CBD Z6 地塊項目打造「淨零碳」商業辦公新樣板

CASE STUDY: CBD PLOT Z6 BUILDS A NEW MODEL OF "NET ZERO CARBON" COMMERCIAL OFFICES



北京商務中心區 (CBD) 核心區 Z6 地塊項目秉持「以人為本」、「低碳運營」兩大設計願景，以中國綠色建築三星級、LEED 金級、WELL 鉑金級、以及 TUV&BRE 淨零碳卓越級建築為目標進行設計，項目 2023 年啓動

德國萊茵 TUV 淨零碳建

築 (卓越級) 認證前期工作，並於 2024 年 3 月獲得該認證，成為中國第一個獲得該認證的超高層建築。

2024 年 5 月，「邁向淨零碳」可持續發展論壇暨遠洋 CBD 核心區 Z6 地塊淨零碳認證授牌儀式在北京舉行。

The plot Z6 project, located at the heart of Beijing's Central Business District (CBD), upholds the two major design visions of "people-oriented" and "low-carbon operation". It is designed with the aim of creating a new model of "net zero carbon" commercial offices in line with reputable standards, such as national three-star green building, LEED Gold, WELL Platinum and Net Zero Carbon Building (Class of Excellence) by TUV and the British Research Establishment (BRE). The project initiated its pre-certification work for the TUV Rheinland Net Zero Carbon Building (Class of Excellence) certification in 2023 and received the certification in March 2024, becoming the first super high-rise building in China to receive the certification. In May 2024, the "Transition to Net Zero Carbon" Sustainable Development Forum cum Net Zero Carbon Certification Award Presentation Ceremony for Sino-Ocean's CBD Plot Z6 were held in Beijing.

項目通過一系列健康低碳措施設計，預估年度總節能量約 **7,558,380 kWh**，實現節能率超 **20%**。  
Through a series of healthy and low-carbon measures, the project is expected to save approximately 7,558,380kWh of energy in total per annum, with an energy saving rate of over 20%.

- 採用高效冷源設備，辦公樓採用全空氣變風量 (VAV) 系統  
High efficiency cooling equipment with the full variable air volume (VAV) system in office buildings.
- 循環水泵、風機、空調機組採用變頻控制  
Variable frequency control is adopted for circulating water pumps, fans and air conditioning units.
- 充分利用天然冷源，冬季和過渡季節通過冷卻塔交換冷水為內區降溫減少開啟冷水機組的時間  
The project makes the best use of natural cooling sources, exchanging chilled water through cooling towers to cool the interior during the winter and transitional seasons, so as to reduce the time required to turn on the chiller plant.
- 設置太陽能光伏發電，發電量為 100,000kWh  
Solar photovoltaic power generation is installed, with a capacity of 100,000kWh.
- 取消溫度、沈降後滯帶，採用跳倉法進行施工，本項目共計減少碳排放量約 1685.877 噸。  
By removing the thermal and settlement post-pouring belts and by adopting the sequence construction method, the project is expected to reduce carbon emission by approximately 1,685.877 tons in total.

在水資源利用方面，本項目設置綠色雨水基礎設施，採用下凹綠地、透水鋪裝等海綿城市建設措施，提高雨水入滲、徑流污染控制、自然調蓄能力，實現地塊內年徑流總量控制率不低於 85%、下凹式綠地率不低於 60%、透水鋪裝面積不低於 70%、徑流污染削減率不低於 70% 的控制目標。

For the utilisation of water resources, the project is equipped with green rainwater infrastructure and adopts sponge city measures such as sunken greenbelts and permeable pavements to improve rainwater infiltration, runoff pollution control and natural regulation capacity, so as to achieve relevant control targets, including total annual runoff control of at least 85%, sunken greenbelt percentage of at least 60%, permeable pavement percentage of at least 70%, and runoff pollution reduction of at least 70%.

## 綠色施工 GREEN CONSTRUCTION

集團嚴格遵守《中華人民共和國安全生產法》《中華人民共和國環境保護法》《中華人民共和國建築法》《中華人民共和國環境影響評價法》《中華人民共和國自然保護區條例》等關於環境及綠色建築的法律法規及相關標準規範，2024 年度內，本集團未發生重大違反環境法律法規事件。我們始終依據項目當地政策要求，在項目開工前嚴格履行項目環境影響評價審批程序，認真組織開展新項目的可行性評估和環境影響評價登記，並在當地環保部門批覆後據此進行開發安排、在政府相關網站中進行公示，方便公眾監督。

The Group strictly abides by the applicable laws and regulations, standards and codes on the environment and green building, such as the "Law of the People's Republic of China on Work Safety", the "Environmental Protection Law of the People's Republic of China", the "Construction Law of the People's Republic of China", the "Law of the People's Republic of China on Environmental Impact Assessment", the "Regulations on Nature Reserves of the People's Republic of China", etc. In 2024, no major violations of environmental laws and regulations occurred in the Group. In compliance with the local policy requirements of the project, we have been strictly following the Environmental Impact Assessment (EIA) approval procedures of the project before the commencement of construction, seriously organising the feasibility assessment and registration of the environmental impact assessment of the new project, and making development arrangements accordingly after approval by the local environmental protection department and public announcement on the relevant government website to facilitate public supervision.

房地產建造與開發造成負面的環境影響，也可能侵犯附近居民享受清潔環境的基本權利。因此，建造過程中，我們評估廢水、廢氣、固廢、噪聲以及生態影響等主要環境因素，並積極採取措施，將影響降低至最小程度。若無法避免開發綠地，我們則在綠地上開發符合綠色建築標準的項目。為此，遠洋制定了 10 餘項內部制度標準，以保障產品全週期在排放物、資源消耗以及生態影響等各方面均控制在相關法律法規要求範圍內，並在此基礎上竭力達到更高標準。

Real estate construction and development might cause negative environmental impacts, and may also violate the fundamental rights of nearby residents to enjoy a clean environment. Therefore, during the construction process, we assess key environmental factors such as waste water, emissions, solid waste, noise and ecological impacts and take proactive measures to minimize their impacts. If development of green fields is unavoidable, we develop projects that meet green building standards on green fields. As such, Sino-Ocean has formulated a dozen internal policies and standards to ensure compliance with laws and regulations in terms of emissions, resource consumption and ecological impact throughout product development cycles. Wherever possible, we make every effort to further improve the standards of our operations and products.

為建立與開發環境間的和諧關係，維護現場施工環境秩序，依據《遠洋集團開發項目安全文明施工技術標準》等相關規定落地執行。集團通過 ISO 14001 環境管理體系認證的專業公司數量佔比約 100%<sup>9</sup>，同時集團對於項目監理單位、總承包單位和裝飾單位開展文明施工和環境管理，要求所有總包施工單位取得環境管理體系認證，貫徹供應鏈的環境管理。

To establish a harmonious relationship with the development environment and maintain order in the construction environment of the sites, we carry out construction in accordance with the requirements of relevant regulations such as the "Technical Standards of Sino-Ocean for Safe and Disciplined Construction in Development Projects". Around 100%<sup>9</sup> of the Group's professional companies are certified to the ISO 14001 Environmental Management System. At the same time, the Group also requires project supervision units, general contractors, and decoration units to carry out civilised construction and environmental management, and requires all general construction contractors to obtain the certification of environmental management system and implement supply chain environmental management.

9. 獲得環境管理體系認證的專業公司包括遠洋建設、遠洋生態、遠洋裝飾、遠洋機電。

9. Professional companies with the Environmental Management System Certification, include Sino-Ocean Construction, Sino-Ocean Ecology, Sino-Ocean Decoration and Sino-Ocean Mechatronics.

## WHILE STEADILY DEVELOPING THE GREEN CONSTRUCTION SYSTEM IN CONSTRUCTION PRACTICES, WE FOCUSED ON 在施工過程中，集團在穩步推進的綠色施工體系下注重

- 避免土地閒置  
Reducing Idle Land**

集團在多個項目落地實施全穿插施工，提高工效，避免土地閒置。  
The Group fully implemented interspersed construction in various projects to boost productivity and reduce idle land.
- 提高施工效率  
Improvement of  
Construction Efficiency**

推行遠洋特有的 SCS 2.0 新建造體系，加強智能爬架、裝配式、鋁合金模板、鋁框木模、爬模、乾法施工、BIM 等工藝工法的應用，減少施工工程過程的耗水、廢棄物、灰塵污染等。  
Sino-Ocean adopted its exclusive new SCS 2.0, enhancing the application of craftsmanship such as intelligent climbing frame, prefabricated construction, aluminium alloy formwork, aluminium frame, wood formwork, climbing formwork, dry construction, BIM, etc. in order to reduce water consumption, waste generation, and dust pollution during the construction process.
- 綠色健康工地  
施工管理理念推廣  
Promotion of Healthy  
Building Sites and  
Construction Management  
Concept**

嚴格落實省市揚塵管控制度及「六個百分百」，推行空氣顆粒物及排放物線上檢測系統、噴淋系統、即時監控系統、場地硬化覆蓋、樓棟封閉等措施有效的控制揚塵。  
Dust control rules at provincial and municipal levels and "one hundred percent in six aspects" were strictly implemented. We also adopted the online detection system for air particles and emissions, spray facilities, real-time monitoring systems, site hardening coverage, and building enclosures, for the sake of effective dust control.
- 智慧化工地  
Smart Site Management**

現場設置揚塵監控設備及噪聲監控設備，即時掌握現場噪聲及揚塵狀態，及時採取應對措施。  
Dust monitoring equipment and noise monitoring equipment were set up onsite to monitor the noise and dust status of the site in real time and take timely measures if necessary.
- 控制傳統污染  
Traditional Pollution Control**

設置全封閉垃圾站、主要車輛出入口設置清洗裝置、現場土方施工設置移動式霧炮，對裸露土方進行綠網覆蓋，控制揚塵污染。  
Fully-enclosed garbage station, cleaning device at the entrance and mobile fog cannon onsite earthwork construction site were set up, and the exposed earthwork was covered with a green net to control dust pollution.
- 創建綠色工地  
Creation of Green  
Construction Sites**

從施工場地到完工清場的各项環節，合理規劃，建立各項獎懲制度和檢查評比規則，推進綠色工地創建。  
We make appropriate plans for various aspects from the construction site to the cleaning after completion, and establish various reward and punishment systems and inspection and evaluation rules to promote the creation of green construction sites.

### 案例：遠洋裝配式建築助力低碳建造與住宅產業化發展

#### CASE STUDY: SINO-OCEAN PREFABRICATED BUILDINGS CONTRIBUTE TO LOW-CARBON CONSTRUCTION AND RESIDENTIAL INDUSTRIALISATION

遠洋集團積極推進裝配式建築的實踐，有效控制和降低建造過程中能源資源消耗，同時減少建築廢棄物排放和環境污染。近三年來，遠洋集團裝配式應用面積已超過 500 萬平方米，裝配式面積比例超過 65%。2023 年，遠洋憑借成熟的裝配式管理體系和專業技術標準，整合行業經驗，從工期和節奏、場地秩序、安全管理、主體施工安裝質量等 7 大維度、32 個管控要點，與第三方評估機構深圳瑞捷共同研發並發佈「PC 專項過程評估」體系，形成規模房企中首個對裝配式項目實施過程進行評估的標準體系。

Sino-Ocean Group actively promotes the practice of prefabricated buildings, which effectively controls and reduces the consumption of energy and resources in the construction process, while reducing construction waste emissions and environmental pollution. Over the past three years, Sino-Ocean Group has applied the prefabricated building technology in an area of more than 5 million sq.m. under its projects, with a proportion of over 65%. In 2023, Sino-Ocean leveraged its mature prefabricated construction management system and professional technical standards to integrate sectoral experience. It jointly developed and released the "PC-specific Process Assessment" system with the third-party engineering evaluation institution- Shenzhen Ridge, which covers 32 control points across 7 key dimensions, including construction period and pace, site order, safety management, as well as main structure construction and installation quality. Form the first standard system among large-scale real estate enterprises for evaluating the implementation process of prefabricated projects.

# ENERGY AND RESOURCE MANAGEMENT

## 能源資源管理

### 能源管理

#### ENERGY MANAGEMENT

我們已制定《遠洋集團能源政策》，承諾採取相應措施，攜手相關方，共同提升能源利用效率，降低能源消耗。遠洋在住宅開發、商業、寫字樓、物流地產、數據中心、養老公寓等多業態，以及行政辦公區域推行和實踐。我們採取如下措施：

We have formulated the "Sino-Ocean Group Energy Policy", undertaking to take appropriate measures and work with stakeholders to improve energy efficiency and reduce energy consumption. We promote and adopt this policy in the development of residential properties, commercial properties, office buildings, logistics real estate, internet data centres, senior care apartments, and other business types, as well as office areas. Measures taken included:

#### ENERGY-SAVING DESIGN AND CONSTRUCTION

##### 節能設計及施工

- **關注建築全生命週期能耗：**2022 年 4 月起，新建住宅項目已開展全生命週期能耗及碳排放計算並出具建築碳排放報告。新建商寫項目在設計階段進行能耗分析，出具能耗模擬報告。

**Focus on Entire Life Cycle of Buildings:** Starting in April 2022, we calculated energy consumption and carbon emissions for all new residential projects throughout their life cycles, together with reports on building carbon emissions. For new commercial and office projects, at the design phase, we carried out energy consumption analysis and issued energy consumption simulation reports.

- **推動新能源使用：**新建住宅項目安裝電動車充電樁或預留點位，為用戶盡多提供使用新能源的便利條件。以成都遠洋森海境為例，項目貫徹全週期綠色、低碳的建築設計理念，設置 20% 新能源充電車位以減少石化能源的消耗，預計每年減少 1,020.6 噸溫室氣體排放。

**Promotion of New Energy Use:** For newly built residential projects, we installed charging piles or reserved outlets for electric vehicles to provide users with as much convenience as possible to use new energy. For example, adhering to a green and low-carbon architectural design throughout its life cycle, Ocean Ecological Land in Chengdu had 20% of its parking spaces equipped with charging posts to help reduce fossil fuel consumption, contributing to an estimated reduction of 1,020.6 tonnes in greenhouse gas emissions.

- **建立節能減排標準化工地公示制度：**在施工現場的展示區設立節能減排公示牌，公佈節能減排主要責任人、工作目標及指標、主要措施。

**Establishment of energy conservation and emission reduction standardisation site publicity system:** In the construction site exhibition area, we set up energy conservation and emission reduction publicity board, announced the main responsible person, work objectives and indicators and main measures.

#### GREEN AND ENERGY-SAVING OPERATION

##### 綠色節能運營

- **能源監測管理：**搭建能源管控監測系統平台，做到分項計量的能源數據每月定期追蹤與查詢，為日後的節能工作打好基礎。

**Energy Monitoring and Management:** We set up the energy control and monitoring system platform, so that the energy data measured by items could be tracked and checked on a monthly basis, laying a good foundation for future energy conservation.

- **節能改造：**增加中央空調能源管理控制系統，對制冷季的空調系統和制熱季的鍋爐採暖系統進行集中控制，增加必要的控制器、感測器、閥門等；照明系統將原有螢光燈更換為 LED 智慧控制燈具；採暖循環泵加裝變頻設備等。

**Energy-saving Reconstruction:** We added a central air conditioning energy management control system to centrally control the air conditioning system in seasons requiring cooling and the boiler heating system in seasons requiring heating. And we added necessary controllers, sensors, valves, etc. For the lighting system, we replaced the original fluorescent lamp with LED intelligent control lamps. And we added variable frequency equipment and other equipment to the heating circulating pump.

- **節能管理：**根據營業和辦公時間調整制冷、空調、電梯、照明等系統開啟關閉時間，冬季、夏季根據天氣溫度調整制冷、空調系統開啟關閉時間和區域。

**Energy Conservation Management:** We adjusted the time for switching on and switching off the refrigeration, air conditioning, elevator, lighting and other systems according to business and office hours, and adjusted the time and area for switching on and switching off the refrigeration and air conditioning system according to the weather and temperature in winter and summer.

- **可再生能源使用：**安裝太陽能光伏發電、太陽能熱水系統。

**Renewable Energy Use:** We installed solar photovoltaic power generation, and solar hot water systems.

- **制定節能方案和績效考核措施：**遠洋數據制定「節能績效與激勵」標準，根據節能指標評價結果進行能效考核及獎懲；遠洋旗下養老公寓項目設立節能監督小組、制定節能方案，方案中明確各部門職責及處罰措施，例如：對首次未按節能措施落實人員進行口頭警告和記錄、對超過兩次未落實者處予不同等級的績效影響等。

**Formulating Energy-saving Plans and Performance Assessment Measures:** Sino-Ocean Data formulated the "Energy Saving Performance and Incentive" standards, and conducted energy performance assessment and delivered rewards and punishments based on the assessment results of energy efficiency indicators. For each of Sino-Ocean's pension apartment projects, we set up an energy-saving supervisory team and formulated an energy saving plan, clearly defining the responsibilities of each department and related penalties, such as verbal warnings and records for those failing to implement energy saving measures for the first time, and different levels of performance impact for those failing to do so for a second time and beyond.

- **碳排放核查、參與碳交易試點：**商業和寫字樓重點項目開展能源審計、年度碳排放核查工作，實現能源消耗追根溯源，為日後節能改善提供堅實基礎；重點排放單位連續 7 年參與碳交易市場試點。

**Carbon Emission Verification and Participation in Pilot Carbon Trading:** We carried out energy audits and annual carbon emission verification for key commercial and office building projects to trace the source of energy consumption and provide a solid foundation to improve the conservation in the future. Our key emission entities participated in pilot carbon trading markets for seven consecutive years.

- **能源管理體系：**搭建融入項目日常運營的能源管理體系，遠洋數據、頤堤港、遠洋光華國際項目等已通過 ISO 50001 能源管理體系認證。

**Energy Management System:** We have built an energy management system integrated into the daily operation of the project. Sino-Ocean Data, INDIGO, Ocean Office Park, etc. have passed the ISO 50001 Energy Management System certification.

- **綠色租約：**遠洋已於商業協議中（包括購房合同及租賃合同），設置相關環境保護條款，明確購房人及租房人相關行為應當符合節約資源、保護生態環境的要求，不得違反國家規定棄置固體廢物，排放大氣污染物、水污染物、土壤污染物、噪聲、光輻射、電磁輻射等有害物質等。積極倡導激勵住戶及資管經理踐行環境保護。

**Green Leases:** Sino-Ocean has incorporated relevant environmental protection clauses into commercial agreements (including house purchase contracts and lease contracts), specifying that the relevant actions of purchasers and lessees must comply with resource-saving and ecological protecting requirements, without violating national regulations on the disposal of solid wastes, and the discharge of air pollutants, water pollutants, soil pollutants, noise, optical radiation, electromagnetic radiation and other harmful substances. Sino-Ocean actively advocates and encourages residents and asset managers to embrace environmental protection practices.

## GREEN AND ENERGY-SAVING OFFICES 綠色節能辦公

### ●加強溫控 Strengthen Temperature Control

加強每日節能巡查，及時關閉會議室照明和空調，辦公區域夏天空調調節到 26 度。

We strengthened daily energy conservation inspection, turned off the light and air conditioner of conference room in time, and adjusted the air-conditioning in office area to 26 degrees in summer.

### ●「地球一小時」活動 "Earth Hour" Event

由行政部門牽頭組織，持續通過組織日常宣傳、節能減排知識競賽等方式，促進節能減排工作的開展；2024 年度，全國十餘座商場、辦公樓公區共同開展「地球一小時」活動，共節省用電約 10,970 千瓦時。

The Administrative Department spearheaded ongoing routine publicity activities, as well as energy-saving and emission-reduction quizzes to promote relevant practices. In 2024, the "Earth Hour" Event was held nationwide across more than 10 malls and public areas of office buildings, resulting in an electricity saving of approximately 10,970 kWh.

### ●節能倡導和培訓 Energy Conservation Advocacy and Training

高度重視環境保護、綠色健康理念，組織全員參加節能環保培訓，使環境理念根植員工心中。

We attached great importance to environmental protection, green and health concept; we conducted energy conservation and environmental training, so that the concept of environmental protection can be rooted in the hearts of employees.

### ●建立節能減排考核制度 Establishment of Energy Conservation and Emission Reduction Assessment System

定期組織人員對各節能減排項目進行考核，考核結果與績效掛鉤，以提高參與人員積極性。

We regularly made arrangements for personnel to assess each energy conservation and emission reduction project, and linked the results with performance to arouse the enthusiasm of the participants.

### ●綠色會議及差旅 Green Meetings and Travels

通過《遠洋集團差旅管理辦法》《遠洋集團境內出差服務標準》細化差旅制度，明確差旅政策，杜絕不必要的公務出行，增加視頻會議、電話會議設備，減少「會面」差旅；如必需出差，以綠色健康為前提，要求優先選擇火車，實現節能減排。

Through the introduction of "Management Measures of Sino-Ocean Group for Business Travels" and the "Service Standards of Sino-Ocean Group for Domestic Business Travels", business travel regulations were refined to eliminate unnecessary business trips, while devices were added for video conferences and telephone conferences, so as to reduce face-to-face meetings. Where business travels were necessary, travelling by train should be given priority, subject to the prerequisite of green and healthy means, so as to achieve energy saving and emission reduction.

### ●綠色食堂 Green Canteens

部分員工食堂使用可再生能源生物質，替代傳統燃氣。

Biomass, which is a renewable energy, is used in certain employee canteens to replace traditional fuel gas.

### ●鼓勵步行 Encouraging Walking

鼓勵垂直健身、使用樓梯，減少不必要的電梯運行；通過「遠洋益跑」公益項目，倡導員工步行及公交出行。

Taking the stairs is encouraged as a form of exercise to reduce unnecessary elevator usage. The "Ocean Marathon" charity programme has been launched to promote walking and the use of public transportation among employees.

## 水資源管理 WATER RESOURCE MANAGEMENT

集團十分重視水資源使用和管理，集團相關節水政策均參照各項目當地政府倡導的節水政策進行實施。我們在《遠洋集團環境保護政策》中明確，在項目投資、開發、設計、建造、運營等環節中，充分考慮水資源使用，並通過水資源重複利用，盡可能減少資源浪費和污水產生。集團通過多種手段倡導節約用水：

The Group attaches great importance to the use and management of water resources. Its relevant water saving policies are implemented with reference to the water saving policies advocated by local governments in regions where the projects are located. In the "Sino-Ocean Group Policy on Environmental Protection", we undertake to fully consider the use of water resources in project investment, development, design, construction, operation and other stages, and reduce the waste of resources and the production of sewage as much as possible through the reuse of water resources. The Group advocates water conservation through various means:

### ●設計階段 PROJECT DESIGN

應用「海綿城市」理念實施設計，目前遠洋集團實施「海綿城市」的項目共計 60 餘個；進行雨水回用和中水回用系統設計。

Implement the design with the concept of "Sponge City" (Sino-Ocean Group currently has over 60 projects implementing the concept of "Sponge City"); and carry out rainwater and reclaimed water reuse system design.

### ●施工現場 CONSTRUCTION SITES

於項目建設地，倡導節約用水，實施用水計量管理；在有條件的場地進行雨水回收使用，將收集雨水用於施工現場打掃使用；施工污水經過三級沉澱池處理後排放至市政管道，部分廢水循環利用於混凝土養護、場地降塵、精裝濕作業等。

Water conservation is advocated and water consumption measurement and management are implemented at the project construction site; rainwater is recycled at qualified sites by collecting rainwater for cleaning the construction site. Construction wastewater is discharged to the municipal pipeline after treatment in a three-stage sedimentation tank, and part of the wastewater is recycled for concrete maintenance, site dust reduction, finishing wet work, etc.

### ●運營管理 OPERATION MANAGEMENT

增加主用水設備巡查頻率，每月能耗分析用水異常水錶，並針對性檢查，每天抄總表用水量，分析是否有用水異常；因地制宜採取雨水收集，回用於保潔、綠化澆灌等工作；設置隔油池，廢水經合理分離處理後排放，並定期清理污水井減少水污染，具備條件的項目對污水處理後回收利用。

We increase the frequency of main water equipment inspection, conduct a monthly energy consumption analysis of abnormal water meters, and carry out targeted inspection, read the water consumption of the general water meter on a daily basis, and analyse the readings to see whether there is abnormal water use; according to local conditions, we collect rainwater and use the collected rainwater for cleaning, greening irrigation and other purposes. Grease traps are installed, and wastewater is discharged after reasonable separation and treatment. Sewage wells are cleaned regularly to reduce water pollution, and sewage is recycled after treatment in projects with proper conditions.

### ●辦公場地 WORKPLACE

於辦公場所相關位置張貼倡導「節約用水」字樣及相關海報，杜絕水資源浪費；更換節水用具。

The slogan "Save Water" and related posters are posted at relevant locations in the workplace to prevent water wastage; and relevant facilities are replaced with water saving devices.

## 廢棄物管理 WASTE MANAGEMENT

遠洋集團制定《遠洋集團環境保護政策》，承諾採取相應措施，攜手相關方，減輕或改善對環境造成的影響，包括生物多樣性、污染防治、水資源管理、減少廢棄物等環境保護意識提升。遠洋集團在項目建設和運營過程中，十分注重減少廢棄物對於環境增加的負擔，集團超過 50% 相關專業員工接受了廢棄物管理培訓，超過 50% 相關承包商接受了廢棄物管理培訓，遠洋具有管理權的在工地 100% 實施了廢棄物分類。我們採取以下措施：

Sino-Ocean Group has formulated the "Sino-Ocean Group Environmental Protection Policy", in which the Group undertakes to take corresponding measures and collaborate with stakeholders to mitigate or ameliorate environmental impacts, while raising awareness on environmental topics such as biodiversity, pollution prevention, water resources and waste reduction. During project construction and operation, Sino-Ocean Group attaches great importance to reducing the environmental burden of waste. More than 50% of the Group's workforce are educated on waste management techniques, and more than 50% of contractors are educated on waste management techniques. Waste separation is implemented at 100% of sites under Sino-ocean's management. We take the following measures:

### IN THE PROCESS OF CONSTRUCTION 在施工過程中

- 倡導施工材料儘量做到重複使用，由施工單位安排回收，金屬、木質廢棄物均由專業回收單位進行回收，混凝土破碎後運至其他項目臨時道路路基使用、部分金屬類可回收物用於臨時施工圍板的骨架加固等。

We advocate the reuse of construction materials as far as possible. The construction unit arranges the recovery of construction materials. Metal and wood wastes are recovered by professional recycling units. Concrete is broken and transported to other projects for temporary road subgrade use, while some metal recyclable materials are used for temporary construction hoarding skeleton reinforcement, among others.

- 選用裝配式建築、使用鋁框木模快拆體系、過梁構造柱一次成型、ALC 廠家排版加工、石膏薄抹灰等措施，兼顧品質提升和垃圾減排。

We adopt prefabricated buildings, aluminium frame and wood mould rapid demolition system, one-time moulding of beams and structures, processing by ALC, thin gypsum plastering and other measures to improve quality and reduce waste.

- 推廣鋁模，提高現場模板週轉利用率，降低損耗。

We promote aluminium formwork, improve the turnover utilisation rate of use of field formwork in order to reduce loss.

- 根據施工圖紙精確計算，編製材料計劃，從源頭減少生產損耗。

According to the construction drawings, we carry out accurate calculation and prepare material plan in order to reduce production loss from the source.

- 使用可循環建築材料，例如應用陶瓷仿石磚鋪裝社區景觀路面。陶瓷仿石磚採用可循環生產模式，將廢棄資源合理利用，減少對緊缺資源的開採和對自然環境的破壞。

We use recyclable building materials, such as using ceramic imitation stone bricks to pave the landscape roads in communities. Ceramic imitation stone bricks are manufactured in a recyclable manner using waste resources effectively to reduce the exploitation of scarce resources and the damage to the natural environment.

- 對於售樓處、品牌展廳、會客廳等空間儘可能保留原始設計，減少工程改造中拆除施工，減少建築垃圾產生量。

For the sales centre, brand exhibition hall, meeting room and other spaces, we keep the original design as far as possible to reduce demolition and construction in construction progress, and the amount of construction waste.

- 在符合國家現行有關標準的基礎上，制定並執行《健康裝飾實施指導手冊》，較國家標準進一步提升有害物質釋放限量指標。為防止化學品污染，在材料使用中，要求對板材類、塗料類、膠黏劑類、壁紙類等材料中有害物質進場檢驗，提供相關環保檢測報告，並在合同中體現材料的限量指標要求；材料進場時記錄材料環保等級、污染物數據（包括甲醛、TVOC 等）等並存檔，避免操作過程中污染物超標。對於施工現場的有害危險化學品廢棄物，單獨分類收集、封閉存放並設醒目標識，由具資質的單位進行專業無害化處理或返廠回收，減少排放及污染。

On the basis of compliance with the existing relevant national standards, the "Guidebook for the Implementation of Healthy Decoration" has been

developed and implemented to further enhance the emission limits of harmful substances. To prevent chemical pollution, on-site inspection is required on harmful substances in materials such as panels, coatings, adhesives and wallpapers. It is also required to provide relevant environmental testing reports and demonstrate the limit requirements for related materials in contracts. We record the environmental grades of materials and pollutant data (including formaldehyde, TVOC, etc.) for arriving materials and archive related information, so as to prevent excessive pollutants during operation. Hazardous and dangerous chemical wastes on construction sites are collected separately, stored in enclosures and clearly labelled, undergoing innocuous treatment or being returned to the plant for recycling by a qualified entity, thereby reducing discharge and pollution.

### IN PROJECT OPERATION AND OFFICE AREAS 在項目運營和辦公區域

- 加強垃圾分類管理，並設置統一回收有害廢棄物裝置，由專業公司進行回收利用或安全處置；同時引導租戶共同踐行垃圾分類。

We strengthen the classification management of garbage and set up a unified recycling device of hazardous waste, and we contract with professional companies for recycling or safe disposal of garbage. At the same time, we guide tenants to carry out garbage classification.

- 鼓勵自帶飲具，減少一次性紙杯、瓶裝水使用。

We encourage people to use their own permanent drinking utensils and reduce the use of disposable paper cups and bottled water.

- 提倡無紙化辦公、打印前事先檢查，避免產生廢紙；打印機默認設置雙面打印、複印，雙面重複利用，減少紙張浪費。

We advocate paperless office and checking before printing to avoid wasting paper. We also set double-sided printing and copying as the default, using both sides of the paper to reduce paper waste.

- 各地辦公室積極行動，回收廢棄的打印紙制作成「可持續發展再生本」；循環利用閒置傢俱、空調設備、廢舊地毯等佈置辦公空間。

Offices around the country have taken active actions to recycle printing paper to turn it into "sustainable notebooks". Used furniture, air-conditioning equipment, old rugs, etc. have all been reused to decorate office space.



陶瓷仿石磚路面 Pavement surface with ceramic imitation stone bricks

# ECOLOGICAL RESTORATION AND BIODIVERSITY

## 生態治理與生物多樣性

2024 年，遠洋集團積極響應自然相關財務披露工作組（TNFD）建議，作為首家加入 TNFD Forum 的國內房地產企業，將生物多樣性保護視作企業可持續發展的關鍵拼圖，力求在生態保護與企業成長之間找到平衡點，為行業樹立綠色發展新標桿。

In 2024, Sino-Ocean Group actively responded to the recommendations of the Taskforce on Nature-related Financial Disclosures (TNFD). As the first domestic real estate enterprise to join TNFD Forum, Sino-Ocean Group views biodiversity conservation as a key component to achieving corporate sustainability. Sino-Ocean Group strives to balance ecological protection with corporate growth, aiming to set a new benchmark for green development within the industry.

我們參照標普全球企業可持續發展評估、自然相關財務披露工作組（TNFD）等國際組織對生物多樣性風險的管理要求，針對公司自身運營及供應鏈上下游所在的生態敏感地區開展生物多樣性盡職調查。我們通過深入分析國內外關於生物多樣性保護的法律法規，識別出多項與公司相關的生物多樣性風險，包括：

With reference to the biodiversity risk management methodologies and frameworks set forth by international organisations such as S&P Global CSA and the TNFD, we complete a biodiversity risk assessment in ecologically sensitive areas where our operations, as well as the upstream and downstream of the supply chain, are situated. Through in-depth analysis of domestic and foreign laws and regulations on biodiversity protection, we have identified a number of biodiversity risks related to the company, including:

- 房地產開發導致自然棲息地的破壞和生物多樣性的喪失  
Destruction of natural habitats and loss of biodiversity resulting from real estate development activities
- 在建設和運營過程中大量的自然資源消耗導致資源枯竭  
Resource depletion due to extensive consumption of natural resources during the construction and operation processes
- 生態失衡等風險事件  
Risk events such as disruptions to ecological balance

並評估企業對自然資源的依賴程度和影響程度，判定其風險暴露程度，並將其融入跨學科的企業全面風險管理流程。同時，我們針對各生物多樣性風險議題制定相應的減緩與補救措施，並對潛在議題風險改善情況進行追蹤。

Additionally, we evaluate the enterprise's dependence and impact on natural resources to determine its risk exposure and integrated identified biodiversity risks into multi-disciplinary company-wide risk management processes. In the meantime, we have developed corresponding mitigation and remediation measures for each biodiversity risk issue and track the progress in mitigating risks associated with potential issues.

所有工程開工前，我們將進行詳細的生態環境評估，瞭解施工區域的生物多樣性情況和潛在的生態環境問題。同時，我們嚴格執行國家及地方文物保護法規，主動聯繫當地歷史、文化、宗教遺址及精神文物保護部門，瞭解施工區域文物分佈，全程監控施工過程，確保文物保護受控。

Prior to commencement, we will conduct detailed ecological and environmental assessments on all projects to understand the biodiversity and potential ecological concerns of the construction sites. At the same time, we strictly implement national and local laws and regulations on the protection of cultural relics, proactively engaging with local authorities responsible for historical, cultural, religious, and spiritual sites to understand the distribution of cultural relics within the construction areas. Throughout the process, we will monitor the construction progress to ensure proper protection of cultural relics.

在施工過程中，我們積極採取措施避免和減少對原有生態環境的破壞：

During the construction, we take active measures to avoid and reduce damage to the original ecological environment by:

- 盡量保留現有植被和動物棲息地，避免破壞敏感地區  
Preserving existing vegetation and animal habitats as much as possible to avoid damaging sensitive areas

- 合理規劃施工區域，避免干擾重要生境或遷徙路徑  
Reasonably planning construction areas to avoid interference with important habitats or migration paths
- 對施工現場周圍的生態環境進行臨時或永久性保護，例如建立臨時柵欄或保護區等  
Temporarily or permanently conserving the ecological environment around construction sites, such as establishing temporary fences or conservation areas
- 定期清理施工現場，防止垃圾和污染物對生態環境的影響  
Regularly cleaning up construction sites to prevent the impact of wastes and pollutants on the ecological environment
- 要求所有建築工地採取合理的環境保護措施減少水資源的使用和水污染的產生，盡量降低項目所在社區的水資源壓力  
Requiring all construction sites to take reasonable environmental protection measures to reduce the use of water resources and the generation of water pollution, in order to minimize the pressure on water resources in the community where the project is located.

遠洋持續完善《遠洋集團環境保護政策》，承諾避免在重要生態保護區域及附近開展與保護生態無關的經營活動，確保棲息地和生物多樣性保護的完整和有效，攜手供應商、利益相關方、合作夥伴共同實現生態保護。2024 年度，遠洋集團開展生物多樣性盡職調查，不存在位於生態敏感地區的項目，未對周邊生態環境造成影響和任何風險。

Sino-Ocean continues to improve the "Sino-Ocean Group Environmental Protection Policy". It undertakes to avoid carrying out operational activities unrelated to ecological protection in and around key ecological protection areas, thereby safeguarding the integrity and effectiveness of habitat and biodiversity protection. It collaborates with suppliers, stakeholders and partners to achieve ecological protection. In 2024, Sino-Ocean Group carried assessed own operational sites to identify sites with significant biodiversity impacts, confirming that no projects were located in ecologically sensitive areas and that there was no impact or risk to the surrounding ecological environment.

### SINO-OCEAN ECOLOGY

#### 遠洋生態

遠洋生態是遠洋集團旗下以風景園林規劃設計和工程建設、生態環境修復和綜合治理、生態城鎮開發建設等為主營業務的專業服務平台，致力於成為具備核心資源要素的生態環境建設運營商，為推動我國健康人居升級，促進生態環境可持續發展貢獻力量。

Sino-Ocean Ecology is a professional service platform of Sino-Ocean Group that is mainly engaged in landscape planning, design and engineering construction, restoration and comprehensive management of the ecological environment, and ecological town development and construction. It is committed to becoming an eco-environment construction operator with core resources, contributing to the upgrading of healthy living in China and promoting the sustainable development of the ecological environment.

遠洋以利用和整治棕色地塊為契機，致力於使「棕地變綠地」，推動城市及區域在經濟、社會、環境諸方面的協調和可持續發展。遠洋對甘肅慶陽火巷溝及周邊區域進行功能佈局、基礎設施、交通組織等總體規劃，積極推動生態環境治理創新發展。在生態環境脆弱的西北地區，以生態修復為始，以市民觀光度假目的地為終，推動綠色生態建設，打造一個連結城市與自然的黃土高原植物園。通過生態手段修復黃土高原地貌，以生態環境導向的開發模式（EOD 模式）引領特色產業運營，改善慶陽市生態環境。

Taking the opportunity of using and renovating brownfields, Sino-Ocean strives to turn "brownfields into greenfields", in an effort to promote the coordinated and sustainable development of cities and regions in economic, social and environmental aspects. Sino-Ocean carried out master planning for Huoxiang gully and surrounding areas in Qingyang, Gansu Province, in terms of functional layout, infrastructure and transport organisation, actively promoting the innovative development of ecological and environmental management. To promote green ecological construction in the ecologically fragile northwestern region, we started with ecological restoration and eventually presented a tourist and holiday destination for the public, aiming to create a botanical garden on the Loess Plateau linking the city and nature. The ecological environment of Qingyang was improved through the restoration of the Loess Plateau landscape by ecological means, together with the operation of special industries led by an ecologically oriented development (EOD) model.

### BIODIVERSITY AND NO DEFORESTATION

#### 生物多樣性和零毀林

遠洋集團充分認識森林保護對於維護生態平衡的重要性，嚴格遵守《中華人民共和國森林法》《中華人民共和國森林法實施條例》等法律、法規、規章和標準以及業務開展國家和地區的有關法律和法規的規定，以「零毀林」為目標，停止或減少在開發、運營等環節中的所有毀林行為，以促進森林保育。我們積極推動供應商及和合作夥伴遵循「零毀林」承諾，鼓勵其採取與本集團一致的森林保護措施，致力於打造「零毀林」供應鏈。

Sino-Ocean Group fully recognises the critical importance of forest conservation in preserving ecological balance. We strictly comply with the "Forest Law of the People's Republic of China", the "Regulations on the Implementation of the Forest Law of the People's Republic of China", other relevant laws, regulations, rules, standards, as well as the legal and regulatory requirements of the countries and regions in which we undertake business developments. With the goal of achieving "zero deforestation", we have taken measures to halt or reduce deforestation during developing, operational and other processes, all in support of forest conservation. We actively prompt our suppliers and partners to uphold the "zero deforestation" commitment, encouraging the adoption of forest protection practices aligned with our own, working together to establish a "zero deforestation" supply chain.

本公司購買的木作類材料（櫥櫃收納及戶內門）中有 86% 通過 FSC 認證。


86% of the timber-based materials purchased by the Company (including storage cabinets and interior doors) are certified by the Forest Stewardship Council (FSC).

遠洋集團致力於在項目投資、規劃和開發過程中注重生物多樣性，保護項目所在地的生態系統，如自然保護區、生態保護區等。

Sino-Ocean Group is committed to focusing on biodiversity in the process of project investment, planning and development, and protecting the ecosystem of the project site, such as nature reserves, ecological reserves, etc.

三亞大茅村背靠海南甘什嶺省級自然保護區，坐擁 1,200 畝的三農水庫，蜿蜒 12 公里的大茅河，具備水系、灘塗、平原、山地、雨林等多樣化的自然生態景觀。遠洋集團充分利用大茅村的自然生態資源，堅持不破壞生態環境，不興建大型裝置，專注自然教育和環境保育的推廣，倡導和宣傳生物多樣性保護，現重點保護動植物 40 餘種。在自然博物研學上，大茅遠洋生態村已構建農業科教、自然教育、STEAM 課程、親子拓展等主題鮮明的課程體系，近年來，大茅遠洋生態村獲批三亞市研學旅行基地，引進 RAC Studio 設計課堂、三亞學院藝術學院等院校資源，開展寒暑期藝術裝置搭建實踐課。同時，創建海南省農民田間學校，開展鄉村治理、產業融合、高素質農民培訓等課程。

Sanya Damao Village is situated in Ganshiling Nature Reserve, and embraces an 1,200 mu Sannong Reservoir and a 12-km Damao River. It boasts of a variety of natural ecological landscapes such as water systems, tidelands, plains, mountains and rain forests. Sino-Ocean Group makes full use of the natural ecological resources of Damao Village, in line of the principle of never destroying the ecological environment and never building large installations. It focuses on the promotion of nature education and environmental conservation, and advocates and promotes biodiversity conservation, with over 40 species of animals and plants under existing special protection. In terms of natural science research, Sino-nature Garden has established a curriculum system with clear themes such as agricultural science education, nature education, STEAM courses and parent-child development. Sino-nature Garden has been approved as a research and study travel base in Sanya for recent years, which involved offering practical courses on the construction of artistic apparatuses during winter and summer breaks through the introduction of academic resources, such as the RAC Studio design classroom and Sanya University School of Art. Concurrently, the project also plans to establish the Hainan Provincial Farmers Field School, which will offer courses on rural governance, industry integration and quality training for farmers.

 **重點保護動植物**  
Key protected animals and plants

**40+** 種  
Species

**KEY PROTECTED ENDANGERED ANIMALS**  
重點保護類瀕危動物

海南山鷓鴣（《中國瀕危動物紅皮書》瀕危等級；《世界自然保護聯盟瀕危物種紅色名錄》（IUCN）易危（VU）；中國《國家重點保護野生動物名錄》一級）、黃嘴白鷺（《中國瀕危動物紅皮書》瀕危等級，國家一級保護動物）等 10 種。

10 species including Hainan Mountain Partridge (at the endangered level in China's Red Book of Endangered Animals; Vulnerable (VU) in the IUCN Red List of Threatened Species; Level 1 under China's List of National Key Protected Wild Animals), Egretta eulophotes (at the endangered level in China's Red Book of Endangered Animals; national first-class protected animal), etc.

**KEY PROTECTED PLANTS**  
重點保護類植物

鋪地蜈蚣、石上柏、薄葉卷柏、海南複葉爾蕨、海南豬毛蕨等 30 餘種。  
More than 30 species including Lycopodium cernuum, Selaginella doederleinii Hieron, Selaginella delicatula, Arachniodes hainanensis, Lucid Phymatodes, etc.



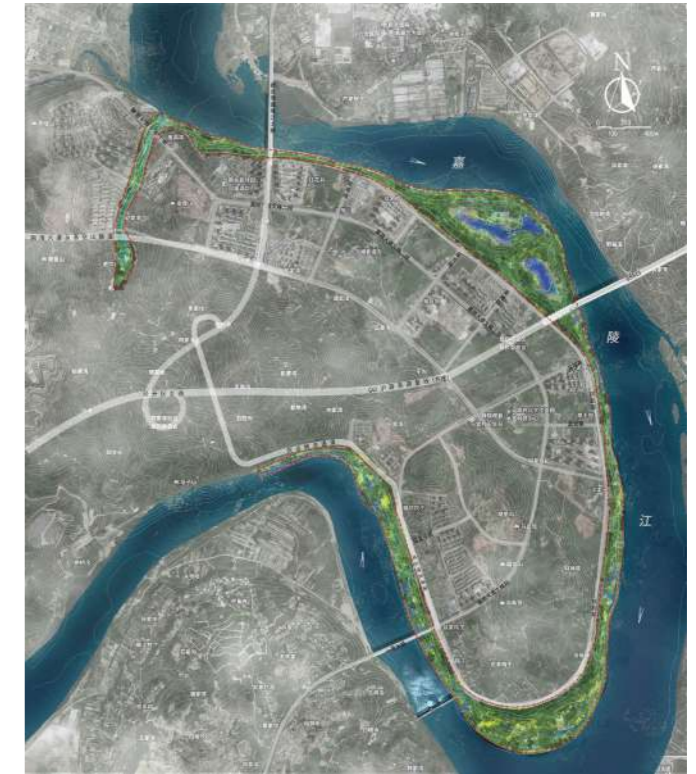
大茅遠洋生態村 Sino-nature Garden

**案例：長江流域嘉陵江水生態環境保護和綜合治理工程項目**

**CASE STUDY: Ecological Protection and Comprehensive Treatment Project of the Jialing River System in the Yangtze River Basin**

為落實黨中央、國務院決策部署，統籌水資源、水環境水生態，立足新的發展階段，以習近平生態文明思想為指導，深入貫徹落實黨的二十大和三中全會精神，緊跟十四五規劃《綱要》中加強大江大河和重要湖泊濕地的生態保護治理要求，切實改善水環境質量；2024 年，遠洋生態完成《長江流域嘉陵江水生態環境保護和綜合治理工程項目》可研報告，項目協同推進降碳、減污、擴綠、增長，以提升嘉陵江及其支流生態環境質量為目標，堅持問題導向，聚焦重點難點，因地制宜，分類施策，統籌水資源、水環境、水生態治理，加強綜合治理、系統治理、源頭治理、自然恢復和人工修復相結合。

With a view to implementing the decisions and plans of the CPC Central Committee and the State Council, and in the context of coordinating water resource, water environment and water ecology while establishing a new stage of development, we are fully committed to being guided by Xi Jinping's thought on ecological civilisation. By thoroughly implementing the spirit of the 20th CPC National Congress and the 3rd plenary session of the Central Committee, and in strict compliance with the requirements of the 14th Five-Year Plan, we will strengthen the ecological protection and governance of major rivers, lakes and wetlands to significantly improve the quality of the water environment. In 2024, Sino-Ocean Ecology completed the feasibility study report for the Ecological Protection and Comprehensive Treatment Project of the Jialing River System in the Yangtze River Basin. Through a holistic approach by integrating carbon reduction, pollution reduction, greening and growth efforts, the project aims to improve the ecological and environmental quality of the Jialing River and its tributaries. By adhering to a problem-oriented methodology and prioritising key and challenging issues, the project takes a tailored approach that emphasises the coordinated management of water resources, water environment, and water ecology, all the while combining comprehensive, systematic, source-based management with natural and artificial restoration efforts.



主要基礎設施建設：生態護岸、人工濕地、生態隔離帶、生態步道等內容，科學制定重要流域構建上下游貫通一體的生態環境治理典範，促進嘉陵江及其支流生態系統穩定性、可持續性，促進人與自然和諧共生。

Major infrastructure initiatives: ecological shore protection, artificial wetlands, ecological isolation belts and ecological trails; scientifically creating an integrated ecological environment governance system that connects the upstream and downstream sections of important river basins, so as to promote the ecological stability and sustainability of the Jialing River and its tributaries, fostering a harmonious coexistence between humanity and nature.

遠洋生態一直致力於構建人與自然和諧共生的生態環境，多年來積極投身於景觀營造、生態環境修復及生態城鎮綜合開發業務，此次能夠參與到重點流域綜合治理項目，成功積累了相關經驗，進一步提升了自身水平和意識，為後續更深層次地投入生態環境保護和綜合治理領域奠定了基礎，為實現集團的可持續發展目標貢獻自己的力量。

Sino-Ocean Ecology has long been committed to creating an ecological environment where humanity and nature coexist in harmony. Over the years, it has been actively engaged in landscape creation, ecological restoration and the comprehensive development of ecological towns. By participating in key watershed comprehensive management projects, it has successfully accumulated relevant experience and further enhanced its own competency and awareness, laying the foundation for further investment in ecological protection and comprehensive management, while also contributing to the Group's sustainable development objective.

可研內容包括：開展嘉陵江嘉陵區段右岸文峰片區水環境綜合治理，統籌水資源、水環境、水生態、水安全、水文化系統治理，流域上下游、左右岸協同聯動。

The feasibility study encompasses: carrying out comprehensive management of the water environment in the Wenfeng area, located on the right bank of the Jialing River's Jialing section; coordinating the systematic management of water resource, water environment, water ecology, water safety and water culture; fostering coordination between the upstream and downstream sections of the river basin, as well as between the left and right banks.

# ENVIRONMENTAL PERFORMANCE


## 環境績效


關鍵環境績效的統計和披露是我們持續履行環境責任和不斷提升綠色表現的基礎，集團基於對實際情況的調研分析，分別從項目建設運營和公司行政辦公兩個維度，根據各自對環境的實質性影響，針對關鍵績效資料進行收集統計。我們針對所有數據進行內部分析沉澱，並對其中重大且可靠的數據進行公開披露。

The calculation and disclosure of environmental KPIs are the basis of our ongoing efforts to undertake our environmental responsibilities and improve our environmental performance. Based on the survey and analysis of the actual situations, the Group collects and calculates key performance data based on the impacts of project construction and operation and corporate administrative offices on the environment. We conduct internal analysis of all data, and publicly disclose significant and reliable data.

### ● ENVIRONMENTAL PERFORMANCE HIGHLIGHTS OF SINO-OCEAN GROUP IN 2024 2024 年遠洋集團環境表現亮點績效



 綠色電力使用  
Green electricity usage

 廢棄物總量  
Total energy consumption

41% ↑

58% ↓



● ENVIRONMENTAL DATA OF SINO-OCEAN GROUP IN 2024<sup>8</sup>  
2024 年遠洋集團環境數據<sup>8</sup>

| 溫室氣體排放 <sup>9</sup><br>GREENHOUSE GAS EMISSIONS <sup>9</sup>  | 2022       | 2023      | 2024      |
|---|------------|-----------|-----------|
| 範圍一 SCOPE 1<br>(噸二氧化碳排放當量) (TCO2e)  | 7,144.32   | 12,253.81 | 18,802.34 |
| 範圍二 SCOPE 2<br>(噸二氧化碳排放當量) (TCO2e)  | 133,631.82 | 70,846.77 | 66,649.50 |
| 範圍三 SCOPE 3<br>(噸二氧化碳排放當量) (TCO2e)  | 5,539.35   | 2,404.82  | 2,268.29  |
| 溫室氣體排放總量<br>TOTAL GREENHOUSE GAS EMISSIONS<br>(噸二氧化碳排放當量) (TCO2e)   | 146,315.49 | 85,505.40 | 87,720.13 |
| 溫室氣體排放強度<br>GREENHOUSE GAS EMISSION INTENSITY<br>(噸二氧化碳排放當量 / 人民幣萬元營業額)<br>(TCO2e/RMB Ten Thousand Revenue) | 0.032      | 0.018     | 0.037     |

8. 計算標準：本年度，我們根據《溫室氣體核算體系》、香港聯交所 2022 年 3 月 25 日刊載的《環境關鍵績效指標匯報指引》《企業溫室氣體排放核算方法與報告指南 發電設施（2022 年修訂版）》《IPCC 第六次評估報告》以及《中國 24 個行業溫室氣體排放核算方法與報告指南》中建議的計算系數與公式進行計算。  
計算範圍：本報告中環境績效指標的匯報範圍採用財務控制權法。包括遠洋集團在中國大陸地區的建設、運營項目。  
一致性說明：本年，外購電力所產生的碳排放量排放因子發生變化，根據中華人民共和國生態環境局《關於發佈 2022 年電力二氧化碳排放因子的公告》，選取全國電力平均二氧化碳電網排放因子 0.5366 tCO<sub>2</sub>/MWh。
8. Basis of calculation: This year, we calculated the data based on the coefficients and formulas proposed in the "GHG Protocol", the "Report Guidelines for Environmental Key Performance Indicators" updated by the Hong Kong Stock Exchange on 25 March 2022, the "Corporate Greenhouse Gas Emission Accounting Methods and Reporting Guidelines for Power Generation Facilities (2022 Revision)", the "Sixth Assessment Report of IPCC" and the "Guidelines for Accounting Methods and Reporting of Greenhouse Gas Emissions of 24 Industries in China".  
Scope of calculation: The financial control approach is adopted for the reporting scope of the environmental performance indicators in this Report. Including assets owned or controlled by Sino-Ocean Group in Chinese Mainland.  
Consistency clarification: This year, the carbon emission factor from purchased electricity has changed, so it has been updated in accordance with "Notice on the Release of CO<sub>2</sub> Emission Factors for Electricity in 2022" issued by Ministry of Ecology and Environment of the People's Republic of China. Now, we apply the national average grid emission factor of 0.5366 tCO<sub>2</sub>/MWh
9. 《溫室氣體核算體系》(GHG Protocol) 將排放界定為範圍一、範圍二和範圍三。  
範圍一是來自遠洋集團擁有或控制的直接溫室氣體排放源，例如在施工過程、項目運營和日常辦公中燃燒汽油、柴油、天然氣的排放。本年度新增多個物流項目，其中重慶江津物流項目由於日常製冷劑消耗較大，導致本年度範圍一排放顯著上升。  
範圍二是遠洋集團購買或獲取電力、蒸氣、暖氣或冷氣產生的間接溫室氣體排放，以《溫室氣體核算體系》所定義的基於位置的方法計算。  
範圍三是遠洋集團價值鏈所產生的其他間接溫室氣體排放，此處披露數據包括在建項目第三方總包單位在施工過程中產生的排放（類別 1）、員工商務差旅排放（類別 6）。  
資料來源：<https://ghgprotocol.org>
9. Under the "GHG Protocol", emissions are divided into Scope 1, Scope 2 and Scope 3.  
Scope 1 refers to the direct GHG emissions from sources owned or controlled by Sino-Ocean Group, such as emissions from the combustion of gasoline, diesel, and natural gas during construction, project operations, and daily office work. A number of new logistics projects were included in 2024, of which the Chongqing Jiangjin logistics project resulted in a significant increase in Scope 1 emissions during the year due to higher daily refrigerant consumption.  
Scope 2 refers to the indirect greenhouse gas emissions from the purchase or acquisition of electricity, steam, heating or cooling by Sino-Ocean Group, which are calculated by using the location-based approach as defined in the "GHG Protocol".  
Scope 3 refers to other indirect greenhouse gas emissions generated in the value chain of Sino-Ocean Group. The data disclosed herein include emissions generated by the third-party general contractors of projects under construction in the construction process (Category 1) and emissions from employees' business travel (Category 6).  
Source: <https://ghgprotocol.org>

直接能源：不可再生燃料 DIRECT ENERGY: NON-RENEWABLE ENERGY

| 建設運營 CONSTRUCTION AND OPERATION         | 2022       | 2023         | 2024         |
|---|------------|--------------|--------------|
| 煤 (噸) Coal (t)                          | 0.00       | 0.00         | 0.00         |
| 汽油 (升) Gasoline (L)                     | 441,023.55 | 278,575.00   | 185,029.00   |
| 柴油 (升) Diesel (L)                       | 981,263.45 | 1,212,027.00 | 391,416.32   |
| 煤油 (噸) Kerosene (t)                     | 0.00       | 0.00         | 0.00         |
| 天然氣 (立方米) Natural Gas (m <sup>3</sup> ) | 511,503.34 | 555,278.13   | 600,889.00   |
| 液化石油氣 (噸) Liquefied Petroleum Gas (t)   | 57.62      | 40.60        | 6.74         |
| 行政辦公 ADMINISTRATIVE OFFICES             | 2022       | 2023         | 2024         |
| 煤 (噸) Coal (t)                          | 0.00       | 0.00         | 0.00         |
| 汽油 (升) Gasoline (L)                     | 285,614.98 | 241,011.49   | 98,215.56    |
| 柴油 (升) Diesel (L)                       | 7,020.90   | 10,256.11    | 14,046.11    |
| 煤油 (噸) Kerosene (t)                     | 0.00       | 18.10        | 18.20        |
| 天然氣 (立方米) Natural Gas (m <sup>3</sup> ) | 131,010.69 | 1,326,796.35 | 1,523,160.01 |
| 液化石油氣 (噸) Liquefied Petroleum Gas (t)   | 26.38      | 12.25        | 3.04         |

直接能源：可再生能源 DIRECT ENERGY: RENEWABLE ENERGY

| 匯總 SUMMARY  | 2022       | 2023      | 2024      |
|---|------------|-----------|-----------|
| 可再生能源使用量 (千瓦時) Renewable Energy Consumption (kWh) | 536,051.10 | 30,092.40 | 35,402.65 |

間接能源：購買能源 INDIRECT ENERGY: PURCHASED ENERGY

| 建設運營 CONSTRUCTION AND OPERATION        | 2022           | 2023          | 2024          |
|--|----------------|---------------|---------------|
| 外購電力 (千瓦時) Purchased Electricity (kWh) | 230,981,989.58 | 73,713,106.20 | 93,469,484.65 |
| 外購蒸汽 (吉焦) Purchased Steam (GJ)         | 10,978.00      | 135,644.43    | 27,108.94     |
| 行政辦公 ADMINISTRATIVE OFFICES            | 2022           | 2023          | 2024          |
| 外購電力 (千瓦時) Purchased Electricity (kWh) | 9,073,733.28   | 25,312,423.46 | 22,026,152.69 |
| 外購蒸汽 (吉焦) Purchased Steam (GJ)         | 2,526.00       | 13,055.32     | 17,289.02     |

匯總 SUMMARY

|   | 2022           | 2023           | 2024           |
|---|----------------|----------------|----------------|
| 總能源消耗量 (吉焦) Total Energy Consumption (GJ)   | 980,756.44     | 645,236.67     | 571,622.01     |
| 能源消耗強度 (吉焦 / 人民幣萬元營業額)<br>Intensity of Energy Consumption (GJ / RMB Ten Thousand Revenue)   | 0.21           | 0.14           | 0.24           |
| 總能源消耗量 (千瓦時) Total Energy Consumption (kWh)   | 272,432,561.30 | 179,232,552.75 | 158,784,018.42 |
| 能源消耗強度 (千瓦時 / 人民幣萬元營業額)<br>Intensity of Energy Consumption (kWh / RMB Ten Thousand Revenue) | 59.06          | 38.58          | 67.16          |
| 制冷劑總消耗量 (千克) Total Refrigerant Consumption (kg)   | 1,044.13       | 1,504.77       | 17,882.11      |
| 氮氧化物排放量 (千克) <sup>10</sup> NO <sub>x</sub> Emissions (kg) <sup>10</sup>                     | 15.90          | 10.00          | 1.85           |
| 硫氧化物排放量 (千克) <sup>11</sup> SO <sub>x</sub> Emissions (kg) <sup>11</sup>                     | 15.92          | 19.69          | 6.53           |

10. 氮氧化物 (NO<sub>x</sub>) 來自遠洋集團在施工過程、項目運營和日常辦公中燃燒的液化石油氣所產生的排放。氮氧化物 (NO<sub>x</sub>) 排放量 (千克) = 消耗液化石油氣單位 x 低位發熱值 x 排放系數。  
10. NO<sub>x</sub> Emissions are from the combustion of LPG during construction, project operations, and daily office work by Sino-Ocean Group. NO<sub>x</sub> Emissions (kg) = LPG Units Consumed \* Low Calorific Value \* Emission Coefficient.
11. 硫氧化物 (SO<sub>x</sub>) 來自遠洋集團在施工過程、項目運營和日常辦公中燃燒的液化石油氣、汽油和柴油所產生的排放。硫氧化物 (SO<sub>x</sub>) 排放量 (千克) = 消耗液化石油氣單位 x 低位發熱值 x 排放系數 + 消耗汽油單位 x 排放系數 + 消耗柴油單位 x 排放系數。  
11. SO<sub>x</sub> Emissions are from the combustion of LPG, gasoline and diesel during construction, project operations, and daily office work by Sino-Ocean Group. SO<sub>x</sub> Emissions (kg) = Unit Consumption of LPG \* Low Calorific Value \* Emission Coefficient + Unit Consumption of Gasoline \* Emission Coefficient + Unit Consumption of Diesel \* Emission coefficient.

| 水資源 ( 立方米 ) WATER RESOURCES(M <sup>3</sup> )  |              |              |              |
|---|--------------|--------------|--------------|
| 建設運營 CONSTRUCTION AND OPERATION   |              |              |              |
|   | 2022         | 2023         | 2024         |
| 市政供水 Public Water Supply  | 2,399,736.84 | 1,760,342.45 | 1,490,331.52 |
| 收集雨水 Rainwater Collection   | 30,250.00    | 17,010.00    | 55,715.00    |
| 中水 Recycled Water   | 21,311.00    | 0.00         | 2,290.00     |
| 飲用純淨水 Purified Drinking Water   | 5,384.26     | 10,096.35    | 5,117.13     |
| 行政辦公 ADMINISTRATIVE OFFICES   |              |              |              |
|   | 2022         | 2023         | 2024         |
| 市政供水 Public Water Supply  | 92,183.97    | 474,553.22   | 501,212.94   |
| 收集雨水 Rainwater Collection   | 0.00         | 800.00       | 800.88       |
| 中水 Recycled Water   | 366.83       | 1,057.00     | 898.00       |
| 飲用純淨水 Purified Drinking Water   | 923.51       | 6,931.64     | 8,390.55     |
| 匯總 <sup>12</sup> SUMMARY <sup>12</sup>  |              |              |              |
|   | 2022         | 2023         | 2024         |
| 總取水量 ( 立方米 )<br>Total Water Withdrawal (m <sup>3</sup> )  | 2,550,156.41 | 2,270,790.67 | 2,064,756.02 |
| 總排水量 ( 立方米 )<br>Total Water Discharge (m <sup>3</sup> )   | 1,195,411.61 | 1,325,645.67 | 988,758.31   |
| 總耗水量 ( 立方米 )<br>Total Water Consumption (m <sup>3</sup> )   | 1,354,744.80 | 945,145.00   | 1,075,997.71 |
| 取水量強度 ( 立方米 / 人民幣萬元營業額 )<br>Water Withdrawal Intensity<br>(m <sup>3</sup> /RMB Ten Thousand Revenue)  | 0.55         | 0.49         | 0.87         |
| 排水量強度 ( 立方米 / 人民幣萬元營業額 )<br>Water Discharge Intensity<br>(m <sup>3</sup> /RMB Ten Thousand Revenue)   | 0.26         | 0.29         | 0.42         |
| 耗水量強度 ( 立方米 / 人民幣萬元營業額 )<br>Water Consumption Intensity<br>(m <sup>3</sup> /RMB Ten Thousand Revenue) | 0.29         | 0.20         | 0.46         |

| 資源消耗 RESOURCE CONSUMPTION   |           |            |            |
|---|-----------|------------|------------|
| 行政辦公 ADMINISTRATIVE OFFICES   |           |            |            |
|   | 2022      | 2023       | 2024       |
| 辦公用紙消耗量 ( 千克 )<br>Total Office Paper Consumption (kg)                           | 67,088.43 | 138,998.42 | 101,212.99 |
| 辦公用紙消耗密度 ( 千克 / 平方米 )<br>Intensity of Total Office Paper Consumption (kg/sq.m.) | 0.72      | 0.61       | 0.57       |

12. 說明：本年度按照取水量、排水量、耗水量三項指標進行披露；總耗水量 = 總取水量（原名稱為總耗水量）- 總排水量。

12. Note: During the year, disclosure was made based on three indicators: water withdrawal, water discharge, and water consumption; Total water consumption=total water withdrawal (formerly known as total water consumption) - total water discharge.

| 無害廢棄物產出量 ( 噸 ) NON-HAZARDOUS WASTE GENERATED (T)   |           |           |           |
|--|-----------|-----------|-----------|
| 建設運營 CONSTRUCTION AND OPERATION  |           |           |           |
|  | 2022      | 2023      | 2024      |
| 木質材料垃圾 Wood Waste  | 2,214.11  | 2,656.68  | 2,005.28  |
| 混凝土 Concrete   | 6,090.04  | 17,288.07 | 3,990.56  |
| 金屬類垃圾 Metal Waste  | 963.49    | 2,191.14  | 755.71    |
| 其他 Others  | 532.29    | 2,552.46  | 2,047.20  |
| 行政辦公 ADMINISTRATIVE OFFICES  |           |           |           |
|  | 2022      | 2023      | 2024      |
| 殘食垃圾 Residual Food Waste   | 191.70    | 850.07    | 1,084.46  |
| 辦公室垃圾 Office Trash   | 264.24    | 676.73    | 730.91    |
| 廢棄家具 Discarded Furniture   | 3.47      | 63.42     | 2.61      |
| 其他 Others  | 1.86      | 519.67    | 567.65    |
| 有害廢棄物產出量 ( 噸 ) HAZARDOUS WASTE GENERATED (T)   |           |           |           |
| 建設運營 CONSTRUCTION AND OPERATION  |           |           |           |
|  | 2022      | 2023      | 2024      |
| 廢油漆和油漆容器 Waste Paint and Paint Containers  | 37.12     | 43.12     | 17.72     |
| 廢棄的防水塗料 Obsolete Waterproof Coating  | 51.92     | 33.55     | 17.26     |
| 過剩的木材防腐劑 Excess Wood Preservatives   | 3.73      | 0.75      | 1.38      |
| 醫療廢物 Medical Waste   | 2.50      | 0.81      | 2.61      |
| 其他 Others  | 0.00      | 0.00      | 1.25      |
| 行政辦公 ADMINISTRATIVE OFFICES  |           |           |           |
|  | 2022      | 2023      | 2024      |
| 廢棄安保設備 Obsolete Security Equipment   | 0.31      | 5.48      | 16.82     |
| 廢棄電子電器產品 Obsolete Electronic and Electrical Products   | 0.16      | 1.13      | 2.67      |
| 硒鼓與墨盒 Toner Cartridge and Ink Cartridge  | 0.76      | 2.03      | 7.35      |
| 含汞螢光燈或節能燈 Mercury-Containing Fluorescent or Energy-Saving Lamps                                | 0.04      | 4.87      | 22.36     |
| 其他 Others  | 0.00      | 7.64      | 2.58      |
| 匯總 SUMMARY   |           |           |           |
|  | 2022      | 2023      | 2024      |
| 無害廢棄物總量 ( 噸 )<br>Total Non-Hazardous Waste (t)   | 10,261.20 | 26,798.23 | 11,184.38 |
| 無害廢棄物強度 ( 噸 / 人民幣萬元營業額 )<br>Intensity of Non-Hazardous Waste<br>(t / RMB Ten Thousand Revenue) | 0.002     | 0.006     | 0.005     |
| 有害廢棄物總量 ( 噸 )<br>Total Amount of Hazardous Waste (t)   | 96.53     | 99.37     | 92.00     |
| 有害廢棄物強度 ( 千克 / 人民幣萬元營業額 )<br>Intensity of Hazardous Waste<br>(kg / RMB Ten Thousand Revenue)   | 0.02      | 0.02      | 0.04      |
| 廢棄物回收總量 ( 噸 )<br>Total Amount of Recycled Waste (t)  | 8,262.03  | 24,867.68 | 9,870.69  |

# CARE AND SHARED GROWTH FOR EMPLOYEE HEALTH

# GROWTH

## 員工健康 關愛共成長

我們相信，員工是企業發展的基石，只有不斷塑造遠洋人才的個人價值，才能更好地共創遠洋價值。本年度，集團堅持塑造“責任、共享、健康”的企業文化，打造勇於擔當、同舟共濟、行穩致遠的文化格局，通過對員工有力多元的職業發展支持、和諧健康的工作環境建設，讓員工人盡其才，打造領先於同業的專業團隊。集團遵照法律法規制定並執行僱傭政策，通過精心設計的多種措施充份保障員工權益、重視其安全與健康，並通過激勵引導和培訓助力人才發展。

We believe that employees are the cornerstone of corporate development. Only by giving full play to the value of Sino-Ocean's personnel can we better create value for Sino-Ocean. This year, the Group insisted on building a corporate culture of "responsibility, sharing and health", and created a cultural atmosphere that values accountability, unity, and stability. We enabled employees to make the best of their talents, by means of giving strong and diverse support for their career development and creating a harmonious and healthy work environment, thus building an industry-leading professional team. The Group formulates and implements employment policies in accordance with laws and regulations, taking well-designed measures to fully protect the rights and interests of employees. We value their safety and health, and promote personnel development through incentives, guidance and training.

# TALENT PROFILE<sup>13</sup>

## 人才概況<sup>13</sup>

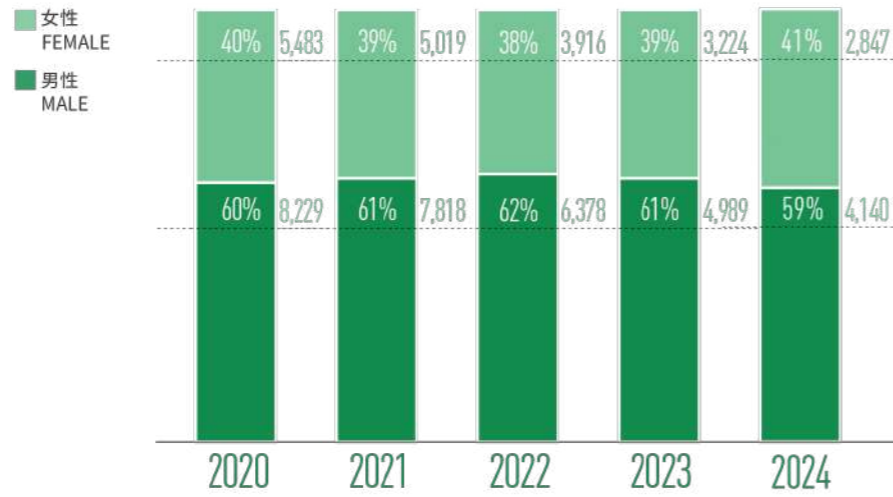
### 員工總數 TOTAL NUMBER OF EMPLOYEES

#### • BY EMPLOYMENT TYPE 按僱傭類型

正式員工<sup>14</sup>  
FORMAL EMPLOYEES<sup>14</sup>

2024  
**6,987** 人  
PEOPLE

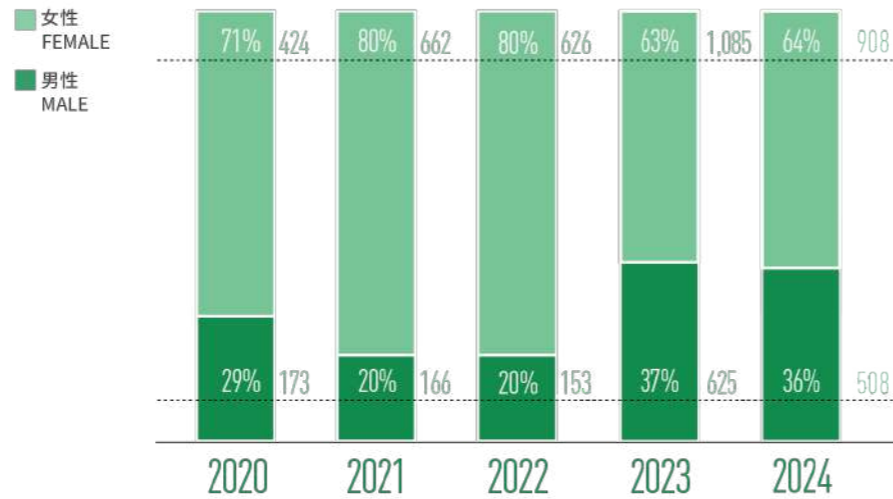
2023 8,213  
2022 10,294  
2021 12,837  
2020 13,712



非正式員工<sup>15</sup>  
INFORMAL EMPLOYEES<sup>15</sup>

2024  
**1,416** 人  
PEOPLE

2023 1,710  
2022 779  
2021 828  
2020 597



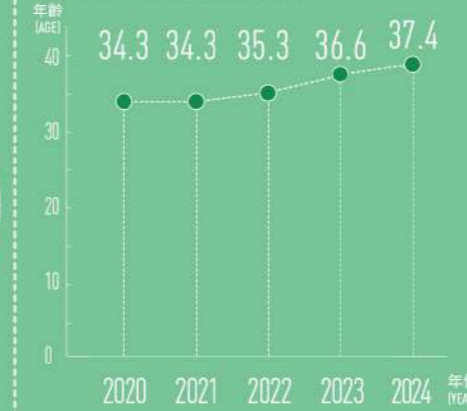
#### • NUMBER OF EMPLOYEES IN EACH DEPARTMENT 各事業部員工人數情況

| 事業部<br>DEPARTMENT  | 北京開發事業部<br>BEIJING DEVELOPMENT DEPARTMENT | 華東開發事業部<br>EASTERN DEVELOPMENT DEPARTMENT | 華南開發事業部<br>SOUTHERN DEVELOPMENT DEPARTMENT | 華西開發事業部<br>WESTERN DEVELOPMENT DEPARTMENT | 華中開發事業部<br>CENTRAL DEVELOPMENT DEPARTMENT | 環渤海開發事業部<br>BOHAI RIM DEVELOPMENT DEPARTMENT | 遠州事業部<br>Yuanzhou Department | 商業事業部<br>COMMERCIAL DEPARTMENT | 不動產事業部<br>PROPERTY DEPARTMENT | 資本運營事業部<br>CAPITAL OPERATION DEPARTMENT | 職能中心<br>FUNCTIONAL CENTRES | 專業公司<br>PROFESSIONAL COMPANIES | 椿萱茂<br>SENIOR LIVING SERVICE | 香港公司<br>HONGKONG OFFICE |
|--------------------|---|---|--|---|---|--|------------------------------|--------------------------------|-------------------------------|---|----------------------------|--------------------------------|------------------------------|-------------------------|
| 2024年<br>YEAR 2024 | 495                                       | 209                                       | 405  | 258                                       | 224                                       | 591  | 658                          | 807                            | 387                           | 210                                     | 210                        | 1,163                          | 1,306                        | 64                      |

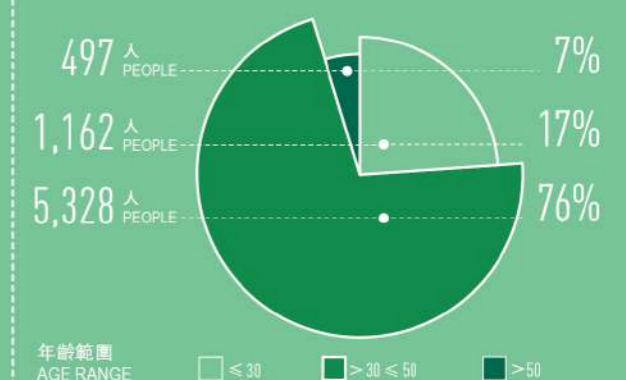
#### • LOCAL EMPLOYMENT<sup>16</sup> 本地化僱傭<sup>16</sup>



#### • AVERAGE AGE OF EMPLOYEES 員工平均年齡情況



#### • EMPLOYEES BY AGE 員工年齡分佈情況



### 員工多元化概況 OVERVIEW OF EMPLOYEE DIVERSITY

#### • BY ACADEMIC BACKGROUND 按學歷背景



#### • BY ETHNIC BACKGROUND 按民族背景

遠洋集團員工來自回族、土家族、苗族等 22 個少數民族，佔全國少數民族個數的 40%；少數民族員工人數佔比 5.3%  
Sino-Ocean Group's employees came from 22 ethnic minorities such as Hui, Tujia and Miao, accounting for 40% of the national number of ethnic minorities, with ethnic minorities accounting for 5.3% of our employees.



13. 本報告僅展示披露近五年員工數據（即 2020-2024 年度），更多歷史數據請參見往年報告。

13. This Report only shows and discloses the staff data of the latest five years (2020-2024). See previous reports for more historical data.

14. 正式員工不含自建保安保潔。

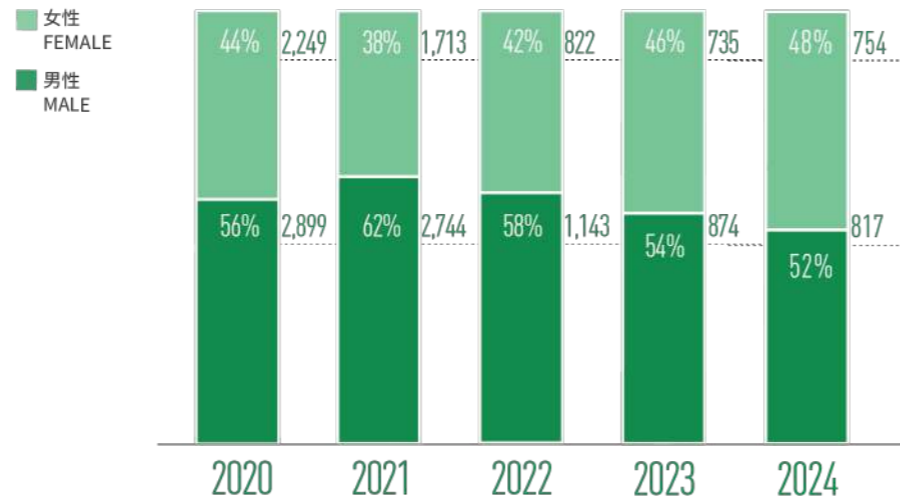
14. Formal employees do not include internal security guards and cleaners.

15. 非正式員工包括實習生和返聘，不含派遣員工和外包員工。

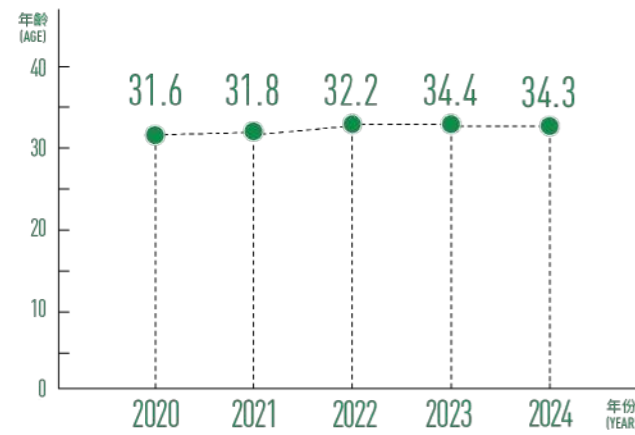
15. Informal employees include interns and re-employed personnel, excluding dispatched and outsourced employees.

## 新員工概況 NEW EMPLOYEES OVERVIEW

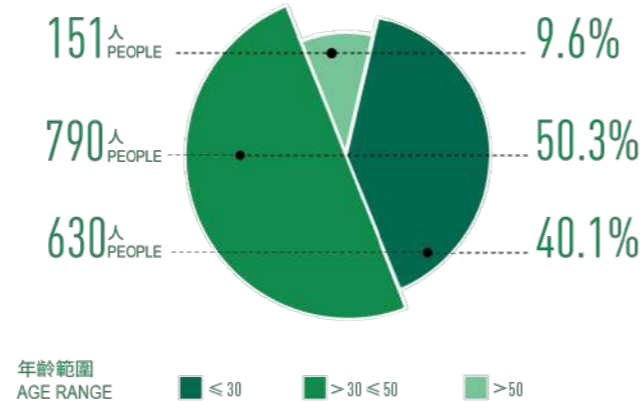
### ● TOTAL NUMBER OF NEW EMPLOYEES 新員工總數



### ● AVERAGE AGE OF NEW EMPLOYEES 新員工平均年齡情況



### ● NEW EMPLOYEES BY AGE 新員工年齡分佈情況



### ● NEW EMPLOYEES BY EACH DEPARTMENT 各事業部新員工人數情況

| Department | 2024 Year 2024 |
|------------|----------------|
| 北京開發事業部    | 59             |
| 華東開發事業部    | 7              |
| 華南開發事業部    | 40             |
| 華西開發事業部    | 32             |
| 華中開發事業部    | 15             |
| 環渤海開發事業部   | 51             |
| 遠東事業部      | 141            |
| 商業事業部      | 166            |
| 不動產事業部     | 52             |
| 資本運營事業部    | 13             |
| 職能中心       | 6              |
| 專業公司       | 12             |
| 椿萱茂        | 975            |
| 香港公司       | 2              |

## 員工流失概況 EMPLOYEE TURNOVER OVERVIEW

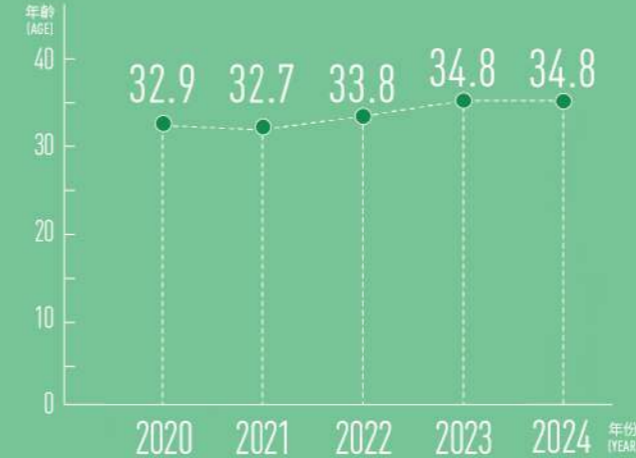
### ● TOTAL NUMBER OF SEPARATED EMPLOYEES 流失員工總數



### ● TURNOVER RATE<sup>17</sup> 流失率<sup>17</sup>



### ● AVERAGE AGE OF SEPARATED EMPLOYEES 流失員工平均年齡情況



### ● SEPARATED EMPLOYEES BY AGE 流失員工各年齡分佈情況



### ● TURNOVER BY EACH DEPARTMENT (VOLUNTARY) 各事業部流失員工情況 (主動離職)

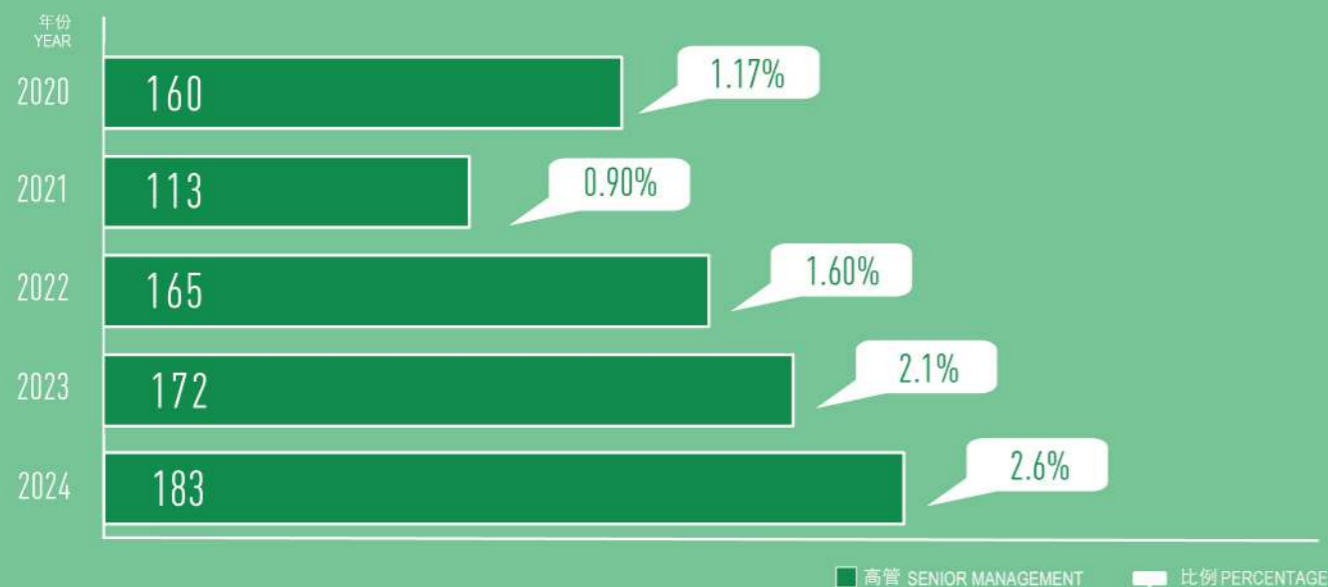
| Department | 2024 Year 2024 | 2024 Avg. Turnover Rate |
|------------|----------------|-------------------------|
| 北京開發事業部    | 94             | 16.0%                   |
| 華東開發事業部    | 24             | 10.3%                   |
| 華南開發事業部    | 35             | 8.0%                    |
| 華西開發事業部    | 22             | 7.9%                    |
| 華中開發事業部    | 37             | 14.2%                   |
| 環渤海開發事業部   | 54             | 8.4%                    |
| 遠東事業部      | 78             | 10.6%                   |
| 不動產事業部     | 65             | 14.4%                   |
| 商業事業部      | 137            | 14.5%                   |
| 資本運營事業部    | 50             | 19.2%                   |
| 職能中心       | 34             | 13.9%                   |
| 專業公司       | 67             | 5.4%                    |
| 椿萱茂        | 766            | 37.0%                   |
| 香港公司       | 10             | 13.5%                   |

17. 計算方法：員工流失率 = 本年流失人數 / (本年期初人數 + 本年新增人數)

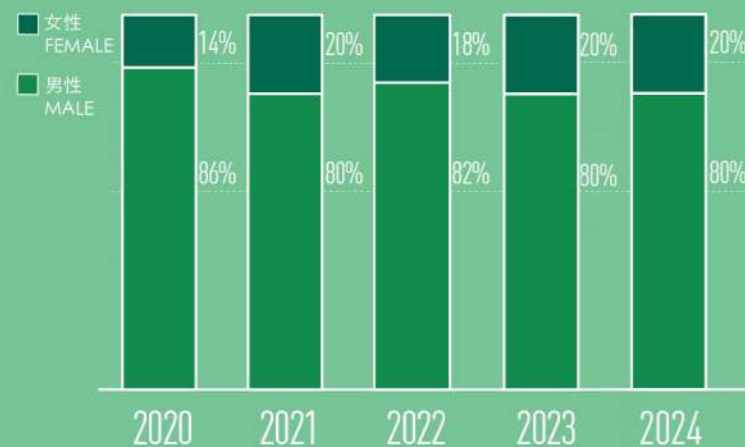
17. Calculation method: Staff turnover rate = Number of employees separated during the year / (Number of employees at the beginning of the year + Number of employees added during the year)

## 高管情況 SENIOR MANAGEMENT

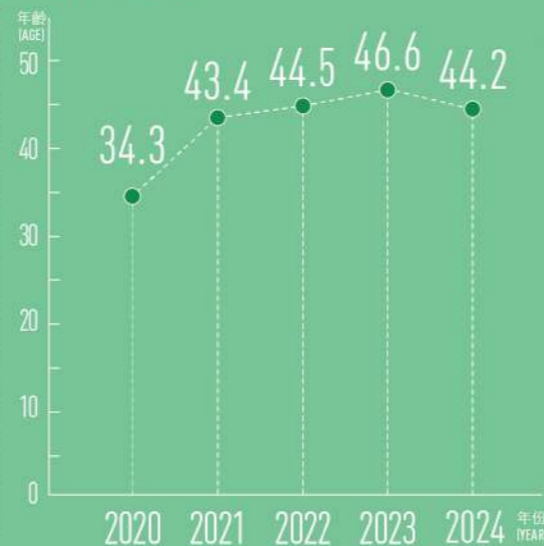
### ● NUMBER AND PERCENTAGE OF SENIOR MANAGEMENT 高管人數及比例



### ● MALE/FEMALE RATIO OF SENIOR MANAGEMENT 高管男女比例



### ● AVERAGE AGE OF SENIOR MANAGEMENT 高管平均年齡



### ● RATIO OF HAN AND ETHNIC MINORITIES AMONG SENIOR EXECUTIVES 高管漢族和少數民族比



# FAIR EMPLOYMENT

## 公平僱傭

為保障員工合法權益，建立良好的勞動關係，公司在工作時間、假期保障、招聘、解聘等方面建立了僱傭制度，如《遠洋集團員工行為規範》《遠洋集團員工請休假申請實施辦法》《遠洋集團人員引進實施辦法》《遠洋集團勞動爭議處理辦法》等，相關管理嚴格遵守國家勞動法規定，管理文件參照國家法規進行制定，如《中華人民共和國勞動法》《中華人民共和國勞動合同法》《中華人民共和國勞動爭議調解仲裁法》《企業勞動爭議協商調解規定》。

In order to protect the legitimate rights and interests of employees and establish good labour relations, the Company has formulated employment regulations in terms of working hours, leave protection, recruitment and dismissal, such as the "Code of Conduct for Employees of Sino-Ocean Group", "Implementation Measures of Sino-Ocean Group for Employee's Leave and Vacation Application", "Implementation Measures of Sino-Ocean Group for Staff Introduction" and "Measures of Sino-Ocean Group for Labour Dispute Management". Relevant management strictly complies with the provisions of China's labour laws, while the management documents are formulated with reference to China's laws and regulations, such as the "Labour Law of the People's Republic of China", the "Labour Contract Law of the People's Republic of China", the "Labour Dispute Mediation and Arbitration Law of the People's Republic of China" and the "Provisions on Consultation and Mediation for Enterprise Labour Disputes".

### CHILD LABOUR AND FORCED LABOUR 童工及強制勞工

公司反對童工、強制勞動、勞工奴役，嚴格執行國家關於禁止聘用童工及強制勞工的法律法規，嚴格依法律處理違規事項。系統篩查發現年齡低於 16 週歲的應聘者時將會發出預警，無法進行入職流程。2024 年度內未發生違反與僱傭、童工和強制勞工相關的重大法規制度情況。

The Company is against child labour, forced labour and labour slavery. We strictly enforce the government's ban on child labour and forced labour, and any violations will be investigated and handled in accordance with the law. During applicant screening, warnings will be automatically generated if an applicant is found to be under 16, and the applicant will not be considered for employment. No material violations of recruitment or child or forced labour related regulations have occurred in 2024.

### DIVERSITY, EQUALITY AND INCLUSION 多元化、平等及包容性

公司鼓勵和尊重人才與文化的多元化，反對任何形式的歧視、霸凌和騷擾行為，在招聘、入職、培訓、晉升、獎勵過程中，禁止因員工性別、年齡、種族、膚色、性取向、國籍、籍貫、宗教等因素而出現歧視行為、進行差別化對待，在招聘時不添加違檢項目，堅決保護員工基本權益，營造工作環境中的開放、平等氛圍，並採取措施進行監督。2024 年，未發生歧視或騷擾事件。

The Company encourages and respects the diversity of talents and cultures. We are against any form of discrimination, bullying and harassment. In the process of recruitment, entry, training, promotion and reward, the Company prohibits discrimination and differential treatment on the basis of employee's gender, age, race, colour, sexual orientation, nationality, place of origin, religion, etc. No illegal inspections are imposed on the recruitment process. We resolutely protect the basic rights and interests of employees. The Company creates an open and equal atmosphere in the work environment, and takes measures to monitor the implementation. In 2024, no incidents of discrimination or harassment has occurred.

- 在招聘階段，我們不斷改善招聘預期、面試過程及整體感受，以「偏見消除」「機會平等」「弱化婚育」「行業多元」「文化多元」為原則，通過刪除簡歷中的性別識別特徵，逐步減少對性別的要求，減少對婚育問題的關注，逐步拓寬跨行業、跨專業、跨背景選人用人視野，主動吸收、接納不同文化背景的人才，給予每一位候選人同樣擇業的機會。

At the recruitment stage, we have constantly improved the recruitment expectations, interview processes and overall experience, in line with the principles of "no prejudice", "equal opportunities", "reduced attention to marital and childbirth status", "industry diversity" and "cultural diversity". We have gradually reduced the gender requirement and the concern about marriage and childbirth by removing gender-identifying features from CVs, and gradually broadening the horizon of hiring candidates across industries, professions and backgrounds. Besides, we proactively absorb and accept talents from different cultural backgrounds, giving every candidate the same opportunity to choose a career.

- 遠洋各單位以年度為單位，盤點所在組織團隊及人員多元化現狀，結合業務實際需求適當調整和改善團隊及人才多元化結構。

All Sino-Ocean entities review the current diversity of their teams and personnel on an annual basis, and make appropriate adjustments and improvements to suit the diverse structure of their teams and talents in line with actual business needs.

- 集團「提名委員會」至少每年檢討董事局的架構、人數、組成及多元化（包括但不限於性別、年齡、文化及教育背景、專業技能、知識及經驗方面）。

The Group's Nomination Committee reviews the structure, size, composition and diversity of the Board of Directors at least annually (including but not limited to gender, age, cultural and educational background, professional skills, knowledge and experience).

## PROTECTION OF SPECIAL GROUPS 特殊群體保護

公司通過簽訂集體勞動合同，建立健全了女性員工在特殊勞動下的保護制度和協商機制，保障女性員工在生產過程中的人身安全和健康。職工工會依法維護和保障女性員工的合法權益，保障女性員工享有與男性員工平等的勞動權、發展權和受教育權，預防和制止對女性員工的性騷擾。同時工會鼓勵和幫助女性員工自尊、自愛、自信、自立、自強，調動女性員工的積極性和創造性，在用人單位改革發展中建功立業。公司亦通過設立母嬰室、提供帶薪育兒假、開展「遠洋巾幗」「女性健康」等特別活動，倡導尊重女性員工，營造良好的辦公氛圍。此外，遠洋集團努力解決殘疾人士就業，承擔社會責任，本年共僱傭 27 名殘疾人士就業。

By signing collective labour contracts, the Company has established and improved its protection system and negotiation mechanism for female employees under special labour conditions, thereby ensuring their personal safety and health throughout the production process. The Trade Union protects the legitimate rights and interests of female employees in accordance with the law, guaranteeing them equal labour rights, development rights, and education rights as their male counterparts, while also safeguarding them from sexual harassment. The Trade Union also encourages and supports female employees in developing self-esteem, self-love, self-confidence, self-reliance, and self-improvement, empowering them to contribute to the Company's reform and development with enthusiasm and creativity. The Company also advocates respect for female employees by creating a supportive working environment, which includes setting up Mother's Rooms, offering paid maternal leave, and organising female-specific activities such as "Sino-Ocean Heroines" and "Health for Females". Additionally, Sino-Ocean Group strives to promote employment opportunities for people with disabilities as part of its social responsibilities. During the year, we recruited a total of 27 individuals with disabilities..

### 案例：遠洋集團工會舉辦“八角花開——三八婦女節非遺女書文化主題活動” Case Study: Sino-Ocean Group's Trade Union Functional Centre Branch organised the "Octagonal Blossom - Intangible Cultural Heritage of Nüshu Cultural Activity on International Women's Day"

為促進平等、多元職場環境的構建，打造更具包容性與創新力的組織文化，遠洋集團在 2024 年國際婦女節，遠洋集團組織策劃「八角花開——三八婦女節非遺女書文化主題活動」。通過這場別開生面的活動，大家不僅體會到非遺文化——女書順勢而為、堅忍不拔、靈活應對、創造美好的精神內涵；更認識到，在當下集團發展新階段，女職工應團結協作，共同奮鬥，在集團轉型發展過程中大有作為。

To promote an equal and diverse workplace environment and foster a more inclusive and innovative organisational culture, Sino-Ocean Group organised and planned the "Octagonal Blossom - Intangible Cultural Heritage of Nüshu Cultural Activity on International Women's Day" of 2024. Through this unique event, participants were able to appreciate the intangible cultural heritage of Nüshu, which embodies women's spiritual qualities of inclusiveness, resilience, adaptability and pursuit of beauty. The event also served as a reminder that, at this new stage of the Group's development, female staff should work together to make great contributions to the Group's transformation and development.



## REMUNERATION AND BENEFITS 薪酬福利

集團承諾不低於法律法規要求的最低工資標準，同工同酬，堅決保護員工基本權益。集團不斷優化、完善薪酬體系，致力於保持合理的薪酬競爭力。基於集團多元化業務發展特性，針對不同業務板塊，提供符合其行業特點和業務發展階段的薪酬管理方式，不斷提高吸引和保留內外優秀人才的能力。集團福利計劃及退休政策均按照國家法定退休政策執行。

The Group undertakes to offer remunerations no lower than the minimum wage required by the applicable laws and regulations, adheres to equal remuneration, and resolutely protect the basic rights and interests of employees. Furthermore, the Group has been continuously developing and improving the remuneration system to ensure reasonable and competitive remuneration. Given the Group's diversified business lines, compensation management practices for respective trades and growth phases have been developed to attract internal and external talents and retain core staff members. The Group has implemented welfare plans and retirement policies in compliance with national statutory retirement regulations.

2024 年人均帶薪年休假天數  
Average paid leave taken in 2024

5 天  
Days

員工缺勤率<sup>18</sup>  
Employee absence rate<sup>18</sup> 0.1%

男女員工平均薪酬比(男:女)  
Average male-female wage ratio  
(Male : Female)

1.1:1

集團總部員工起薪 / 當地最低工資比例  
Starting salary of employees at the Group's Headquarters/Local minimum wage

2.3:1 男 Male 2.5:1 女 Female

18. 員工缺勤率 = (所有員工計劃工作天數 - 所有員工實際工作天數) / 所有員工計劃工作天數 \* 100%

18. Employee absence rate = (Planned working days of all employees - Actual working days of all employees) / Planned working days of all employees \* 100%

集團建立《遠洋集團員工福利實施辦法》及完善的福利保障體系，根據國家有關法律、法規及當地政策為所有在職員工繳納社會保險及住房公積金等，公司為員工提供：

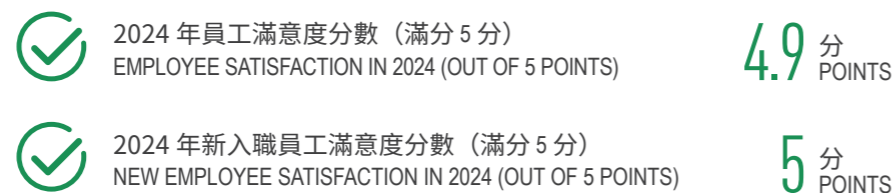
The Group has formulated the "Implementation Measures of Sino-Ocean Group for Employee Welfare" and a well-established welfare system pursuant to which it makes contributions to social insurance and the housing provident fund for all employees in accordance with relevant national laws, regulations and local policies. Specifically, the Company provides employees with:

|   |  |                                    |
|---|--|------------------------------------|
| 五險一金<br>FIVE TYPES OF SOCIAL INSURANCE AND HOUSING PROVIDENT FUND | 補充醫療保險<br>SUPPLEMENTARY MEDICAL INSURANCE  | 生日慰問<br>BIRTHDAY GIFT              |
| 節日慰問<br>HOLIDAY GIFT  | 下午茶<br>AFTERNOON TEA   | 年度健康體檢<br>ANNUAL PHYSICAL CHECK-UP |
| 中秋慰問金<br>MID-AUTUMN FESTIVAL CASH GIFT                            | 購房優惠等福利<br>HOMEBUYER DISCOUNTS   | 喪葬慰問<br>FUNERAL CONSOLATION MONEY  |
| 福利年假<br>WELFARE ANNUAL LEAVE                                      | 產假、產前檢查假和陪產假，有權享受育兒假比例 100%<br>MATERNITY LEAVE, PRENATAL EXAMINATION LEAVE AND PATERNITY LEAVE<br>(EMPLOYEES ENTITLED TO 100% OF PARENTAL LEAVE) |                                    |

### EMPLOYEE SATISFACTION 員工滿意度

集團每年度聚焦工作感受體驗等開展員工滿意度調研，並定期邀請第三方獨立開展員工敬業度調研（管理有效性調研），傾聽員工心聲，發現、識別和解決問題。我們根據各單位對員工滿意度調研結果給予的反饋，每年進行複盤，制定並執行滿意度提升計劃，根據流程系統優化改善等及時更新滿意度問卷，每月跟進主控流程及服務滿意度反饋，不斷提升公司對員工的管理和服務能力，提升員工滿意度。

With a focus on employee experience and engagement at the workplace, the Group conducts an annual employee satisfaction survey and regularly invites a third party to independently carry out an employee engagement survey (management effectiveness survey). The Company listens to the feedback from employees, uncovering, identifying and addressing issues. Based on the results of the staff satisfaction surveys from each entity, we conduct an annual review, formulate and implement a plan to improve satisfaction. We update the satisfaction questionnaire in a timely manner, reflecting process system optimisation and improvement, and on a monthly basis, follow up on feedback related to master control processes and service satisfaction. We constantly improve the Company's ability to manage and serve employees, ultimately improving employee satisfaction.



### EMPLOYEE MORALITY IN BUSINESS 員工商業道德

根據《遠洋集團員工行為規範》，維護公司利益是員工的義務，未經公司批准，員工不得超越本職工作和職權範圍開展經營活動、從事投資業務。員工存在下述任一行為的，無論是否給公司造成了損失、損失數額大小，均視為嚴重違反公司規章制度的行為，公司有權單方立即與之解除勞動合同且無需支付任何經濟補償。包括：有貪污、行賄、欺騙公司的行為；挪用公款的行為；索取或收受業務關聯單位利益的受賄行為。

According to the "Code of Conduct for Employees of Sino-Ocean Group", it is the duty of employees to protect the interests of the Company. Without the approval of the Company, employees are prohibited from carrying out business activities or engaging in investment business beyond their own work and terms of reference. Any employee who has any of the following acts, including: embezzlement, bribery, deception of the Company; embezzlement of public funds; solicitation or acceptance of the interests of business-related units, whether a loss has been caused to the Company or no matter what the amount of the loss is, shall be deemed to be a serious violation of the Company's rules and regulations, and the Company shall have the right to terminate the employment contract with him/her immediately without any financial compensation.

# PROTECTION OF RIGHTS AND INTERESTS

## 權益保障

遠洋嚴格遵照《勞動合同法》等國家相關法律規定，規範勞動合同管理，依法與員工簽訂勞動合同，簽訂率達 100%。

我們參照《世界人權宣言》《聯合國工商企業及人權指導原則》及聯合國可持續發展目標所提及原則，制定《遠洋集團人權政策》，明確對自身運營、供應商及合作夥伴的要求，禁止人口販賣、強迫勞動、僱傭童工、區別對待等行為，保障員工結社自由、集體談判權、同工同酬等基本權益。我們承諾將遵守履行《國際人權憲章》所規定的國際公認人權，讓員工、客戶、投資者、供應商等合夥夥伴的人權受到充分尊重和保護。公司不侵犯員工個人隱私，嚴格遵循公司制度規定，秉持實事求是原則，對員工獎勵、違規事項的紀律處分等信息進行披露。在招聘環節，嚴格保守候選人信息，杜絕任何形式的信息洩露。

此外，遠洋通過豐富全面的員工活動，為員工提供關懷。

Sino-Ocean regulates the management of labour contracts in strict compliance with the "Labour Contract Law" and other relevant national laws and regulations, and signs labour contracts with all employees (100% contract signing rate) in accordance with the law.

In alignment with the "Universal Declaration of Human Rights", the "United Nations Guiding Principles on Business and Human Rights", and the principles stated in the United Nations Sustainable Development Goals, we have developed the "Sino-Ocean Group Policy on Human Rights", which clearly defines the expectations for our operations, suppliers, and partners. It strictly prohibits practices such as human trafficking, forced labour, child labour and discrimination, while also safeguarding fundamental employee rights, including the freedom of association, the right to collective bargaining, and equal remuneration. We undertake to observe the human rights with international recognition specified in the "International Bill of Human Rights", so that the human rights of our partners including employees, customers, investors and suppliers are fully respected and protected. The Company prohibits any infringement on employees' privacy; it discloses information on employee rewards and disciplinary sanctions for violations in accordance with corporate policies, rules, and the principle of seeking truth from facts. During the recruitment process, we strictly maintain the confidentiality of job applicants' information to prevent any form of data leakage.

In addition, Sino-Ocean cares for employees through a variety of employee activities.

## EMPLOYEES' RIGHTS AND INTERESTS 員工權益

我們由第四屆職工代表大會審議通過了《遠洋控股集團（中國）有限公司職工代表大會議事規則》，確立了以職工代表大會為基本形式的民主管理制度。以示公司尊重和保障職工依法享有的知情權、參與權、表達權和監督權等民主權利，支持職工參加公司管理活動，維護職工合法權益，構建和諧勞動關係，促進公司持續健康發展。

We deliberated and adopted the "Rules of Procedure for the Staff Representative Meeting of Sino-Ocean Holding Group (China) Limited" at the fourth staff representative meeting, thereby establishing a democratic management system based on the staff representative meeting. This move shows that the Company respects and protects the democratic rights of employees according to the law, such as the right to know, the right to participate, the right to express, and the right to supervise, encourages employees to participate in the Company's management activities, and safeguards the legitimate rights and interests of employees, so as to build harmonious labour relations and promote the sustainable and healthy development of the Company.

遠洋集團建立職工民主協商機制，通過簽署《遠洋控股集團（中國）有限公司企業集團集體合同》，職工方和企業方建立起常態化集體勞動合同洽商工作機制，形成遠洋特色的勞動關係和權益保護體系。2024 年度，為構建遠洋集團和諧勞動關係，維護企業和職工雙方合法權益，促進持續健康穩定發展。根據《中華人民共和國勞動法》《中華人民共和國勞動合同法》《中華人民共和國合同法》《中華人民共和國工會法》《集體合同規定》等相關法律法規，及北京市政府、北京市總工會有關政策要求，結合企業當前經營管理、勞動關係等實際情況，遠洋控股集團（中國）有限公司工會委員會作為職工代表大會的工作機構和職工方協商代表，與企業方進行了集體協商。遠洋控股集團（中國）有限公司第四屆職工代表大會第二次會議召開，會議根據民主程序，選舉產生了遠洋控股集團（中國）有限公司職工董事、職工監事。進一步優化遠洋控股中國的公司治理，推進公司民主決策和科學決策，維護職工合法權益。會上，職工代表還審議並通過了 2024 年版的《集體勞動合同》，合同中，對勞動報酬、工作時間、休息休假、勞動安全與衛生、保險和福利、女職工和未成年工特殊保護、職工培訓、勞動合同管理、獎懲、裁員等 15 個條款進行重新審定和確認。文本有效期三年。本次集體勞動合同的續簽，是維護職工權益和企業發展權益的重要舉措，也是遠洋在企業民主管理上取得的新成果。此外，職工代表還審議並通過了涉及職工權益的關鍵制度。

Sino-Ocean Group has established a democratic consultation mechanism for its employees. By signing the "Collective Contract of Sino-Ocean Holding Group (China) Limited as an Enterprise Group", employees and the enterprise have established a regular collective labour contract negotiation working mechanism, thus forming a labour relationship and rights protection system unique to Sino-Ocean. In 2024, in order to build harmonious labour relations within Sino-Ocean Group, safeguard the legitimate rights and interests of the enterprise and employees, and promote sustainable and healthy development, the Trade Union Committee of Sino-Ocean Holding Group (China) Limited, serving as the working body of the Staff Representative Meeting and acting as the employee representative, conducted collective consultations with the enterprise, adhering to the "Labour Law of the People's Republic of China", "Labour Contract Law of the People's Republic of China", "Contract Law of the People's Republic of China", "Trade Union Law of the People's Republic of China", "Provisions on Collective Contracts" and other relevant laws and regulations, as well as requirements under applicable policies of the Beijing Municipal Government and the Beijing Federation of Trade Unions, while taking into account the actual state of its corporate affairs, such as its current operation, management and labour relations. The Second Meeting of the Fourth Staff Representative Meeting of Sino-Ocean Holding Group (China) Limited was convened, at which employee directors and supervisors were democratically elected. This meeting further optimised the corporate governance of Sino-Ocean Holding Group (China) Limited, enhanced democratic and scientific decision-making, and safeguarded the legitimate rights and interests of employees. At the meeting, the staff representatives also reviewed and approved the 2024 version of the "Collective Labour Contract", in which 15 clauses were re-examined and confirmed, addressing labour remuneration, working hours, leaves, labour safety and hygiene, insurance and welfare, special protection for female and underage workers, employee training, labour contract management, rewards and punishments, and layoffs. Valid for three years, the renewal

of the Collective Labour Contract is an important measure to safeguard employee rights and interests, while supporting corporate development. It also marks a new milestone in Sino-Ocean's democratic management approach. Additionally, the staff representatives reviewed and approved critical systems relating to employee rights and interests.

遠洋亦建立了多種員工溝通渠道，員工可通過工會、公開舉報郵箱、400 平台等進行實名或匿名舉報、投訴及申訴。我們按照閱信、受理、查辦、回覆、歸檔的工作程序，在受理員工投訴後，將與相關部門進行信息核實，積極聯繫員工處理。對於存在異議的申訴，秉持正當性、公平性原則，受理複核申訴的理由、依據與要求。我們對舉報人、申訴人的信息及內容保密，充分保護員工隱私及安全。為建立並維護良好的勞動關係，公司設立勞動爭議調解委員會，遵循尊重當事人申請仲裁和訴訟權利的雙方自願原則，着重調解，及時處理；查清事實，依法處理，在適用法律上一律平等。

Sino-Ocean has also set up a variety of communication channels for employees. Employees can make real-name or anonymous reports, file complaints and appeals through our Trade Union, public whistleblowing mailbox, and 400 hotline. After receiving an employee's complaint, we will contact the employee to deal with it after verifying information with relevant departments, following the work procedures of reading, accepting, investigating, replying and filing. In the event of a complaint being disputed, the principles of propriety and fairness will be upheld and the reasons, grounds and requirements for the complaint will be reviewed. We keep confidential the information of whistle-blowers and complainants and what they report or file, in order to fully protect employee privacy and safety. In order to establish and maintain good labour relations, the Company has set up a Labour Dispute Resolution Committee, which follows the voluntary principle of respecting the rights of both parties to apply for arbitration and litigation, focusing on mediation and timely handling. We will find out the facts and deal with them in accordance with the law, treating everyone equally when in the application of the law.

## EMPLOYEE CARE 員工關懷

遠洋以員工健康為第一要義，增加對一線員工的慰問和關懷頻次。2024 年，通過走訪慰問、寄送慰問品表達等多種形式涉及近 16,000 人次，讓員工第一時間體會到企業的人文關懷。

Sino-Ocean gave top priority to the health of employees and made more consolatory visits to and intensified care for front-line employees. In 2024, through various forms of visits and offering care packages, nearly 16,000 employee instances were recorded, showing our humanistic care.

## EMPLOYEE ACTIVITIES 員工活動

2024 年，遠洋集團組織開展了豐富多元的員工活動：  
In 2024, Sino-Ocean Group held a variety of employee activities:

- 滿足員工各種需求的員工俱樂部，組織豐富多彩的俱樂部活動：職能中心飛盤大賽，羽毛球、足球分別舉辦了內部聯賽活動，攝影協會、戶外健身協會、傳統文化協會等累計開展了百餘場興趣活動。

Staff Clubs addressing the various needs of employees hosted plentiful club activities, such as functional centre frisbee competition, internal league matches by the badminton and football clubs, as well as more than 100 interest-based activities by the photography club, the outdoor fitness club and the traditional culture club.

- 豐富員工工作生活的各項日常活動：健康主題生日會、手工藝制作、傳統文化鑒賞、中華傳統節日特色活動、非物質文化遺產品鑒、遠洋益跑活動……

Various regular activities that enriched the work and life of employees: health-themed birthday parties, handicrafts, traditional culture appreciation, traditional Chinese festivals & special events, intangible cultural heritage appreciation, Sino-Ocean Run for Charity, etc.

# SAFETY AND HEALTH

## 安全健康

遠洋不僅提倡「建築·健康」，也關注員工健康與安全，集團遵循國家在員工健康與安全方面的法律法規包括《中華人民共和國勞動法》《勞動合同實施條例》《工傷保險條例》《女職工勞動保護規定》《中華人民共和國職業病防治法》等。在此基礎上，我們編製了《遠洋集團職業健康與安全政策》，覆蓋集團各單位所有員工、供應商及承包商。

Sino-Ocean is not only a pioneer of "Building·Health", but also cares about the safety and health of employees by complying with national laws and regulations concerning the safety and health of employees, including the "Labour Law of the People's Republic of China", "Regulations on the Implementation of Labour Contracts", "Regulations on Work-Related Injury Insurance", "Special Provisions on Labour Protection of Female Employees", "The Law of the People's Republic of China on Prevention and Control of Occupational Diseases". On this basis, we prepared the "Sino-Ocean Group Policy on Occupational Health and Safety", which covers all employees, suppliers and contractors of the Group.

## 員工健康 EMPLOYEE WELL-BEING

集團提倡人文健康與工作生活平衡。除了一直以來舉辦的豐富活動，使員工勞逸結合，快樂工作之外，本年度還更多地通過健康相關的專項活動提升員工的身體狀況。而業餘時間，集團也組織和鼓勵員工參與大量運動和公益活動，讓員工身體力行地為自己的身體和社會加油，提升員工的身心健康。

The Group promotes personal well-being to help maintain work-life balance. In addition to a diverse range of employee events aimed at making work at Sino-Ocean more enjoyable, we hosted health-themed activities during the year to improve overall employee well-being. Furthermore, employees are encouraged to take part in more sports and charitable activities during leisure time, contributing to their own physical and mental health as well as the well-being of the community.



## SINO-OCEAN HEALTH DAY 遠洋健康日

每年的4月22日是屬遠洋人自己的節日——「遠洋健康日」，我們為地球日賦予新的內涵，倡導積極、健康、環保的生活方式。2024年4月22日，「建築健康 綠色未來」遠洋健康日特別行動展開，第八屆遠洋益跑線上線下同步啟跑，鼓勵員工積極參與健康活動，傳遞健康理念。

22 April of each year is the "Sino-Ocean Health Day", a holiday for all at Sino-Ocean. By giving new meaning to the Earth Day, we advocate a positive, healthy and eco-friendly lifestyle. On 22 April 2024, we launched the special campaign for Sino-Ocean Health Day, with the theme of "Build Health, Green Future", and the 8th Ocean Marathon was held both online and offline. All those initiatives were intended to encourage employees to actively participate in health activities and spread the concept of health.

## SPACE HEALTH 空間健康

集團以員工身心健康為空間環境設計的核心，提供安全健康的職場環境，實時監測室內環境指標，設置閱讀、休息、健身、瑜伽、冥想、眺望、母嬰室、跑步坡道等多功能區，配置符合人體工程學的辦公桌椅、跑步機辦公桌等。同時，在辦公區中，「員工菜園」中的無土栽培蔬菜一直受到員工好評，員工既可以在綠意盎然中見證成長和健康，也可以享用到新鮮的有機時蔬。

The Group values the physical and mental health of employees as the heart of workspace design. We provide a safe and healthy workplace and monitor indoor environmental indicators in real time. Multi-functional areas including reading, rest, fitness, yoga, meditation, overlooking rooms and baby care rooms, running ramps, are set up and equipped with ergonomic office tables and chairs, treadmills desks, etc. In addition, in the office area, the soilless vegetables in the "Staff Vegetable Garden" have always been well received by employees. Employees not only witness growth and health in the greenery, but also enjoy fresh organic vegetables.

## PHYSICAL AND MENTAL HEALTH 身心健康

在改善員工工作環境的同時，集團同樣關注員工的身心健康。2024年，特別策劃組織「遠洋員工健康關愛計劃」，從身體健康到心理關懷，呵護員工身心健康。全年組織61節午間冥想、正念、頌鉢、陰瑜伽、心理韌性等課程，連續兩年組織遠洋益跑員工線上健康打卡活動，帶動47個員工跑團，近1,000人進行健康打卡，踐行健康生活態度。為提升員工的健康質量，在遠洋總部辦公區內，特設有「中醫理療小屋」「遠洋診室」，提供日常看診服務（開藥）、慢病開藥、就醫及健康諮詢服務、按摩理療等醫療服務。2024年，我們延續員工關愛健康項目「EAP項目」，為員工提供一對一諮詢服務，定期為員工及團隊提供心理健康快訊和培訓服務。同時，對危機事件的應對處理，提供危機干預的專業支持，促進員工身體健康、心理健康。2024年度，員工健康體檢覆蓋率為100%。

While improving the working environment for its employees, the Group is equally committed to their physical and mental health. In 2024, it planned and organised a special event called the "Sino-Ocean Employee Health Care Programme", caring for employees with a focus on both physical health and psychological support. Throughout the year, it organised staff to attend a total of 61 sessions on afternoon meditation, positive thinking, singing bowl meditation, yin yoga, and mental resilience. For two consecutive years, the Group has organised the Sino-Ocean Run for Charity, motivating 47 staff running groups, with nearly 1,000 people posting pictures of their runs on social media to promote a healthy lifestyle. To enhance employee health, Sino-Ocean's headquarters features a "TCM Physiotherapy Cabin" and a "Sino-Ocean Clinic" in its office area, providing daily medical consultations (prescriptions), chronic disease prescriptions, medical & health advice, massage therapy, and other healthcare services. In 2024, as part of our ongoing commitment to the Employee Assistance Programme (EAP), we provided employees with one-on-one counselling services while also offering regular mental health updates and training services to both individuals and teams. Additionally, we provided professional support for crisis intervention in response to emergencies, aiming to promote the physical and mental well-being of our workforce. In 2024, our staff physical examination coverage rate was 100%.

## 安全管控 SAFETY CONTROL

遠洋集團堅持「安全第一、預防為主、綜合治理」的方針，本着「責任清晰、監督有力」的原則，時刻把人員生命安全放在首位，樹牢安全發展理念，建立了完善的安全管理制度體系，覆蓋集團各業務單元，為日常安全監管提供了有力支撐，為員工、供應商、合作方及各相關方安全提供有效保障，從源頭防範化解重大安全風險。

Following the principles of "prioritisation of safety and integrated safety control focusing on hazard prevention" and "clear division of responsibilities and effective supervision", Sino-Ocean Group gives top priority to employees' personal safety and upholds the philosophy of safe development. It has developed a comprehensive safety management system covering all business units of the Group, laying a strong foundation for daily safety supervision and management, effective safety protection for all employees, suppliers, partners and relevant parties and preventing and mitigating major safety risks at source.

根據《遠洋集團安全委員會工作指引》，遠洋集團安委會作為遠洋集團最高安全管理機構，主要任務是在集團總裁的領導下，貫徹國家安全管理法律法規和行業標準、規範，研究安全工作中的重大舉措，協調、解決安全管理中的重大問題，指導全集團的安全工作，針對安全管理中帶有普遍性和傾向性的問題提出指導性意見，實現對所有業務單位安全管理全覆蓋。安委會主任由集團主管安全工作的高管擔任。安委會委員由各事業部、直屬公司安全主管、專業公司總經理擔任。安委會全體會議根據內部安全趨勢及業務發展需要不定期召開。公司實行安全事故責任追究制，積極推動職業健康安全管理並提高管理層人員的責任感，健康安全表現與相關業務單位主管、專業公司總經理等責任人的績效薪酬相聯繫。

Pursuant to the "Work Guidelines of Sino-Ocean Group Safety Committee", the Safety Committee, as the highest safety management organisation of Sino-Ocean Group under the leadership of the Group's president, it's mainly responsible for enforcing national laws and regulations for safety management as well as related industry standards and rules; studying major measures in relation to work safety; coordinating and resolving major issues in safety management; guiding the safety management of the Group; and providing directive opinion for the universal and ordinary issues in relation to safety management, covering the safety management of all business units. The chairman of the Safety Committee is the senior management in charge of safety work of the Group. The members of the Safety Committee comprise of safety officers and senior executives in various business units and other divisions under the Safety Committee. The Safety Committee is composed of safety officers, senior executives from various business units and subsidiaries, as well as general managers of specialised companies. The plenary meetings of the Safety Committee are held on a regular basis according to the internal safety trends and business development needs. The Company implements an accountability system for safety accidents to proactively promote the management of occupational health and safety and enhance the sense of responsibility of the senior management. The performance-based remunerations of persons-in-charge of relevant business units such as department heads and senior management are linked to the health and safety performance.

**SAFE CONSTRUCTION  
安全施工**

在集團的安全應急管理機制下，制定《遠洋集團安全工作實施辦法》《遠洋集團生產安全事故應急及調查處理工作指引》《遠洋集團開發項目現場安全技術標準》等，成立了安全事故應急救援領導小組，所屬各單位逐級制定應急預案並成立應急領導小組，應急管理體系基本健全。建立「集團—事業部/專業公司—項目」三級應急管理體系，每一層級均成立事故應急救援領導小組，明確各部門及人員的應急管理職責。執行事故應急分級響應機制，定期組織應急預案培訓及演練，演練結束後及時對應急預案的合理性進行評審，針對暴露的問題和不足，對預案進行調整和完善。集團獲得 ISO 45001 標準的職業健康安全管理體系認證的專業公司數量佔比達到 100%<sup>19</sup>。

Under the Group's safety emergency management mechanism, we have formulated the "Implementation Measures of Sino-Ocean Group for Work Safety", "Work Guidelines of Sino-Ocean Group for Emergency Management in Production Safety Accidents" and "Technical Standards of Sino-Ocean Group for On-site Safety in Development Projects", etc., and established a leading group for safety accident emergency aid. All affiliated units have formulated emergency plans and set up emergency leading groups at each level. The emergency management system is substantially completed. A three-level emergency management system of "Group-Department/Professional Company-Project" has been established. Each level is required to set up an emergency rescue team and the emergency management responsibilities of each department and personnel are clearly defined. We implement the hierarchical response mechanism for emergencies and regularly conduct emergency plan trainings and drills. After the drill, we will review the rationality of the emergency plan in time. In view of the exposed problems and shortcomings, we will adjust and improve the plan. Up to 100%<sup>19</sup> of the Group's professional companies have obtained certifications under the ISO 45001 Occupational Health and Safety Management System.

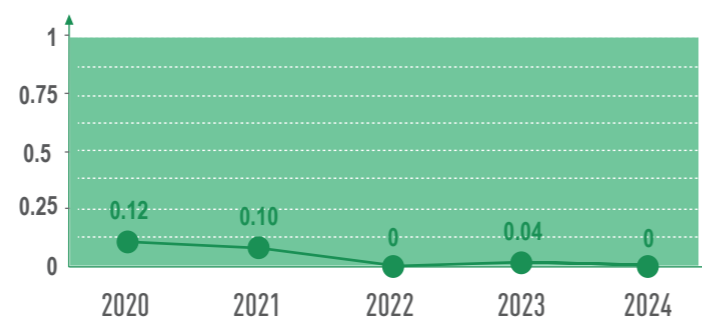
針對兼職工人、臨時工人、外包工人等特殊類別人員，結合法律法規及集團相關規定，組織相關單位按要求開展三級安全教育、安全技術交底等相關工作；並結合相關人員工種特點，配備符合國家或行業標準要求的個人勞動防護用品，並督促其正確佩戴使用。

For personnel under special categories, such as part-time, temporary and outsourced workers, the Group coordinates with relevant units to undertake three levels of safety education, safety and technical briefings, and other related activities in accordance with laws, regulations and relevant Group rules. In line with the specific nature of their work, these personnel are provided with personal labour protective equipment meeting national or industry standards, and are supervised to ensure proper wear and usage.

**TARGETS OF SAFE CONSTRUCTION<sup>20</sup>  
安全施工目標<sup>20</sup>**

- 2025 年目標：  
年度百萬平米事故率<sup>21</sup> 持續控制在 0.5 以下  
Target for 2025: to maintain an annual accident rate<sup>21</sup> per million sq.m. of below 0.5
- 2035 年目標：  
杜絕發生較大及以上生產安全事故  
Target for 2035: To eliminate production safety incidents of major or higher levels.

歷年百萬平米事故率統計<sup>21</sup>  
ACCIDENT RATE PER MILLION SQUARE METRES OVER THE YEARS<sup>21</sup>



2024 年，集團範圍內未發生較大及以上級別生產安全事故<sup>22</sup>；百萬平米事故率為 0，持續處於行業低位，體系運行平穩，安全風險持續受控。

In 2024, there were no major-level or above production safety accidents<sup>22</sup> within the Group. The accident rate per million sq.m. was 0, staying at the lower end of the industry spectrum. The operation system was in good order, with safety risks remaining under control.

- 百萬平米事故率為 0（含供應商及承包商）  
Accident rate per million sq.m. (including suppliers and contractors): 0
- 集團員工死亡人數為 0；連續四年（2021-2024）員工死亡人數均為 0，比例為 0  
The number of employee fatalities of the Group was 0. The number of fatalities and the fatality rate had been 0 for four successive years (2021-2024)
- 集團承包商死亡人數為 0，比例為 0，百萬工時損工事故率（LTIFR）為 0  
The number of fatalities reported by the Group's contractors was 0, resulting in a fatality rate of 0, achieving a Lost-Time Injury Frequency Rate (LTIFR) of 0 per million hours.
- 工傷人數 0 人，工傷損失工作天數為 0 個工作日，百萬工時損工事故率（LTIFR）為 0  
There were 0 work-related injuries, and 0 working days were lost due to work-related injuries, achieving a Lost-Time Injury Frequency Rate (LTIFR) of 0 per million hours.
- 安全檢查整改合格率 100%，實現安全隱患的閉環管理  
Safety inspection pass rate was 100%, realising closed-loop management of safety risks

為實現以上安全目標，集團及各單位持續推進以風險分級管控和隱患排查治理為核心的安全管理雙控體系高效運行，持續營造安全平穩的生產經營環境。

In order to achieve the above safety targets, the Group and its units continue to effectively operate a dual control system for safety management that centers on risk control through classification, as well as hazard inspection and mitigation, thereby maintaining an environment to deliver safe and stable production operation.



19. 獲得職業健康安全管理體系認證的專業公司包括遠洋服務、遠洋建設、遠洋生態、遠洋裝飾、遠洋機電。  
19. Professional companies that obtained the occupational health and safety management system certification include Sino-Ocean Service, Sino-Ocean Construction, Sino-Ocean Ecology, Sino-Ocean Decoration and Sino-Ocean Mechatronics.  
20. 事故界定範圍：集團所屬各單位在生產經營活動中發生的造成人員死亡、重大環境污染的生產安全責任事故；包含供應商及承包商。  
20. Defined scope for accidents: accidents involving production safety responsibility leading to fatalities or major environmental pollution that occurred in the production and operation activities of various units under the Group; including suppliers and contractors.  
21. 百萬平米事故率 = 生產安全責任事故數量 / (年開復工面積 / 1,000,000)  
21. Accident rate per million sq.m. = Number of accidents involving production safety responsibility / (annual area of commencement or resumption / 1,000,000)  
22. 較大及以上安全事故指造成 3 人及以上死亡，或者 10 人及以上重傷，或者人民幣 1,000 萬元及以上直接經濟損失的事故。  
22. An accident at major level or above refers to an accident that causes 3 or more fatalities, or 10 or more serious injuries, or RMB10 million or more direct economic losses.

## IDENTIFICATION AND CONTROL OF MAJOR SAFETY RISKS 重大安全風險識別與管控

我們編製《遠洋集團開發項目重大安全風險管控實施指引》，根據行業安全生產形勢和所屬各業務項目特點，及時、準確識別各業態安全事故風險。2024 年，組織開展階段性主題活動及專項保障行動 3 次；通過內網、郵件、集團安全工作微信群發佈動態風險識別及事故預警預控相關通知 20 次。

We have formulated the "Implementation Guidelines of Sino-Ocean Group for Management and Control of Major Safety Risks in Development Projects". Based on the work safety landscape within the industry and the characteristics unique to each business project, we promptly and accurately identify safety accident risk across business segments. In 2024, we carried out 3 periodic thematic activities, and issued 20 relevant notices regarding dynamic risk identification and early accident warning and control via the intranet, emails, and the safety work WeChat group.

2024 年，充分識別集團範圍內各開發項目重大安全風險，對開發項目全年涉及的 599 項重大安全風險進行清單式管理；督促、支持各項目對行業內高頻事故隱患制定專項管控措施，對危險性較大的分部分項工程編製專項施工方案。

In 2024, we fully identified the major safety risks of each development project within the Group, and carried out list management for 599 major safety risks involved in the development projects throughout the year. We urged and supported all projects to develop special management and control measures for common accident hazards in the industry, and formulated special construction plans for sub-projects with greater risk exposure.

## SAFETY RISK ASSESSMENT 安全風險評估

依據《遠洋集團安全事故隱患排查治理實施指引》，集團安委會統一組織集團層面安全檢查，包括定期檢查、突擊檢查和專項檢查三種形式。

In line with the "Implementation Guidelines of Sino-Ocean Group for the Inspection and Mitigation of Safety Accident Hazards", the Safety Committee of the Group organises all safety inspections at the Group level, including regular inspections, surprise inspections and special inspections.

- 開發項目實行季度檢查；運營及物業項目每年組織不少於兩次檢查。  
Quarterly inspections are carried out for development projects. And at least two inspections are organised annually for operation and property projects.
- 每季度組織第三方過程評估，對在施項目安全管理進行量化評價。  
Third-party process assessments are organised on a quarterly basis to quantify and evaluate the safety management of projects in progress.
- 每半年對存在較大風險的大型設備進行第三方 100% 覆蓋檢測。  
Third-party testing is conducted every six months to cover 100% of large equipment with greater risks.
- 結合項目進度及生產經營節奏不定期開展地下結構專項評估。  
Specialised assessments of underground structures are carried out from time to time in line with the progress of projects and the rhythm of production and operation.

## SAFETY EDUCATION AND TRAINING 安全教育與培訓

高質量完成事業部月檢、項目週檢及隱患整改工作，持續提升各層級隱患排查治理工作效率。完成 1,435 次安全檢查評估，發現問題 13,755 項，進一步提升量化打分評價效果。2024 年，通過「遠洋質造」工程數字化平台，實現風險分級管控和隱患排查治理核心功能全面上線，重大方案管理及安全生產、文明施工實施過程專項檢查 100% 線上操作管理。本年度：

We completed relevant tasks with quality performance, including monthly inspections of business departments, weekly inspections of projects, and rectification of potential hazards, continuously improving the efficiency of hazard inspection and mitigation at all levels. A total of 1,435 safety inspections and assessments were completed, identifying 13,755 issues and further improving the effectiveness of our quantitative scoring and evaluation. In 2024, the core functions of risk classification and hazard inspection & mitigation were fully deployed online through the "Sino-Ocean Quality Construction" digital platform, enabling the 100% online operation and management of major project schemes and thematic inspections during the implementation of production safety and civilised construction. During the year:

- 完成重大安全風險識別 599 項，方案審批 599 項、三方會審 645 項，專家論證 263 項，過程檢查評估 491 次，通過線上「對表」，強化管理聚焦。  
We completed 599 major safety risk identifications, 599 programme approvals, 645 tripartite reviews, 263 expert evaluations and 491 process inspections & assessments, strengthening management focus through online "benchmarking".
- 高質量完成事業部月檢、項目週檢及隱患整改工作，持續提升各層級隱患排查治理工作效率。  
We completed relevant tasks with quality performance including monthly inspections of business departments, weekly inspections of projects, and rectification of potential hazards, continuously improving the efficiency of hazard inspection and mitigation at all levels.

2024 年，遠洋組織全員參與《中華人民共和國安全生產法》《建設工程安全生產管理條例》等國家安全管理相關法律法規宣貫、學習，強化各級管理人員安全意識，提升安全管理水平。為助力核心人員綜合能力提升，我們編製《遠洋集團安全教育培訓實施指引》，將工程安全培訓體系化、定制化，建立「遠洋學院」工程課件庫，開展「工程內訓營」「工程大講堂」「總監講安全」「專家講安全」等系列課程，實現年內工程參建方（包括員工及承包商主要人員）培訓 100% 覆蓋。本年度，共組織安全消防演練活動 1,204 次（包含逃生訓練），安全教育培訓 4,214 次，開發項目參建各方安全關鍵崗位人員 1,890 人參加基礎能力測評，職業安全健康培訓總時長約為 6,321 小時。

In 2024, Sino-Ocean arranged all employees to participate in the publicity and study of the applicable national laws and regulations in respect of safety management, such as the "Production Safety Law of the People's Republic of China" and the "Administrative Regulations on the Work Safety of Construction Projects", aiming to strengthen the safety awareness of officers at all levels and enhance safety management. To help core personnel improve their comprehensive capabilities, we have formulated the "Implementation Guidelines of Sino-Ocean Group for Safety Education and Training" to provide systematic and tailored construction training. Having established the "Ocean College" courseware library, we offer course series such as "Internal Construction Training Camp", "Construction Lectures", "Safety Talks by Supervisors" and "Safety Talks by Experts", covering 100% of the project participants (including employees and major personnel of contractors) during the year. During the year, we organised a total of 1,204 fire safety drills (including escaping training) and 4,214 safety training sessions. We also basic competency assessments for 1,890 individuals at key safety positions from development project participants, reporting approximately 6,321 hours of occupational safety and health training.

# DEVELOPMENT AND TRAINING

## 發展培訓

### INSTITUTIONAL DEVELOPMENT 組織發展

遠洋集團注重「以成長為導向」，善於發現並培養具有成長型思維的人才，持續為員工賦能，聚焦並推動組織持續發展的核心競爭力、創新力和變革力。為加強跨層級交流，推動員工學習成長，遠洋設置了導師計劃。公司堅持各級「匯報人」是員工培養的第一責任人的理念，由「匯報人」作為導師結合日常工作對員工進行輔導反饋，並結合人才發展工具制定及落實學習培養計劃，支持員工獲取學習資源、轉化學習成果，推動員工成長。

Sino-Ocean focuses on "growth orientation", identifying and nurturing growth-minded talents. Continuously empowering employees, we focus on and promote the organisation's core competitiveness, innovation and change for sustainable development. Sino-Ocean has set up a "Mentor programme" to strengthen cross-level communication and to facilitate employee learning and growth. Mentors at various levels are held directly responsible for training of their team members. They provide on-the-job training and feedback and facilitate career development among employees by devising and implementing education and training plans with the assistance of human resources development tools. And they promote employee growth by supporting staff in accessing learning resources and translating learning outcomes.

遠洋在組織建設與人才培養上，始終注重組織的自我完善及人才的全面發展。我們於 2022 年制定了《遠洋集團人才梯隊建設實施辦法》，2024 年度組織實施護航計劃、碩果計劃 (Harvest Programme)、新生代培養計劃 (Young Generation Programme) 等關鍵人才培養項目 16 個，提升關鍵能力，在全集團定制組織實施 23 場團隊工作坊。根據業務所需，萃取案例，定制課程，遠洋學院新增系列微課 600 餘門，為夯實僱主品牌價值提供了有力支撐。

In terms of organisation construction and talent training, we consistently focus on the self-improvement of the organisation and the overall development of talents. In 2022, we formulated the "Implementation Measures of Sino-Ocean Group for Talent Echelon Construction". In 2024, we organised and implemented 16 key talent development projects, including the Escort Programme, Harvest Programme, and Young Generation Programme, to enhance critical capabilities, with 23 customised team workshops held across the Group. By extracting case studies and customising courses based on business needs, Ocean College introduced more than 600 additional mini-subjects, providing robust support for strengthening its brand value as an employer.

遠洋內部提出了人才池的概念，推動平台化的人力資源管理模式。使得人員使用更加靈活，實現人員在集團範圍內的選配，人員使用有「章」可循。

Internally, we have put forward the concept of talent pool and promote a platform-based human resource management model to enable flexible use of human resources, and achieve selection and deployment within the Group through a rule-based approach in the use of human resources.

集團員工晉升、績效管理都嚴格按照《遠洋集團職級實施辦法》《遠洋集團員工績效實施辦法》、按照季度及年度週期進行，通過多維度績效考核、目標設定與跟進、團隊績效評估、敏捷對話等方式開展員工績效考核管理，考核後進行溝通及反饋，接受績效和職業發展考核的員工達 100%。

Employee promotion and performance management are both carried out in strict compliance with the "Implementation Measures of Sino-Ocean Group for Ranks" and the "Implementation Measures of Sino-Ocean Group for Employee Performance", on a quarterly and yearly basis. Through a multi-dimensional performance appraisal system that incorporates objective setting and tracking, team-based performance appraisal, and agile dialogue, employees are assessed based on their performance, followed by communication and feedback, ensuring that 100% of the Group's employees receive performance and career development appraisals.

### TRAINING AND ENABLEMENT 培訓賦能

我們制定《遠洋集團人才發展工作實施辦法》《遠洋集團培訓運營規範化工作指引》等制度，明確規定了集團所建立的員工培訓體系，包括各級培訓主管部門工作職責、範圍，培訓主要形式、內容。

We have formulated the "Implementation Measures of Sino-Ocean Group for Talent Development" and "Work Guidelines of Sino-Ocean Group for Standard Training and Operation", which clearly stipulate the employee training system of the Group, including the duties and scopes of the training divisions at all levels, as well as the main form and content of training.

遠洋內部針對人才培養有完善的機制配套，搭建遠洋學院線上培訓平台，要求各專業以線上線下相結合的方式開發課程。公司設置分層分類的培訓項目，還針對重點培訓項目進行培訓考核評估和學員滿意度調查。同時，公司也鼓勵資助員工獲取工程師、註冊建築師等專業資質，支持提升專業能力。

Sino-Ocean has its own sound talent training mechanism, with the online training platform of "Ocean College", requiring all disciplines to develop courses in a combination of online and offline forms. The Group has set up stratified training programmes by category, together with training assessment and appraisals as well as student satisfaction survey for key training programmes. The Company also encourages employees to obtain professional qualifications such as engineers and registered architects, supporting the enhancement of their professional capabilities.

|   |  |
|---|--|
| FOR MANAGEMENT TRAINEES<br>面向管培生          | 探海者培養計劃、揚帆生培養計劃、新生代培養計劃<br>Sea Explorer Programme, Sailing Programme, Young Generation Programme   |
| FOR KEY POSITIONS<br>面向關鍵崗位人才             | 賦能成長計劃、護航計劃、蓄勢成長計劃、碩果計劃等<br>Enabling Programme, Escort Programme, Growth Programme, Harvest Programme etc.   |
| FOR MIDDLE AND SENIOR MANAGEMENT<br>面向中高管 | 遠航計劃、領航計劃、領導力教練項目<br>Long Voyage Programme, Pilot Programme, Leadership Coaching Programme   |
| SPECIAL LEARNING PROGRAMMES<br>特色學習項目     | 啟航訓練營、四點鐘課堂、案例說、匠心講堂、團隊建設工作坊等<br>Sailing Training Camp, Four O'clock Class, Case Theory, Craftsmanship Lecture Hall, Team Building Workshops, etc. |



### 碩果計劃 - 後備幹部成長訓練營

#### Harvest Programme-Future Executive Development Training Camp

碩果計劃 - 後備幹部成長訓練營，是椿萱茂“椿萱計劃”（包括“青苗” - 實習生、“茂葉” - 主管後備、“繁花” - 經理後備、“碩果” - 幹部後備、“育樹” - 高級幹部後備人才）人才梯隊培養的重要一環。培養對象為項目部門經理，通過 3 次集訓、3 輪工作實戰，培養養老項目後備院長。

Harvest Programme-Future Executive Development Training Camp is a key component of Senior Living L'amore's talent pipeline under the "Chun Xuan Scheme", which includes "Fresh Sprouts" (interns), "Lush Leaves" (future supervisors), "Flourishing Blooms" (future managers), "Harvest" (future executives), and "Supportive Trees" (future senior executives). Comprising three intensive training sessions and three rounds of practical work experience, the programme is designed to nurture project department managers into future directors for elderly care projects.

碩果計劃打通了經理成長為院長的通道，增強了員工對椿萱茂的認同感和歸屬感，提升了員工的服務意識和專業素養，提升了椿萱茂的品

牌形象。同時，學員在工作實戰階段結合所學發揮潛能，促成新增入住客戶 30 人、促成銷售回款 20 筆、推動客戶拼房入住、調整服務級別上百人次，為養老機構的經營、運營帶來了極大助力。一期學員 16 人、二期學員 17 人，佔目標人群即部門經理的 24%。

By establishing a clear pathway for managers to advance into director roles, the Harvest Programme has successfully enhanced employee recognition and fostered a stronger sense of belonging at Senior Living L'amore. It has empowered employees with sharper service awareness and greater professional competency, contributing to an improved brand image for the business. Meanwhile, participants have applied their knowledge to unlock potential during the practical work phase, resulting in the addition of 30 new resident clients, 20 sales transactions, increased room sharing among clients, and service-level adjustments for over a hundred individuals. These efforts have significantly supported the operations and management of our elderly care facilities. The first cohort included 16 participants, and the second cohort had 17, collectively representing 24% of the target group, namely department managers.



### 集團中期經營工作會議團隊工作坊

#### Group-wide Mid-Term Business Conference Team Workshop



集團中期經營工作會議團隊工作坊，是一次深入的交流與分享，是一場別開生面的團建之旅，是彼此賦能，敞開心扉，促進交流。鼓勵大家勇敢直面當前的困境與未知的挑戰，提升韌性，持續成長和突破。

The Group-wide Mid-Term Business Conference Team Workshop, structured as an in-depth exchange and sharing session, creates a unique team-building journey that aims to foster shared empowerment, open dialogue, and improved communication. It encourages participants to confront current challenges and uncertainties head-on, build resilience, and pursue further growth and breakthroughs.

通過開展團隊工作坊，推動與會核心人員實現高質量交流，進而帶動整個團隊，改善組織氛圍，提升組織信心。參與者在深度參與中看見

自己、看見團隊，理解當下挑戰是組織與個人必須面對的經歷，也是共同成長的過程，促進溝通、提升韌性、提振信心。參與工作坊的核心人員 70 餘人，約佔集團中高管人數的 41%。

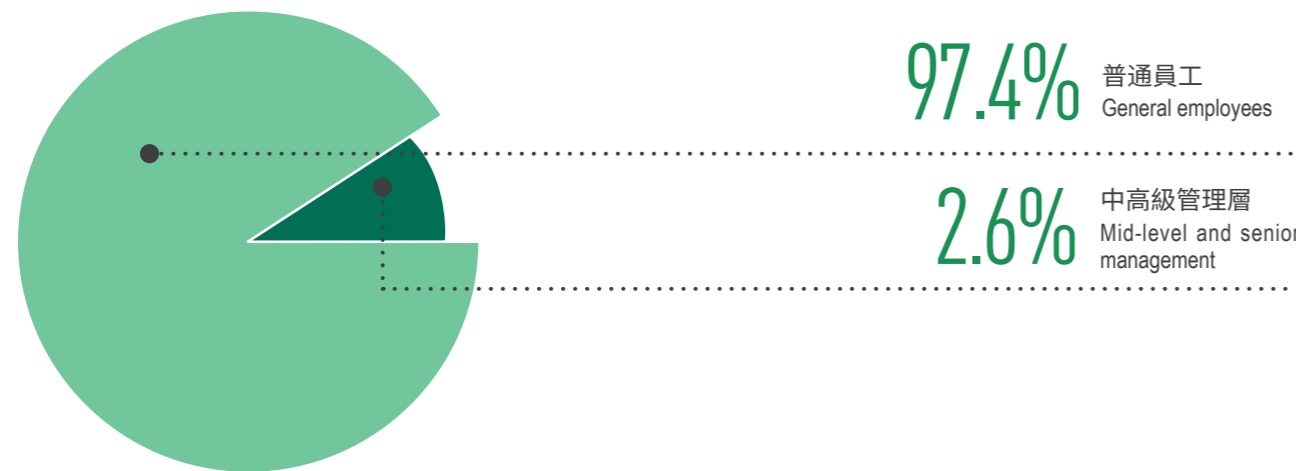
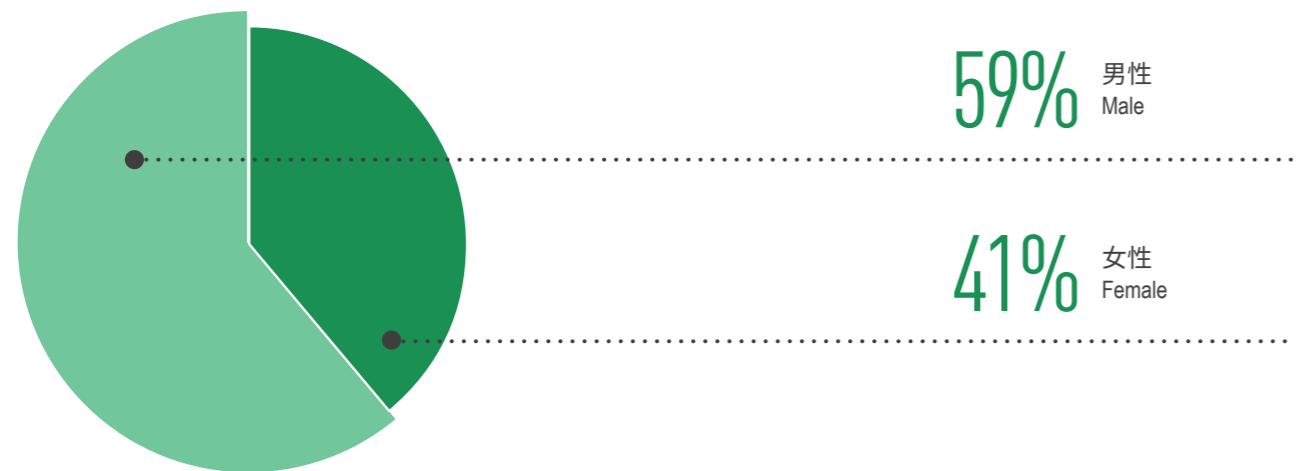
Through this team workshop, key participants benefitted from quality exchanges that, in turn, propelled their entire teams forward, fostering a more positive atmosphere and greater confidence across the organisation. Building on in-depth engagement, participants embarked on a journey that allowed them to reflect on their roles both as individuals and as team members. This helped them realise that the current challenges are not only an inevitable experience for both the organisation and its members, but also a story of shared growth, facilitating communication, enhancing resilience, and strengthening confidence. Over 70 key participants, representing approximately 41% of the Group's middle and senior executives, took part in the workshop.

# THE GROUP'S TRAINING DATA FOR YEAR 2024

## 集團 2024 年全年培訓數據

員工培訓總人數  
TOTAL NUMBER OF EMPLOYEES ATTENDING TRAINING **6,988**

員工培訓總人次  
TOTAL ATTENDANCES OF EMPLOYEE TRAINING **79,149**



|  |                |  |                |
|--|----------------|--|----------------|
| 員工培訓覆蓋率 (%)<br>Employee training coverage rate (%)   | <b>100</b>     | 員工培訓課程總數量 (課)<br>Total training courses of employees (courses)         | <b>1,010</b>   |
| 員工培訓總時長 (小時)<br>Total training hours of employees (hours)  | <b>221,240</b> | 男性員工培訓總時長 (小時)<br>Total training hours of male employees (hours)       | <b>133,214</b> |
| 女性員工培訓總時長 (小時)<br>Total training hours of female employees (hours)   | <b>88,026</b>  | 高級管理層培訓總時長 (小時)<br>Total training hours of senior management (hours)   | <b>453</b>     |
| 中層管理層培訓總時長 (小時)<br>Total training hours of mid-level management (hours)  | <b>3,415</b>   | 基層員工培訓總時長 (小時)<br>Total training hours of general employees (hours)    | <b>217,372</b> |
| 人均學時 (小時)<br>Average learning hours (hours)  | <b>31.66</b>   | 人均培訓和開發支出金額 (元)<br>Average training and development expenses (RMB)     | <b>117.45</b>  |
| 男性員工人均培訓時長 (小時)<br>Average training hours of male employees (hours)  | <b>32.31</b>   | 女性員工人均培訓時長 (小時)<br>Average training hours of female employees (hours)  | <b>30.72</b>   |
| 高層員工人均培訓時長 (小時)<br>Average training hours of senior employees (hours)  | <b>30.22</b>   | 基層員工人均培訓時長 (小時)<br>Average training hours of general employees (hours) | <b>31.69</b>   |
| 促進僱員遵守競爭立法和公平競爭意識培訓總時長 (小時)<br>Total training hours on enhancing the awareness of employees on compliance with competition laws and fair competition (hours) | <b>3,900</b>   | 參與僱員比例<br>Employee participation rate                                  | <b>100%</b>    |
| 職業安全健康培訓總時長 (小時)<br>Total training hours on occupational health and safety (hours)   | <b>6,321</b>   |  |                |
| 可持續發展培訓總時長 (小時)<br>Total training hours on sustainable development (hours)   | <b>396.5</b>   |  |                |

# COLLABORATION AND SHARED VISION FOR HEALTHY SOCIETY

# TOGETHER

## 社會健康 攜手共展望

遠洋集團長期關注並支持社區及社會健康發展，努力以「建築·健康」理念倡導下轄事業部、公司，支援周邊社區、鄉村、城市實現美好生活，以遠洋之帆公益基金會（「遠洋之帆」）為社會責任履行平台，協同各利益相關方共同從“主要社會影響”角度，協同各利益相關方為社區和城市的可持續發展目標助力。

Sino-Ocean Group has a long-standing interest in and support for the healthy development of communities and the society. Striving to advocate the philosophy of "Building-Health", our departments and subsidiaries support surrounding communities, villages and cities in achieving a better life. With Sino-Ocean Charity Foundation ("the Foundation") as a platform for social responsibility, we work with all stakeholders to contribute to the sustainable development of communities and cities from a perspective of major social impacts.

# SUSTAINABLE CITIES AND COMMUNITIES

## 可持續城市與社區



我們在《遠洋集團社區管理政策》的引導和要求下，清晰認識自身業務與社區產生的緊密聯結關係，以及或對週邊社區造成的不同程度影響。因此，我們攜手各方夥伴回應聯合國可持續發展目標，致力於打造和諧宜居、多元共融、具文化特色與創新活力的社區，促進社區共榮與協同發展。

Under the guidance and requirements of the "Sino-Ocean Group Policy on Community Management", we have a clear understanding of the close relationship between our business and the community, and the impacts of varying degrees that we may have on surrounding communities. Accordingly, we collaborate with various partners to respond to the UN Sustainable Development Goals. And we strive to build a harmonious, liveable, diverse and inclusive community with cultural characteristics and innovation vitality, so as to promote the common prosperity and coordinated development of the community.

### 推動城市更新

#### PROMOTING URBAN REVITALISATION

遠洋集團積極佈局城市更新領域，在諸多城市更新項目的落地實踐中，進行拆除重建、存量盤活、社區煥新，遵循城市有機體內在的發展邏輯和規律，循序漸進地推動城市更新與發展，促進人與建築、城市的有機成長，實現整體環境的健康發展，為城市注入更多活力。截至 2023 年，成都太古里、武漢歸元寺綜合體、武漢賀家墩、武漢遠洋長江樺、成都青白江公園城市有機更新、深圳遠洋新干線、深圳遠洋新天地、深圳遠洋濱海大廈、深圳遠洋天着等多個項目均已開展落地了豐富實踐，面積約 3,000 萬平方米。2024 年，城市更新業務從零創業，發掘行業趨勢和政策機會，構建了相應的組織與業務體系。並在實際操作過程中，自發完成組織迭代，並拓寬了業務範圍。通過多專業協同，整合內外部資源，發揮遠洋養老，服務，健康等優勢，新增簽約 6 個項目，涉及北京、石家莊、濟南、常州、鎮江等城市。業務範圍涵蓋小區升級、商業改造等多類業務，為遠洋第二曲線轉型奠定良好基礎。

Sino-Ocean Group vigorously builds its presence in the field of urban revitalisation. In the implementation of many urban revitalisation projects, the Group undertakes demolition and reconstruction either rejuvenation of existing project or community renewal. The Group follows the logic and rules of organic urban development, promotes urban revitalisation and development step by step, and facilitates the organic growth of people, buildings and cities to enable the healthy development of the environment and inject more vitality into cities. As at 2023, we had accumulated extensive experience in various projects, including Taikoo Li (Chengdu), Guiyuan Temple Complex (Wuhan), Hejiadun (Wuhan), Sino-Ocean Yangtze Opus (Wuhan), Qingbaijiang Park Urban Organic Renewal (Chengdu), Ocean Express (Shenzhen), Sino-Ocean Dream Land (Shenzhen), Ocean Seafront Towers (Shenzhen), Ocean Palace (Shenzhen), with a total area of about 30 million square metres. In 2024, we launched our urban



revitalisation business from the ground up, exploring industry trends and policy opportunities while establishing the corresponding organisation and business systems. Through hands-on operations, we proactively refined our organisational structure and expanded our business scope. By fostering multi-disciplinary collaboration, integrating internal and external resources, and leveraging Sino-Ocean's expertise in elderly care, services, and health, we secured six new projects across Beijing, Shijiazhuang, Jinan, Changzhou, Zhenjiang and other cities. Covering a wide range of areas, such as sub-district upgrading and commercial renovation, our business scope has laid a solid foundation for Sino-Ocean's second curve transformation.



武漢遠洋心漢口更新前後對比 Comparison before and after the renovation of Heart of Hankou (Wuhan)



深圳遠洋濱海大廈春牛堂修繕前後對比 Comparison before and after the renovation of Spring Cattle Hall of Ocean Seafront Towers (Shenzhen)



效果圖 Rendering Picture



武漢遠洋里聖母堂修繕前後對比 Comparison before and after the renovation of Citylane (Wuhan) Immaculate Conception Cathedral



### 智慧城市建設

#### CONSTRUCTION OF SMART CITY

構築智慧美好人居，推動智慧城市與社區發展是遠洋加速邁進可持續發展之舉。為向住戶提供高品質且智能化的美好人居體驗，廊坊遠洋光華城項目為住戶配備了全屋智能家居系統，接入施耐德電氣 Wiser 智能家居無線和 KNX 有線解決方案，將一系列智能單品從功能整合為生活場景體驗。在項目規劃過程中，我們對產品的完整性與功能性、選材環保和設計美觀性等諸多維度均進行了更高要求評估。

Building intelligent and beautiful homes and promoting the development of smart cities and communities are Sino-Ocean's efforts in accelerating the achievement of sustainable development. In order to provide high-quality, intelligent and beautiful homes, the Ocean Brilliant City (Langfang) project has equipped residents with a whole-house smart home system, with access to the Schneider Electric Wiser wireless and the KNX wired solutions, so as to functionally integrate a series of smart products into a living scenario experience. During the planning process of the project, we assessed many dimensions such as the integrity and functionality of the products, the selection of eco-friendly materials and the aesthetics of the design, with higher requirements.



## 社區共融共建 COMMUNITY INCLUSION AND CO-BUILDING

### AFFORDABLE HOUSING AND COMMERCIAL 保障性住房及商業

從 2008 年開始，遠洋就積極響應政策號召，參與保障房建設。2010 年承擔了當時北京市在建規模最大的保障性住房項目——遠洋潤園及首批配租的遠洋沁山水公租房項目，主動為保持房地產市場價格穩定和促進房地產市場健康發展做出貢獻，盡到社會責任。截至 2024 年 12 月 31 日，遠洋累計新獲取的各種形式保障性住房共涉及 30 餘個項目，覆蓋北京、上海、深圳、天津、濟南、大連、青島、寧波、福州、佛山、武漢、合肥、成都、貴陽、西寧、哈爾濱等 16 個城市，涉及 1.8 萬餘套。

Since 2008, Sino-Ocean has been actively responding to the policy call and participating in the construction of affordable housing. In 2010, Sino-Ocean undertook the largest affordable housing project under construction in Beijing at that time - Ocean Runyuan and one of the first batch of public rental housing projects, Ocean Landscape Eastern Area, proactively contributing to maintaining price stability and promoting the healthy development of the real estate market, thus fulfilling its social responsibility. As of 31 December 2024, Sino-Ocean had cumulatively acquired more than 30 new affordable housing projects of various forms, covering 16 cities (including Beijing, Shanghai, Shenzhen, Tianjin, Jinan, Dalian, Qingdao, Ningbo, Fuzhou, Foshan, Wuhan, Hefei, Chengdu, Guiyang, Xining and Harbin) and involving more than 18,000 units.

#### 案例： CASE STUDY:

為響應 2021 年國務院印發的《關於加快發展保障性租賃住房的意見》，遠洋生態受慶陽市政府委托，對慶陽市西峰區 531 畝土地進行規劃與景觀設計，建設保障性租賃住房。項目旨在推進以人為核心的新型城鎮化，緩解住房租賃市場結構性供給不足，推動實現全體人民「住有所居」。保障房項目以「十分鐘社區生活圈」理念為設計依據，提出基於當地需求以及國家政策的社區發展規劃；促進生態和智慧社區理念的實施。通過合理、科學的總體佈局景觀規劃，為西部地區吸引青年人才助力，構建功能齊全、健康活力、品質潮流、生態智慧的青年理想家園。

In response to the Opinions on Accelerating the Development of Affordable Rental Housing issued by the State Council in 2021, Sino-Ocean Ecology was commissioned by the Qingyang Municipal Government to carry out the planning and landscape design of 531 mu of land in Xifeng District, Qingyang City, for the construction of affordable rental housing. The project aims to promote a new approach on urbanisation with a focus on people, alleviate the structural supply pressure in the rental housing market, and promote the realisation of "meeting the housing needs of all people". Based on the concept of "10-minute radius community living circle", the project proposes a community development plan based on local needs and national policies, and promotes the implementation of the concept of ecological and intelligent communities. Through rational and scientific layout and landscape planning, the project will help attract young talents to the western region, and provide young people with an ideal home that is fully functional, healthy and energetic, trendy, ecological and intelligent.

### CHILD-FRIENDLY COMMUNITIES 兒童友好社區

國家「十四五」規劃明確將兒童友好城市建設列入重大工程。作為城市服務者與建設者，2022 年 7 月，遠洋以南京遠洋萬和方山望為起點，陸續在上海、蘇州、揚州、溫州、鎮江、樂清、丹陽 8 座華東城市全面啟動遠洋集團兒童友好社區共建計劃，落地「知心家庭學校」及「小公民成長實踐空間」。2024 年度遠洋在全國 23 個城市 28 個遠洋項目陸續落地「小公民」成長實踐基地揭牌，並組織貫穿全年的兒童成長實踐活動，聯合國家體育總局運動醫學研究所完成健康安全講座。兒童是城市的未來，遠洋尊重兒童和每位用戶的權利，積極打造健康、安全、充滿關愛和友好的社區氛圍，助力一座座兒童友好城市的建設。

China's National 14th Five-Year Plan has included the construction of child-friendly cities as a major project. As a city service provider and builder, Sino-Ocean started with The One (Nanjing) in July 2022 and has launched programmes to co-build child-friendly communities in eight cities in Eastern China, including Shanghai, Suzhou, Yangzhou, Wenzhou, Zhenjiang, Yueqing and Danyang, with initiatives such as "Kindred Family Schools" and "Young Citizens" to support the growth of children. In 2024, Sino-Ocean introduced "Young Citizens" development field bases in 28 Sino-Ocean projects in 23 cities across the country, and organised year-round children's development activities and health and safety lectures with the Institute of Sports Medicine of the General Administration of Sport of China. Children are the future of cities. Sino-Ocean respects the rights of children and each user, and actively creates a healthy, safe, caring and friendly community atmosphere to help build each and every child-friendly city.

# BOOSTING ALL-ROUND SOCIAL DEVELOPMENT 助力社會全面發展



## 助力鄉村振興 SUPPORTING RURAL REVIVAL



黨的二十大報告強調「全面推進鄉村振興」，在扎實推動鄉村產業、人才、文化、生態、組織振興的關鍵時期，遠洋集團着眼於國家「鄉村振興戰略」、企業「產業協同主業戰略」，願意發揮自身在項目建設、資本運作、成果轉化、市場運營等方面的機制優勢，與科研單位和相關企業一道，相互支援，攜手共進，儘快形成現代農業的產業化和商業化，最終實現農業科研成果向市場的轉化。

With "advancing rural revitalisation across the board" stressed in the report to the 20th CPC National Congress, China has entered into a key period of steadily promoting the revitalisation of businesses, talent, culture, ecosystems, and organisations in the countryside. Focusing on the country's "Rural Revival Strategy" and the enterprise's "Industrial and Principal Business Coordination Strategy", Sino-Ocean Group leverages its strengths in project construction, capital operation, achievement transformation and market operation. We work with scientific research units and relevant enterprises to exert their respective advantages and support each other to achieve modern industrial and commercial agriculture as early as possible, finally transforming agricultural scientific research results into practices.

2017 年，集團以三亞市大茅村為先行試驗區，投資建設海南省首個通過驗收的共用農莊——大茅遠洋生態村。項目總佔地 17,680 畝，以現代設施農業和熱帶高效農業為基礎，導入科技、教育、旅遊、文創等行業優質資源，形成有特色、有產業、有內涵的「農業+」多產業融合運作模式的新型農村樣板，設立現代農業觀光區、生態農業體驗區、生態休閒度假區和休閒健康運動區四大板塊，以健康煥新鄉村，以匠心振興鄉村。

In 2017, the Group took Damao Village in Sanya as a pilot area and invested in the construction of Sino-nature Garden, the first shared farm in Hainan Province that has passed the acceptance inspection. The project covers a total area of about 17,680 mu. Based on modern facility agriculture and tropical high-efficiency agriculture, the project introduces high-quality resources from technology, education, tourism, cultural and creative sectors and forms a new rural development model underpinned by distinctive, meaningful agriculture-based cross-industry business models. It is divided into four sections, namely modern agricultural sightseeing area, ecological agricultural experience area, ecological leisure resort area, and leisure and health sports area, with the aim to revive the countryside with health elements and ingenuity.

大茅遠洋生態村緊緊依託國家戰略和海南自貿港總體發展佈局，充分發揮田園特色，打造好農業、好景觀、好資源、好服務。

Closely aligned with the national strategy and the overall development layout of the Hainan Free Trade Port, and making full use of the countryside characteristics, Sino-nature Garden aims to foster a better agriculture ecosystem featuring enhanced landscapes, resources and services.

2024 年，大茅遠洋生態村聯合大茅村委會共同創建“大茅玉米”品牌，在中國（海南）國際熱帶農產品冬季交易會和全球熱帶農業創新大會上贏得與會嘉賓和市場的高度認可。企業承諾包銷，並提供育苗、種植、採收、銷售全鏈條服務，成功帶動三亞市吉陽區大茅村、羅蓬村、中廖村、紅花村等農戶種植 100 畝，畝產收益最高可達人民幣 8,000 元。

In 2024, Sino-nature Garden and the Damao Village Committee jointly founded the “Damao Corn” brand, which received high recognition from the market and attendees at the China (Hainan) International Winter Trade Fair for Tropical Agricultural Products and the Global Tropical Agriculture Innovation Conference. The enterprise made an exclusive sales commitment and provided end-to-end services, covering seedling, planting, harvesting and sales. This successfully motivated farmers in Damao Village, Luopeng Village, Zhongliao Village and Honghua Village of Jiyang District, Sanya City, to cultivate 100 mu of corn, achieving a yield of up to RMB 8,000 per mu.

立足三農，大茅遠洋生態村還積極引進專家人才為鄉村振興建言獻策，成功獲批海南省專家人才服務基地。2024 年 4 月，在海南省南繁專家服務團的幫助下，大茅遠洋生態村與中國農業大學三亞研究院達成“一院一村”戰略合作，引進鮮食玉米、四稜豆等新品種示範試驗，成功申報大茅鮮食玉米科技小院，並與中國農業大學張福鎖院士團隊開展大茅村農業綠色發展實踐調研。同時，還引進南京農業大學、北京農林科學院等院所，為科研人員提供試驗田管理、科技轉化落地服務等。

Focusing on the “Three Rural” issues - agriculture, rural areas, and farmer development - Sino-nature Garden also actively engaged professional talents to provide insights and recommendations for rural revival, obtaining approval to serve as an expert talent service base in Hainan Province. In April 2024, with support from the Hainan Nanfan Breeding Expert Service Team, Sino-nature Garden and Sanya Institute of China Agricultural University entered into a “one-institute, one-village” strategic cooperation agreement to introduce new varieties of fresh corn and winged bean for demonstration and testing. In addition to successfully applying for the establishment of the Damao Fresh Corn Science and Technology Institute, the Garden also initiated a research study on green agricultural development practices in Damao Village in partnership with the team of Academician Zhang Fusuo from China Agricultural University. Meanwhile, we also engaged Nanjing Agricultural University, Beijing Academy of Agriculture and Forestry Sciences and other institutes to provide researchers with services such as experimental field management, technological transformation and implementation.



最是文化能致遠，大茅遠洋生態村也重視鄉村文化建設，2024 年 5 月，推動三亞市吉陽區人民政府聘請中國漢畫藝術家陳海華老師擔任大茅村藝術村長，指導大茅村美學設計和文化建設。大茅生態村成功舉辦第十二屆全國少數民族傳統體育運動會鞦韆比賽、海南省第二屆“和美鄉村”健康跑賽事、三亞市農耕運動會、海南南繁科研成果轉化展等活動，充分展現大茅田園風采和黎族文化底蘊。

Recognising the unparalleled, enduring trait of culture, Sino-nature Garden also prioritises fostering rural culture. In May 2024, it facilitated the People's Government of Jiyang District, Sanya City, in appointing Chinese painting artist CHEN Haihua as the artistic head of Damao Village, tasked with guiding its aesthetic design and cultural development. Sino-nature Garden successfully hosted a series of events, including the Swing Competition of the 12th National Traditional Games of Ethnic Minorities, Hainan's 2nd “Harmonious Countryside” Health Running Race, the Sanya Farming Games, and the Exhibition of the Transformation of Hainan Nanfan Breeding Scientific Research Achievements, highlighting Damao's rustic charm and the cultural heritage of the Li ethnic minority.

遠洋集團將以大茅村為載體，積極推動鄉村農文旅融合發展，持續打造有主題、有特色、有看點、接地氣的鄉村文旅體驗活動，為促進休閒農業和鄉村旅遊高品質發展貢獻力量。

Using Damao Village as a platform, Sino-Ocean Group will actively promote the integrated development of rural agriculture, culture and tourism. We will expand our existing efforts to create a rural cultural and tourism experience that is thematic, distinctive, engaging and grounded, thereby contributing to the high-quality development of leisure agriculture and rural tourism.

## 創造就業機會 JOB OPPORTUNITY CREATION

遠洋積極在自身經營中創造就業機會，也竭力與所在社區開展合作，積極帶動當地社區就業發展。目前，業務涉及城市超過 74 個，在昆明遠洋新干線、西安遠洋未央華府、杭州遠洋樂堤港等項目均為當地創造良好就業機會。此外，我們面向少數民族學生、大學生開設民族自信提升、素質教育、建築類專題課程和社會實踐機會，輸出專業知識，提升年輕群體就業能力，助力社會穩定發展。

Sino-Ocean proactively creates job opportunities in its own operations, and strives to work with local communities to actively promote employment. Currently, our business operations span more than 74 cities. Projects such as Kunming In Galaxy, Xi'an Ocean Mansion and Grand Canal Place (Hangzhou) have created desirable employment opportunities for the local communities. In addition, we provide students of ethnic minorities and from colleges with courses on national confidence enhancement, quality education and architecture, as well as internship opportunities, so as to disseminate professional knowledge, improve the employability of young people, and help the stable development of society.



杭州遠洋樂堤港 Grand Canal Place (Hangzhou)

# SHARING BENEFITS WITH COMMUNITIES

## 社區共益



遠洋集團自 1993 年成立伊始，即積極投身於社會公益事業，持續踐行社會責任。2008 年，於北京市民政局正式設立北京遠洋之帆公益基金會，有序推進公益事業，組織志願者積極參與社會公益事業。截至 2024 年，遠洋集團攜遠洋之帆已累計支持社會公益的款項總額約人民幣 5.5 億元，惠及全國超過 281 個城市超過 63 萬人。遠洋之帆公益基金會平台現已孕育出多個公益品牌項目，集團正以此為平台，帶領各事業部、專業公司、合作夥伴、客戶、員工等，積極投身於公益慈善事業，為健康社區、社會共同努力。

Since its establishment in 1993, Sino-Ocean Group has actively devoted itself to social charity and continued to implement social responsibilities. In 2008, Beijing Sino-Ocean Charity Foundation was officially registered with the Beijing Municipal Civil Affairs Bureau to promote charity in an orderly manner and make arrangements for volunteers to actively participate in charity. As of 2024, Sino-Ocean Group and Sino-Ocean Charity Foundation had donated a total of about RMB 550 million to support social charity and benefiting more than 630,000 people in over 281 cities across China. Sino-Ocean Charity Foundation has also cultivated a number of charity brand projects. The Group is using this as a platform to lead departments, professional companies, partners, customers, etc. to actively participate in charity and philanthropy, and work together for a healthy community and society.

本年度集團持續踐行「微公益，共參與，可持續」的遠洋公益價值觀，在倡導「讓愛心成為行動」的遠洋之帆公益基金會的大力支持下，重點實現公益項目低碳轉型，落實遠洋「2050 淨零排放」計劃——社會「淨零」，倡導全民低碳意識。多年來，社會責任公益事業不僅鼓勵更多遠洋人親身參與，也帶動了親朋好友、客戶、夥伴甚至陌生人共同助力了從長者健康醫療、兒童自信培養、民族文化傳承、城鄉交流、公民教育、低碳環保再到廣泛的公眾運動健康等社會發展議題。同時還實現了引導集團的專業資源支援各地的區域、鄉村、城市建設及健康低碳理念的傳播和更廣泛樹立當中。

During the year, the Group continued to promote the Sino-Ocean values of "micro-philanthropic, inclusive and sustainable" charity. With the strong support of Sino-Ocean Charity Foundation, a champion of "putting love into action", the Group focused on the low-carbon transformation of public welfare projects and the implementation of Sino-Ocean's "2050 Net Zero" project - social "net zero", so as to promote low-carbon awareness among all people. Over the years, we have managed to engage more employees in our initiatives of social responsibility and charity. What is more, the employees also invite their friends, relatives, clients, business associates and even strangers to take part in social development campaigns such as healthcare for the elderly, confidence-building for children, cultural preservation for ethnic groups, urban-rural exchanges, civil education, low-carbon and eco-friendly development, as well as general issues on public sports and health. Meanwhile, the Group's professional resources have been channelled to support regional, rural, urban construction, and the spread and wider practice of healthy and low-carbon concepts.

SINO-OCEAN YOUTH VOLUNTEER LEAGUE  
遠洋青年志願者聯盟



與受影響社區的溝通是有效支持社區發展的基礎。我們通過多渠道與不同層面社區保持有效溝通，如通過集團自媒體公開收集客戶及受影響社區需求與意見；遠洋之帆通過回訪調研瞭解受助群體的真实情況，遠洋會專員根據業主線上提交的信息分析需求來提供對應服務等。而最高效的溝通方式之一是鼓勵社區成員參與到項目本身。2024 年度，受益於遠洋青年志願者聯盟對志願者活動的全方位支持，本年共直接帶動 9,695 位志願者付出了 153,000 小時的志願服務，其中包括客戶、員工、供應商、合作夥伴等利益相關方。

Communication with affected communities provides the basis for effectively supporting community development. We maintained close ties with communities at different levels through various channels. For example, we collected information about what customers and local communities needed and gained opinions through the Group's social media accounts. Sino-Ocean Charity Foundation gained a deeper understanding of the real situation at donation-receiving communities through surveys and follow-up visits. And members of the Ocean Family adapted our services based on analysis of information submitted by property owners online. The most effective method of communication has been to encourage community members to participate in projects. In 2024, on the back of the full support from the Sino-Ocean Youth Volunteer League for volunteer activities, a total of 9,695 volunteers, including customers, employees, suppliers, partners and other stakeholders, were directly led to provide 153,000 hours of volunteer services during the year.

|  |           |
|--|-----------|
| 基金會捐贈 (人民幣 百萬元)<br>DONATIONS FROM FOUNDATION (RMB million)                 | 323.95    |
| 帶動社會捐贈 (人民幣 百萬元)<br>DONATIONS FROM OTHER SOURCES (RMB million)             | 201.00    |
| 鄉村振興相關投入 (人民幣 百萬元)<br>POVERTY ALLEVIATION RELATED INVESTMENT (RMB million) | 53.49     |
| 志願者服務時間 (小時)<br>VOLUNTEER SERVICE HOURS (Hours)                            | 153,000   |
| 志願者人數 <sup>23</sup> (人)<br>NUMBER OF VOLUNTEERS <sup>23</sup> (People)     | 9,695     |
| 項目直接受益人數 (人)<br>NUMBER OF DIRECT BENEFICIARIES (People)                    | 27,636    |
| 累計影響人數 (人)<br>CUMULATIVE NUMBER OF PEOPLE AFFECTED (People)                | 8,489,258 |

23. 該數據包括外部志願者。  
23. The number includes external volunteers.

# SUSTAINABLE HEALTHY COMMUNITY

## 可持續健康社區



### SINO-OCEAN HEALTH (ENVIRONMENTAL PROTECTION) CHARITY PROGRAM 遠洋健康（環保）公益計劃



2019 年起，遠洋之帆公益基金會正式啟動了「遠洋健康（環保）公益計劃」。該計劃設立了「遠洋建築·健康基金」，用以支持社區、鄉村或城市開展建築健康、環境健康方向的活動及相應建設。

Sino-Ocean Charity Foundation officially launched the "Sino-Ocean Health (Environmental Protection) Charity Programme" in 2019. The "Sino-Ocean Building-Health Fund" has been set up under the programme to support communities, villages and cities in carrying out activities on building health and environmental health.

### "GREENER OLD COMMUNITY HEALTHIER LIFE" ENVIRONMENTAL CHARITY PROGRAM 「老社區新綠色健康+」環保公益項目



「老社區新綠色健康+」環保公益項目源於「老社區，新綠色」項目<sup>24</sup>。為營造更加可持續的社區，我們結合社區情況和建築健康理論，從健康運動、健康生活、健康文化、健康可持續四大方面進行專項研究，為老舊社區增加分齡兒童活動空間、一米菜園、變速環形塑膠跑道、療愈植物群落等，同時，在改造中充分採用新技術、新能源及環保材料，如自動手部消毒機、太陽能充電、原有材料重複利用、國際領先的環保塑膠等。項目現完成遠洋天地社區綠色健康改造，使建成已逾二十年的社區煥然一新，亦加強了與社區居民的互動溝通。

The "Greener Old Community Healthier Life" environmental charity programme originated from the "Old Neighborhood Greening" scheme<sup>24</sup>. In order to create a more sustainable community, we have combined community conditions and building health theories to carry out specialised research in the four areas of healthy exercise, healthy living, healthy culture and healthy sustainability. To be specific, we have added activity spaces for children of different ages, "one-metre vegetable gardens", variable-speed circular plastic running tracks and healing plants to old communities. In addition, new technologies, new energy and eco-friendly materials have been used in the renovation, such as automatic hand sanitisers, solar power charging, reuse of existing materials and international leading eco-friendly plastics. Under the programme, green and healthy transformation has been completed in Ocean Paradise, giving a new look to the community of more than 20 years old, and enhancing the interaction with the residents.

24. 「老社區，新綠色」始於 2006 年，針對老舊社區，圍繞水資源多渠道利用和節約、鄉土植物栽種推廣、可再生資源利用和節能減排等主題建立環保改善或改造示範項目和組織環境宣傳教育活動，共在 17 個省市 800 多個社區開展，至少 4,000 萬人因活動受益。

24. The "Old Neighborhood Greening" scheme started in 2006. Focusing on serving old communities, it built environmental improvement or transformation demonstration projects and held environmental education activities revolving around themes such as multi-channel use and conservation of water resources, planting and promotion of native plants, use of renewable resources, energy conservation and emission reduction. The scheme carried out activities in more than 800 communities in 17 provinces and cities and benefited at least 40 million people.

### "Building - Health 2030" Alliance 「建築·健康 2030」聯盟



在遠洋建築健康基金的支持下，遠洋之帆公益基金會發揮平台優勢，聯結政府相關單位、行業協會、研究機構、國際組織等共益夥伴共同發起並成立「建築·健康 2030」聯盟（以下簡稱「聯盟」），構建跨行業、跨專業的協作平台，共同開展老舊社區健康環保改造、健康建築標準研究及其他可持續城市相關項目，定期開展專業化、多元化的可持續發展話題分享與交流，促進社區可持續發展理念，共同應對氣候變化風險，倡導環保低碳、健康可持續的生產和生活方式。

With the support of the "Sino-Ocean Building-Health Fund", Sino-Ocean Charity Foundation leveraged its platform advantages and teamed up with relevant government agencies, industry associations, research institutions, international institutions and other partners to jointly initiate and establish the "Building-Health 2030" Alliance ("the Alliance") as a cross-industry and cross-professional collaboration platform. Members of the alliance jointly carry out healthy and eco-friendly renovation of old communities, research on healthy building standards and other sustainable city-related projects, regularly conduct professional and diverse discussions and sharing on sustainability topics, promote the concept of community sustainability, address risks of climate change, and advocate eco-friendly, low-carbon, healthy and sustainable production and lifestyle.

自 2023 年開始，我們攜手聯盟成員等行業夥伴，舉辦「築建未來」——「建築·健康 2030」聯盟沙龍，為業界同仁、高校師生搭建了豐富的專業分享交流平台。活動從不同角度探討後疫情時代的健康低碳建築實踐，以及從超低能耗到近零能耗，再到碳中和建築的發展路徑。

Since 2023, we've joined hands with members of the Alliance and other industry partners to organise the "Building the Future - Building Health 2030" Alliance salon. The event provided a substantial platform for professional sharing and exchange among industry peers, university teachers and students. It explored healthy and low-carbon building practices in the post-COVID period from different perspectives, as well as the development path from ultra-low to near-zero energy consumption and then to carbon neutral buildings.

### 成員單位 Participating Institutions and Enterprises



• The 8<sup>th</sup> Ocean Marathon  
第八屆遠洋益跑



「遠洋益跑」是遠洋之帆公益 IP 遠洋健康（環保）公益計劃的核心項目之一：以大眾為廣泛參與主體，充分圍繞運動、健康及公益等關鍵字開展，以「遠洋益跑」小程序為平台，進行「線上馬拉松」及線下「城市接力賽」兩部分活動。參與者完成指定公里數後，將由遠洋集團捐出公益金用於「小夥伴」成長計劃公益項目。

第八屆遠洋益跑以「共益 共健康」為主題，延續線上 + 線下活動模式，在國家體育總局運動醫學研究所指導下，通過線上運動打卡、線下益跑活動、科學健身指導等多種方式，幫助大眾培養科學運動的生活習慣。項目自 2017 年首屆舉辦以來已得到諸多共益夥伴的支持，累計吸引了來自 32 個省級行政區 52 個城市，超過 3.6 萬名各界人士的參與，跑步里程超過 88.6 萬公里，可繞地球 22 圈。

"Ocean Marathon" is one of the core projects under the "Sino-Ocean Health (Environmental Protection) Charity Programme" as the charity IP of Sino-Ocean Charity Foundation. With members of the public as main participants, the event features sports, health and charity. And with the APP as the platform, the charity run includes the "Online Marathon" and the offline "City Relay". After participants complete a specified number of kilometres, Sino-Ocean Group will make corresponding donations to the "Little Partner" Education Sponsorship Scheme.

With the theme of "Healthy and Beneficial Exercises for All", the 8th Ocean Marathon continues the online + offline activity mode. Under the guidance of the Institute of Sports Medicine of the General Administration of Sport of China, it helps the public cultivate the habit of scientific sports through online sports clock-ins, offline health runs, scientific fitness guidance and other means. Since the first charity run in 2017, it has received the support from many partners and attracted more than 36,000 participants from all walks of life, spanning 52 cities across 32 provincial-level administrative regions, with a total running distance of over 886,000 km, equivalent to 22 laps around the Earth.



# EDUCATION AND SPONSORSHIP

## 教育助學



在教育及助學方面，集團在教育扶持領域積累了十餘年經驗、專注公益、且以支持教育為主要方向之一的遠洋之帆實施。The Group undertakes its commitments to education and student sponsorship through Sino-Ocean Charity Foundation, a charity venture that has specialty in education support and has more than ten years' practical experience in education funding.

### "LITTLE PARTNER" EDUCATION SPONSORSHIP SCHEME 「小夥伴」成長計劃



「小夥伴」成長計劃於 2008 年 9 月設立，是遠洋之帆公益基金會設立的核心項目，也是遠洋基金會持續時間最長的項目。項目旨在幫扶邊遠、經濟欠發達地區中小學生改善學習及生活條件，通過物資、資金支持，幫助當地孩子拓展事業，樹立民族自信，擁有健康、更有希望的未來。2024 年起，由國家體育總局運動醫學研究所主辦，遠洋之帆承辦的“青少年脊柱與視力健康”篩查新疆青河學校專項活動，通過普及科學的健康理念，提供針對性的健康篩查和醫學診斷，切實改善孩子們健康狀況，激發了青河縣對青少年脊柱及視力健康問題的重視程度，並受到了青河縣當地政府的廣泛關注。在「十四五」國民健康規劃的指引下，遠洋之帆會繼續通過平台搭建，將持續關注和支持教育助學，幫助青少年健康、快樂的成長。讓我們共同努力，為青少年營造一個更加健康、安全、充滿希望的未來。

The "Little Partner" Education Sponsorship Scheme was established in September 2008, which is the core project founded by the Sino-Ocean Charity Foundation, and its longest-running charity project. This scheme aims to support primary and secondary school students in remote and economically underdeveloped areas by improving their learning and living conditions. Through material and financial assistance, it helps local children advance their careers and strengthen national confidence, securing a healthy, more promising future for them. Since 2024, the "Youth Spine and Vision Health" programme, organised by the Institute of Sports Medicine under China's General Administration of Sport and hosted by the Sino-Ocean Charity Foundation, has been providing special screening services for schools in Qinghe, Xinjiang. By promoting scientifically-sound health concepts and providing targeted health screening and medical diagnosis, this programme has made a tangible impact on improving the children's health. It also raised awareness about spine and vision health among authorities in Qinghe County, receiving broad attention from the local government. Guided by the public health principles under the "14th Five-Year Plan", the Sino-Ocean Charity Foundation will continue to focus on and support education through platform-building, aiming to help young people grow up as healthy and happy individuals. Let's work together to create a healthier, safer, and more hopeful future for our youth.

截至 2024 年底，該計劃共計資助 100 餘所學校，捐贈物資及現金金額超過人民幣 1,353 萬元，受益學生超過 9.2 萬人次，2024 年開展超 8 所少數民族學校線上特色美術課活動，獲凱賓斯基酒店集團持續捐贈。

As at the end of 2024, the scheme has funded more than 100 schools, donated over RMB13.53 million in kind and in cash, offering aids to more than 92,000 students. In 2024, having received continuous donations from Kempinski Hotels, the project conducted online art classes with distinctive features at more than 8 ethnic minority schools.

"SINGING FOR LOVE"  
NATIONAL CULTURAL  
INHERITANCE  
「愛唱響」民族文化傳承



「小夥伴」成長計劃下設的「愛唱響」民族文化傳承系列公益活動，旨在延續遠洋對精神品質一貫追求的同時，以音樂和藝術為切入點為邊區孩子架起通往外面世界的橋樑，表達專注於改變基礎教育發展不均衡的持續態度和行動。2017 年起，建立「愛唱響」民族文化傳承展演基金，扶持、鼓勵更多民族文化項目傳承和傳播。隨着 2022 年新設立遠洋之帆新疆哈薩克族傳統文化教育基地，目前我們已在四川、青海、內蒙古、新疆設立基地，為偏遠地區川哈蒙藏當地文化得以繼續傳承而助力。

Under the "Little Partner" Education Sponsorship Scheme, the "Singing for Love" campaign seeks to broaden our pursuit of spiritual well-being and connect children in remote areas and the outside world through arts and music. Its top priority is to redress the balance in primary education development. The Ethnic Cultural Heritage Performance and Exhibition Fund was established in 2017 to promote and encourage ethnic culture inheritance and dissemination. With the establishment of the Sino-Ocean Charity Foundation Education Base for Traditional Kazakh Culture in Xinjiang in 2022, we have now set up similar bases in Sichuan, Qinghai, Inner Mongolia and Xinjiang, helping to continue the transmission of local cultures of minority groups in remote areas.

自 2021 年開始，我們每年六一兒童節前夕，為受助學校的山區孩子們設立線上藝術之旅——雲上美術課，幫助全國各地少數民族的孩子們歡度節日，鼓勵孩子們了解本民族的生活環境和民族符號，通過五彩畫筆描繪出童真童趣，創作出屬於自己的民族作品，以愛心接力，跨越山海，為孩子們架起一座通往夢想的橋樑。我們將作品通過文創義賣及公益展覽等方式助力山區孩子，鼓勵和號召更多的社會力量積極投身到公益事業中，籌措更多的資金為山區孩子提供助學金及廣闊舞台，共同為改善其學習和生活狀況做出努力，所有善款也將用於捐贈遠洋之帆「小夥伴」成長計劃。2024 年，四川、內蒙古等 7 所受助學校 258 名學生參加雲上美術課。

Since 2021, we have been operating Cloud Art Class, an online art journey targeting children from sponsored schools in mountainous areas, on every eve of the Children's Day on 1 June. This programme aims to create an opportunity for children from various ethnic minority groups across China to celebrate the joyous occasion of Children's Day, encouraging them to learn about the lifestyles and symbols of their own ethnicities. Using pens and paints, these children draw about the innocence and joy of childhood, creating artworks in celebration of their ethnic cultures. As our love spans mountains and seas, we aim to build a bridge for children to pursue their dreams. By organising charity sales and exhibitions featuring cultural works, we use these artworks to support children in mountainous areas, seeking to inspire and call upon more members of our society to actively participate in philanthropic causes, to provide these children with scholarships and broader platforms by raising additional funds. We strive to make a concerted effort to improve their learning and living conditions. All funds raised will also be used to provide donations to our "Little Partner" Education Sponsorship Scheme. In 2024, 258 students from 7 sponsored schools in Sichuan, Inner Mongolia and other places participated the Cloud Art Class.



"YOUNG CITIZEN"  
INNOVATIVE CHARITY PROJECT  
「小公民」創新公益活動



「小公民」創新公益活動於 2016 年正式設立，該活動倡導全社會關注少年兒童「小公民」責任意識的培養，鼓勵少年兒童以兒童的視角發現問題，提出問題，解決問題，促進少年兒童用愛心與公益行動去影響成人世界，為社會盡一份「小公民」的力量，用實際行動去踐行社會主義核心價值觀。

The "Young Citizen" Innovation Charity Project was officially founded in 2016. The activity advocates the whole society to pay attention to the responsibility, awareness cultivation of the teenagers and children as "Young Citizens", and encourage them to identify and solve problems from their own perspective. The ultimate goal is to let children influence adults through good deeds and make their own contributions to social development, promoting core socialist values among China's younger generations.

2022 年開始，遠洋「小公民」成長實踐基地落地南京遠洋方山望，自此開啓了全國推動工作，積極組織貫穿全年的兒童成長實踐活動，聯合各地街道、社區、消防等政府相關單位，中國少年兒童出版總社知心姐姐編輯部、國家體育總局運動醫學研究所、藍天救援隊等社會資源，為「小公民」進行健康安全講座，特邀 UNDP Movers 項目導師進行可持續發展課程分享，倡導可持續發展，為社區兒童賦能；截至目前，在社區組織遠洋益跑和義賣活動 35 場。「小公民」成長實踐基地從關注家庭、關注社區到關注城市、關注地球，向內生長，向外怒放，為兒童友好社區注入更多深刻的內涵。

Since 2022, Sino-Ocean established its "Young Citizen" Growth and Practice Base at SINO-OCEAN & ONE UGC-LIFE, Nanjing. Since then, it has expanded nationwide, actively organising year-round growth and practice activities for children. Collaborating with streets, communities, firefighters and other governmental departments across the country, as well as leveraging the social resources of the "Agony Aunt" Editorial Office of China Children's Press & Publication Group, the Institute of Sports Medicine under China's General Administration of Sport, and the Blue Sky Rescue Team, we have conducted multiple health and safety seminars for the "Young Citizen" initiative. Advisors from the UNDP Movers project have been invited to share sustainability lessons, advocate for sustainable development, and empower children in the community. To date, we have held 35 community-based events, including "Run for Charity" and charity sales. The "Young Citizen" Growth and Practice Bases have evolved from focusing on families and communities to addressing broader concerns such as our cities and planet, fostering internal growth and expanding outward, enriching child-friendly communities with deeper connotations.



SEAFARING STUDENTS-IN-ACTION INCENTIVE SCHEME

遠洋「探海者」  
全國大學生社會實踐  
支持計劃



遠洋「探海者」全國大學生社會實踐獎於 2009 年創立。該項目主要支持大學生實踐團隊開展助學支教、藝術實踐、教師培訓、環境保護、養老調研、創業創新等方面的實踐項目。

The "Seafaring Students-in-Action Incentive Scheme" was established in 2009, which is mainly designed to support students to engage in social work initiatives such as teaching in remote areas, artistic creation, teacher training, environmental protection, elderly-care market surveys, startup incubation and innovation.

為響應「美麗中國」政策號召，2019 年起實踐獎特設遠洋「築·健未來」大學生建築設計競賽專項賽事，支持大學生聚焦「建築·健康」理念，鼓勵大學生以專業知識和能力，打造更健康、更低碳的設計作品。

In response to the call of the "Beautiful China" policy, the "Building · Healthy Future" College Students Architectural Design Competition under the scheme was established in 2019 to support college students to focus on the concept of "Building·Health" and encourage them to create healthier, lower carbon design works with their expertise and abilities.



遠洋「探海者」全國大學生社會實踐支持計劃的設立意義非凡，它將理論與實踐結合，並將行業發展與企業需求很好地結合到一起，每一屆的主題都能與行業發展以及當下熱點話題緊密結合，分享新形勢、新理念、新技術、新方法，共創零碳未來。

The "Seafaring Students-in-Action Incentive Scheme" is a meaningful event. It combines theory and practice, and integrates industry development with corporate needs. The theme of each year is closely linked to industry development and current hot topics, sharing new situations, new ideas, new technologies and new methods to create a zero-carbon future.

——中國房地產協會會長 陳宜明先生  
——Mr. Chen Yiming, President of China Real Estate Association

PART OF THE WINNING WORKS IN THE "BUILDING · HEALTHY FUTURE" COLLEGE STUDENTS ARCHITECTURAL DESIGN COMPETITION  
「築·健未來」全國大學生建築設計競賽部分獲獎作品



山東大學《垂直聚落》  
"Vertical Community", by Shandong University



北京工業大學《春田花花幼兒園》  
"Springfield Flower Kindergarten", by Beijing University of Technology

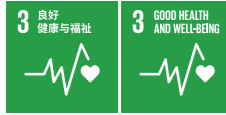


東南大學《泡泡之家》  
"Bubble House", by Southeast University



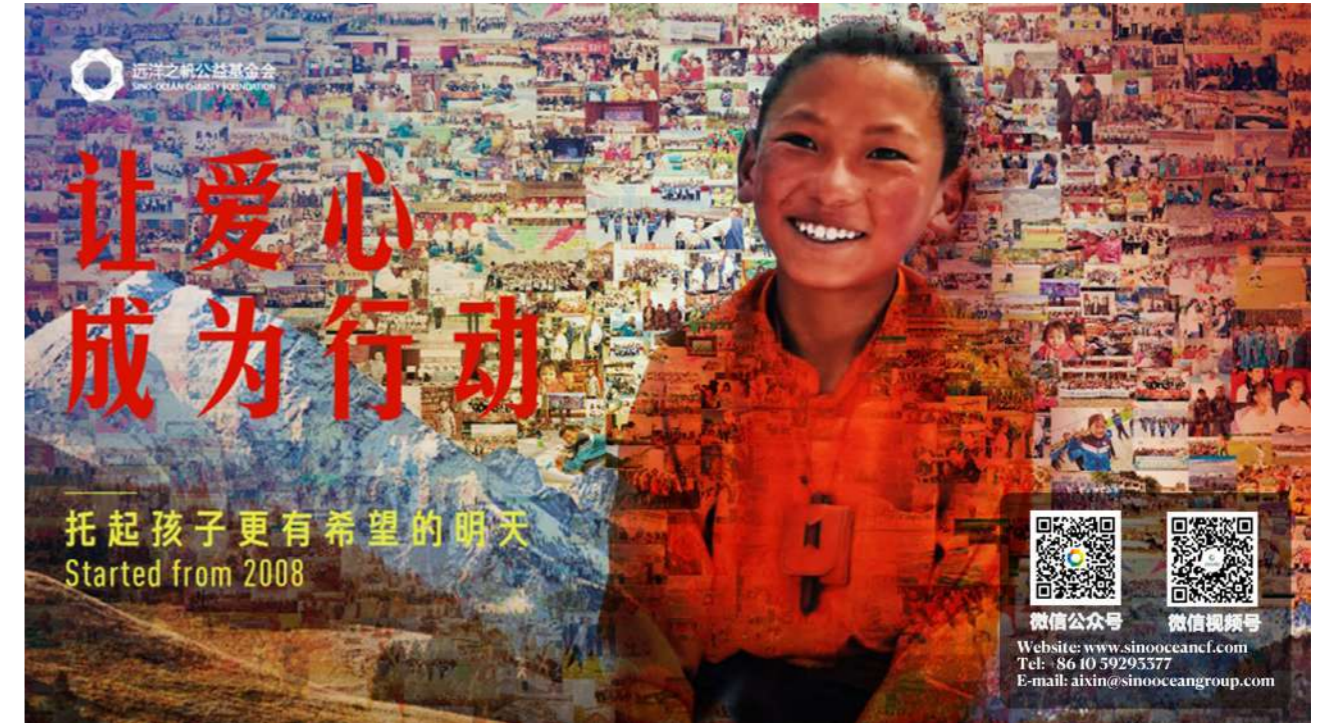
# ELDERLY CARE

## 長者關懷



中國脊梁健康支持計劃是基金會特為對國家和民族做出特殊貢獻的特定老人設立的健康專項計劃。該項目於 2015 年設立，設立之初即聯合椿萱茂、海醫匯等醫護資源對河北赤城老兵提供健康支持和關懷，並通過公眾募捐設立專項基金定向支持該項目運行。風雨無阻，如期而至，項目每年為抗戰老兵提供兩次健康支持與關懷，迄今為止，已幫助抗戰老兵 640 人次，開展赤城回訪活動 16 次，為抗戰老兵送去愛心物資及資金近人民幣 70 萬元。

The "China's Backbone Health Support Program" is a special elderly-care project established by Sino-Ocean Charity Foundation in 2015 to support specific senior citizens who have made significant contributions to the country and nation. At the beginning of its establishment, we collaborated with Senior Living L'Amore, Haiyihui and other healthcare resources to provide health support and care to veterans in Chicheng, Hebei. Public donations were collected via a special fund to support related operations. Come rain or shine, the project provides health support and care for war veterans twice a year. So far, we have helped war veterans 640 person times and conducted 16 return visits to Chicheng County, sending nearly RMB 700,000 in supplies and funds to war veterans.



如需瞭解更多遠洋之帆公益基金會資訊

可關注遠洋之帆官方微信公眾號、視頻號及遠洋之帆官方抖音

For more information about Sino-Ocean Charity Foundation, please follow the WeChat official account and channel, and Tik Tok official account.



遠洋之帆公益基金會  
微信公眾號  
WeChat Official Account



遠洋之帆公益基金會  
視頻號  
Official Channel



遠洋之帆公益基金會  
抖音號  
Tik Tok Official Account

# OUTLOOK

## 展望

2025 年，面對更趨複雜嚴峻的國內外環境，唯有堅定信心向前。

In 2025, in the face of a more complex and challenging environment at home and abroad, we shall move forward with confidence.

### 公司策略 CORPORATE STRATEGY

「破繭·新生」——歷經 30 餘年發展，遠洋已形成成熟的公司治理結構和市場化經營機制，擁有紮實的產品打造能力、高效專業的隊伍，同時，我們也清醒地看到，房地產新模式尚在探索之中，為實現可持續經營，2025 年，遠洋將開啓新的長征之路。2025 年，將始終做好高品質交付，這是責任、也是使命，要繼續以匠心產品和優質服務回饋客戶和社會所期。我們將放活機制、激活團隊，充分發揮多業態、全產業鏈優勢，大力發展輕資產代建、城市更新、不良資產等新業務，不斷提高新業務比重，鞏固和提升本集團可持續發展經營和發展能力。

“Transformation & Rebirth” – After over 3 decades of development, Sino-Ocean has established a mature corporate governance structure and market-oriented operation mechanism, backed by its strong product development capabilities and an efficient, professional workforce. At the same time, we recognise the need to explore new real estate models. In 2025, Sino-Ocean will embark on a new journey towards sustainable operations. The year of 2025 marks our unwavering commitment to high-quality delivery, which we view as both a responsibility and a mission. We will continue to meet the expectations of our customers and the community with premium products and services. To foster flexible mechanisms and energise workforce, we will focus on leveraging the Group's multi-format, full industrial chain advantages. We aim to vigorously develop new business such as light-asset operation, urban renewal, and non-performing assets, progressively increasing their proportion in our portfolio to consolidate and enhance the Group's sustainable operational and development capabilities.

### 可持續發展管理 SUSTAINABLE DEVELOPMENT MANAGEMENT

「砥礪前行，奮進不止」——隨着可持續發展戰略的穩步推進、碳中和戰略的發佈，遠洋集團將持續踐行可持續發展之路和遠洋「2050 淨零排放」計劃，堅信長期價值，強化 ESG 優勢，通過更科學有效的 ESG 風險管理、更合理的管理監督系統、更完善的培訓、更積極的利益相關方溝通，保持可持續發展管理工作的行業領先水平。遠洋集團將在「建築·健康」理念的倡導下，創造價值共享，從而實現人、建築、環境與社會的健康和諧、穩定、可持續發展。

Great progress can only be achieved through untiring struggle. With the steady advancement of the sustainable development strategy and the announcement of the carbon neutral strategy, Sino-Ocean Group will continue to adhere to the sustainable development path and its “2050 Net Zero” plan. We believe in creating long-term values and strengthening our ESG strengths. We will strive to maintain our position as an industry leader in sustainable development and management by adopting a more scientific and effective approach to ESG risk management, building a more robust management and supervision system, enhancing training, and engaging more actively with stakeholders. Sino-Ocean Group will create a value-sharing mechanism under the “Building-Health” concept, thereby achieving healthy, harmonious, stable and sustainable development that connects people, buildings, the environment and society.

### 遠洋之帆公益基金會 SINO-OCEAN CHARITY FOUNDATION

「責任擔當，愛心行動」——基金會將繼續專注環保、教育、社區健康方向，解決社會問題和城市可持續發展挑戰。一方面，社會責任項目將持續進行低碳轉型，支持社區、鄉村、城市環保建設，促進低碳理念的宣傳引導，促進社會「淨零」的實現；另一方面，關注教育，幫助欠發達地區的學生們安全健康地接受教育、完成學業，根據這些學生的真實需求把資助落到實處；同時，主動倡導和傳遞健康理念，推動社區踐行健康可持續的生活方式。我們將帶動更多志願者及愛心企業共同參與、支援公益，結合公眾力量，在「共益」倡導下，為所需之處帶去更多的資金支持及社會力量關注。

It is our responsibility to spread care and love. The Foundation will continue to focus on environmental, educational and community well-being initiatives to address social issues and urban sustainability challenges. On the one hand, it will continue to drive low-carbon transformation through social responsibility projects, supporting eco-friendly practices across communities, villages and cities, promoting the low-carbon philosophy, and facilitating the realisation of “net zero” in society. On the other hand, it will focus on education by helping students in underdeveloped areas receive education and complete their studies in a safe and healthy setting, ensuring that funds are allocated in line with their real needs. At the same time, the Foundation will actively advocate for and convey the concept of health while promoting healthy, sustainable lifestyles within communities. We will encourage more volunteers and caring enterprises to participate in and support charity causes. By uniting the power of the public, we will continue to bring greater financial support and social attention to disadvantaged groups under the proposition for “shared interests”.

# FEEDBACK FORM

## 意見反饋表

尊敬的讀者，

您好！

感謝您抽出寶貴時間閱讀本報告，為了持續改進遠洋集團可持續發展工作及相關信息披露內容，我們特別希望傾聽您的意見和建議。

為減少紙張的使用，請您通過掃描以下二維碼，協助完成意見反饋表。

此外，您還可以通過發送郵件給遠洋集團可持續發展郵箱：[csr@sinooceangroup.com](mailto:csr@sinooceangroup.com) 提出您的寶貴意見和建議。

Dear readers,

Thank you for taking the time to read this Report. In order to continuously improve Sino-Ocean Group's sustainable development and information disclosure practices, we kindly request that you share your opinions and suggestions with us.

For the sake of paper consumption reduction, please help complete the feedback form by scanning the following QR code.

Alternatively, you may send your valuable comments and suggestions to Sino-Ocean Group Sustainability team email: [csr@sinooceangroup.com](mailto:csr@sinooceangroup.com).



掃描二維碼提供您的寶貴意見和建議  
Scan QR code to share your valuable comments and suggestions

# APPENDICES

## 附錄

### 附錄 1 APPENDIX 1

#### 香港聯交所上市規則附錄 C2 《環境、社會及管治 (ESG) 報告守則》

ENVIRONMENTAL, SOCIAL AND GOVERNANCE (ESG) REPORTING CODE, APPENDIX C2 TO THE LISTING RULES OF THE HONG KONG STOCK EXCHANGE

| 主要範疇、層面、一般披露及關鍵績效指標<br>SUBJECT AREAS, ASPECTS, GENERAL DISCLOSURES AND KPIS |   | 頁碼<br>PAGE NUMBER  |
|---|---|--|
| <b>A 環境 ENVIRONMENTAL</b>   |   |  |
| 層面 A1: 排放物<br>ASPECT A1: EMISSIONS  | 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政策及遵守對發行人有重大影響的相關法律及規例的資料。<br>INFORMATION ON THE POLICIES AND 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. | 32, 79-93, 95-96   |
| A1.1  | 排放物種類及相關排放數據。<br>The types of emissions and respective emissions data.  | 103-106  |
| A1.2  | 直接 (範圍 1) 及能源間接 (範圍 2) 溫室氣體排放量 (以噸計算) 及 (如適用) 密度 (如以每產量單位、每項設施計算)。<br>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).   | 103  |
| 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)。<br>Total hazardous waste produced (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility).  | 106  |
| 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)。<br>Total non-hazardous waste produced (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility).  | 106  |
| 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。<br>Description of emissions target(s) set and steps taken to achieve them.   | 82-96  |
| 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。<br>Description of how hazardous and non-hazardous wastes are handled, and a description of reduction target(s) set and steps taken to achieve them.  | 82-96  |
| 層面 A2: 資源使用<br>ASPECT A2: USE OF RESOURCES                                  | 有效使用資源 (包括能源、水及其他原材料) 的政策。<br>POLICIES ON THE EFFICIENT USE OF RESOURCES, INCLUDING ENERGY, WATER AND OTHER RAW MATERIALS.  | 32, 91-94  |
| 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)。<br>Direct and/or indirect energy consumption by type (e.g. electricity, gas or oil) in total (kWh in '000s) and intensity (e.g. per unit of production volume, per facility).   | 104  |
| A2.2  | 總耗水量及密度 (如以每產量單位、每項設施計算)。<br>Water consumption in total and intensity (e.g. per unit of production volume, per facility).   | 105  |
| 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。<br>Description of energy use efficiency target(s) set and steps taken to achieve them.  | 82, 91-94  |
| 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。<br>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.  | 82, 94<br>(2024 年內, 遠洋集團沒有發生與獲取水資源相關的問題。)<br>(Sino-Ocean Group did not experience any issues related to the acquisition of water resources during the year of 2024.) |
| A2.5  | 製成品所用包裝材料的總量 (以噸計算) 及 (如適用) 每生產單位佔量。<br>Total packaging material used for finished products (in tonnes) and, if applicable, with reference to per unit produced.  | 不適用。遠洋集團主要產品為建築物, 不涉及包裝材料。<br>Not applicable. The main products of Sino-Ocean Group are buildings that do not involve packaging materials.                           |

| 主要範疇、層面、一般披露及關鍵績效指標<br>SUBJECT AREAS, ASPECTS, GENERAL DISCLOSURES AND KPIS |   | 頁碼<br>PAGE NUMBER |
|---|---|-------------------|
| 層面 A3: 環境及天然資源<br>ASPECT A3: THE ENVIRONMENT AND NATURAL RESOURCES          | 減低發行人對環境及天然資源造成重大影響的政策。<br>POLICIES ON MINIMISING THE ISSUER'S SIGNIFICANT IMPACTS ON THE ENVIRONMENT AND NATURAL RESOURCES.  | 32, 94-100        |
| 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。<br>Description of the significant impacts of activities on the environment and natural resources and the actions taken to manage them.  | 94-100            |
| 層面 A4: 氣候變化<br>ASPECT A4: CLIMATE CHANGE                                    | 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。<br>POLICIES ON IDENTIFICATION AND MITIGATION OF SIGNIFICANT CLIMATE-RELATED ISSUES WHICH HAVE IMPACTED, AND THOSE WHICH MAY IMPACT, THE ISSUER.  | 32, 79-83         |
| 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。<br>Description of the significant climate-related issues which have impacted, and those which may impact, the issuer, and the actions taken to manage them.   | 34-35, 79-83      |
| <b>B 社會 SOCIAL</b>  |   |                   |
| 僱傭及勞工常規 EMPLOYMENT AND LABOUR PRACTICES                                     |   |                   |
| 層面 B1: 僱傭<br>ASPECT B1: EMPLOYMENT  | 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政策及遵守對發行人有重大影響的相關法律及規例的資料。<br>INFORMATION ON THE POLICIES AND 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. | 109-120           |
| 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。<br>Total workforce by gender, employment type (for example, full- or part-time), age group and geographical region.   | 109-113           |
| B1.2  | 按性別、年齡組別及地區劃分的僱員流失比率。<br>Employee turnover rate by gender, age group and geographical region.   | 112               |
| 層面 B2: 健康與安全<br>ASPECT B2: HEALTH AND SAFETY                                | 有關提供安全工作環境及保障僱員避免職業性危害的政策及遵守對發行人有重大影響的相關法律及規例的資料。<br>INFORMATION ON THE POLICIES AND 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.  | 119-126           |
| B2.1  | 過去三年 (包括匯報年度) 每年因工亡故的人數及比率。<br>Number and rate of work-related fatalities occurred in each of the past three years (including the reporting year).  | 124               |
| B2.2  | 因工傷損失工作日數。<br>Lost days due to work-related injury.   | 124               |
| 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。<br>Description of occupational health and safety measures adopted, and how they are implemented and monitored.  | 121-126           |
| 層面 B3: 發展及培訓<br>ASPECT B3: DEVELOPMENT AND TRAINING                         | 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。<br>POLICIES ON IMPROVING EMPLOYEES' KNOWLEDGE AND SKILLS FOR DISCHARGING DUTIES AT WORK. DESCRIPTION OF TRAINING ACTIVITIES.  | 127-130           |
| 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。<br>The percentage of employees trained by gender and employee category (e.g. senior management, middle management)  | 131               |
| 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。<br>The average training hours completed per employee by gender and employee category.  | 132               |
| 層面 B4: 勞工準則<br>ASPECT B4: LABOUR STANDARDS                                  | 有關防止童工或強制勞工的政策及遵守對發行人有重大影響的相關法律及規例的資料。<br>INFORMATION ON THE POLICIES AND COMPLIANCE WITH RELEVANT LAWS AND REGULATIONS THAT HAVE A SIGNIFICANT IMPACT ON THE ISSUER RELATING TO PREVENTING CHILD AND FORCED LABOUR.  | 114               |
| B4.1  | 描述檢討招聘慣例的措施以避免童工及強制勞工。<br>Description of measures to review employment practices to avoid child and forced labour.  | 114               |
| B4.2  | 描述在發現違規情況時消除有關情況所採取的步驟。<br>Description of steps taken to eliminate such practices when discovered.  | 114               |

| 主要範疇、層面、一般披露及關鍵績效指標<br>SUBJECT AREAS, ASPECTS, GENERAL DISCLOSURES AND KPIS |   | 頁碼<br>PAGE NUMBER |
|---|---|-------------------|
| <b>營運慣例</b> OPERATION PRACTICES   |   |                   |
| 層面 B5: 供應鏈管理<br>ASPECT B5: SUPPLY CHAIN MANAGEMENT                          | 管理供應鏈的環境及社會風險政策。<br>POLICIES ON MANAGING ENVIRONMENTAL AND SOCIAL RISKS OF THE SUPPLY CHAIN.  | 72-76             |
| B5.1  | 按地區劃分的供應商數目。<br>Number of suppliers by geographical region.   | 76                |
| 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。<br>Description of practices relating to engaging suppliers, number of suppliers where the practices are being implemented, and how they are implemented and monitored.   | 72-75             |
| 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。<br>Description of practices used to identify environmental and social risks along the supply chain, and how they are implemented and monitored.   | 74                |
| 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。<br>Description of practices used to promote environmentally preferable products and services when selecting suppliers, and how they are implemented and monitored.   | 75-76             |
| 層面 B6: 產品責任<br>ASPECT B6: PRODUCT RESPONSIBILITY                            | 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政策及遵守對發行人有重大影響的相關法律及規例的資料。<br>INFORMATION ON THE POLICIES AND 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. | 24-26, 43-71      |
| 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。<br>Percentage of total products sold or shipped subject to recalls for safety and health reasons.  | 63                |
| B6.2  | 接獲關於產品及服務的投訴數目以及應對方法。<br>Number of products and service related complaints received and how they are dealt with.  | 68-69             |
| B6.3  | 描述與維護及保障知識產權有關的慣例。<br>Description of practices relating to observing and protecting intellectual property rights.   | 24-25             |
| B6.4  | 描述質量檢定過程及產品回收程序。<br>Description of quality assurance process and recall procedures.   | 57-63             |
| 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。<br>Description of consumer data protection and privacy policies, and how they are implemented and monitored.  | 26, 71            |
| 層面 B7: 反貪污<br>ASPECT B7: ANTI-CORRUPTION                                    | 有關防止賄賂、勒索、欺詐及洗黑錢的政策及遵守對發行人有重大影響的相關法律及規例的資料。<br>INFORMATION ON THE POLICIES AND COMPLIANCE WITH RELEVANT LAWS AND REGULATIONS THAT HAVE A SIGNIFICANT IMPACT ON THE ISSUER RELATING TO BRIBERY, EXTORTION, FRAUD AND MONEY LAUNDERING.   | 17-18, 21-24      |
| 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。<br>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.   | 23-24             |
| B7.2  | 描述防範措施及舉報程序，以及相關執行及監察方法。<br>Description of preventive measures and whistleblowing procedures, and how they are implemented and monitored.   | 21-24             |
| B7.3  | 描述向董事及員工提供的反貪污培訓。<br>Description of anti-corruption training provided to directors and staff.   | 23                |
| <b>社區</b> COMMUNITY   |   |                   |
| 層面 B8: 社區投資<br>ASPECT B8: COMMUNITY INVESTMENT                              | 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。<br>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.   | 133-152           |
| 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）。<br>Focus areas of contribution (e.g. education, environmental concerns, labour needs, health, culture, sport).  | 135-152           |
| B8.2  | 在專注範疇所動用資源（如金錢或時間）。<br>Resources contributed to the focus area (e.g. money or time).  | 135-152           |

## 附錄2 APPENDIX 2

### 各事業部員工所涉及城市：

CITIES WHERE THE BUSINESS DEPARTMENTS ARE LOCATED:

北京開發事業部：北京市、承德市、廊坊市、秦皇島市、石家莊市、天津市、張家口市  
BEIJING DEVELOPMENT DEPARTMENT: Beijing, Chengde, Langfang, Qinhuangdao, Shijiazhuang, Tianjin, Zhangjiakou

環渤海公司：大連市、濟南市、青島市、瀋陽市、天津市  
BOHAI RIM LTD. Co.: Dalian, Jinan, Qingdao, Shenyang, Tianjin

華東開發事業部：北京市、杭州市、南京市、寧波市、上海市、蘇州市、溫州市、無錫市、揚州市、鎮江市  
EASTERN DEVELOPMENT DEPARTMENT: Beijing, Hangzhou, Nanjing, Ningbo, Shanghai, Suzhou, Wenzhou, Wuxi, Yangzhou, Zhenjiang

華南開發事業部：東莞市、佛山市、福州市、廣州市、江門市、茂名市、泉州市、三亞市、廈門市、深圳市、湛江市、漳州市、中山市  
SOUTHERN DEVELOPMENT DEPARTMENT: Dongguan, Foshan, Fuzhou, Guangzhou, Jiangmen, Maoming, Quanzhou, Sanya, Xiamen, Shenzhen, Zhanjiang, Zhangzhou, Zhongshan

華西開發事業部：成都市、廣安市、貴陽市、昆明市、石家莊市、西安市、重慶市  
WESTERN DEVELOPMENT DEPARTMENT: Chengdu, Guang'an, Guiyang, Kunming, Shijiazhuang, Xi'an, Chongqing

華中開發事業部：合肥市、南昌市、武漢市、長沙市、鄭州市  
CENTRAL DEVELOPMENT DEPARTMENT: Hefei, Nanchang, Wuhan, Changsha, Zhengzhou

遠星事業部：鞍山市、北京市、常州市、成都市、福州市、贛州市、貴陽市、哈爾濱市、湖州市、濟南市、金華市、晉中市、昆明市、蘭州市、柳州市、南昌市、南通市、上海市、瀋陽市、蘇州市、宿遷市、太原市、天津市、溫州市、烏魯木齊市、無錫市、西寧市、西雙版納傣族自治州、揚州市、玉溪市、長春市、長沙市、鄭州市、重慶市  
YUANXING DEPARTMENT: Anshan, Beijing, Changzhou, Chengdu, Fuzhou, Ganzhou, Guiyang, Harbin, Huzhou, Jinan, Jinhua, Jinzhong, Kunming, Lanzhou, Liuzhou, Nanchang, Nantong, Shanghai, Shenyang, Suzhou, Suqian, Taiyuan, Tianjin, Wenzhou, Urumqi, Wuxi, Xining, Xishuangbanna Dai Prefecture, Yangzhou, Yuxi, Changchun, Changsha, Zhengzhou, Chongqing

商業事業部：北京市、杭州市、秦皇島市、深圳市、天津市、武漢市  
COMMERCIAL DEPARTMENT: Beijing, Hangzhou, Qinhuangdao, Shenzhen, Tianjin, Wuhan

不動產事業部：北京市、常州市、成都市、鄂爾多斯市、廣州市、杭州市、合肥市、呼和浩特市、嘉興市、上海市、蘇州市、天津市、武漢市、西安市、重慶市  
PROPERTY DEPARTMENT: Beijing, Changzhou, Chengdu, Ordos, Guangzhou, Hangzhou, Hefei, Hohhot, Jiaying, Shanghai, Suzhou, Tianjin, Wuhan, Xi'an, Chongqing

資本運營事業部：北京市、成都市、大連市、佛山市、杭州市、濟南市、廊坊市、南昌市、青島市、上海市、石家莊市、天津市、溫州市、武漢市、西安市、徐州市、長沙市、鄭州市、重慶市  
CAPITAL OPERATION DEPARTMENT: Beijing, Chengdu, Dalian, Foshan, Hangzhou, Jinan, Langfang, Nanchang, Qingdao, Shanghai, Shijiazhuang, Tianjin, Wenzhou, Wuhan, Xi'an, Xuzhou, Changsha, Zhengzhou, Chongqing

香港公司：香港  
HONG KONG OFFICE: Hong Kong

## 附錄3 APPENDIX 3

### 遠洋集團所遵循國家法律法規清單（部分）：

LIST OF NATIONAL LAWS AND REGULATIONS FOLLOWED BY SINO-OCEAN GROUP (NON-EXHAUSTIVE):

|                         |  |                    |  |
|-------------------------|--|--------------------|--|
| 《中華人民共和國刑法》             | Criminal Law of the People's Republic of China   | 《信息安全等級保護管理辦法》     | Administrative Measures for the Graded Protection of Information Security                |
| 《中華人民共和國刑事訴訟法》          | Criminal Procedure Law of the People's Republic of China   | 《中華人民共和國安全生產法》     | Work Safety Law of the People's Republic of China  |
| 《中華人民共和國治安管理處罰法》        | Law of the People's Republic of China on Penalties for Administration of Public Security   | 《中華人民共和國環境保護法》     | Environmental Protection Law of the People's Republic of China                           |
| 《中華人民共和國廣告法》            | Advertising Law of the People's Republic of China  | 《中華人民共和國建築法》       | Construction Law of the People's Republic of China                                       |
| 《中華人民共和國商標法》            | Trademark Law of the People's Republic of China  | 《中華人民共和國勞動合同法》     | Labour Contract Law of the People's Republic of China                                    |
| 《中華人民共和國專利法》            | Patent Law of the People's Republic of China   | 《中華人民共和國勞動爭議調解仲裁法》 | Labour Dispute Mediation and Arbitration Law of the People's Republic of China           |
| 《中華人民共和國著作權法》           | Copyright Law of the People's Republic of China  | 《企業勞動爭議協商調解規定》     | Provisions on the Negotiation and Mediation of Labour Disputes in Enterprises            |
| 《中華人民共和國反不正當競爭法》        | Anti-Unfair Competition Law of the People's Republic of China  | 《中華人民共和國勞動合同實施條例》  | Regulations on the Implementation of Labour Contracts of the People's Republic of China  |
| 《建設工程品質管制條例》            | Regulation on the Quality Management of Construction Projects  | 《工傷保險條例》           | Regulations on Work-Related Injury Insurance   |
| 《房屋建築和市政基礎設施工程質量監督管理規定》 | Provisions on the Supervision and Administration of the Quality of Housing Building Projects and Municipal Infrastructure Projects | 《女職工勞動保護規定》        | Special Provisions on Labour Protection of Female Employees                              |
| 《建設工程安全生產管理條例》          | Administrative Regulations on the Work Safety of Construction Projects   | 《中華人民共和國職業病防治法》    | Law of the People's Republic of China on Prevention and Control of Occupational Diseases |



## 獨立鑒證聲明

致遠洋集團的管理層及利益相關方：

南德認證檢測（中國）有限公司（以下簡稱 TÜV SÜD）受遠洋集團控股有限公司（以下簡稱“遠洋集團”或“公司”）之委託，對其《遠洋集團 2024 年度可持續發展報告》（以下簡稱“報告”）進行了獨立的協力廠商鑒證工作。TÜV SÜD 鑒證團隊嚴格遵守與遠洋集團的合同內容，按照雙方認可的協議條款且僅在合同中認可的職權範圍內執行了此次報告的鑒證工作。

本獨立鑒證聲明所基於的是遠洋集團收集匯總並提供給 TÜV SÜD 的資料資訊，鑒證範圍僅限於這些資訊內容，遠洋集團對提供資訊資料（包含假設、預測及 / 或歷史事實）的真實性和完整性負責。

### 鑒證範圍

本次鑒證時間範圍：

- 報告中由遠洋集團披露的在報告期 2024 年 1 月 1 日至 2024 年 12 月 31 日內的治理、環境、社會相關資訊和資料，實質性議題的管理方法及行動措施，以及報告期內公司的可持續發展績效表現。

本次鑒證物理範圍：

- 現場鑒證抽樣的物理場所為：  
北京市朝陽區東四環中路 56 號遠洋國際中心 A 座 32 層。

本次鑒證資料和資訊範圍：

- 鑒證的範圍限於“報告”涵蓋的遠洋集團及其運營控制權下所有公司的資料和資訊。

以下資訊和資料不在本次的鑒證範圍內：

- 本報告報告期之外的任何相關資訊和內容；
- 遠洋集團的供應商、合作夥伴以及其他協力廠商的資料和資訊；
- 本報告中披露的通過獨立協力廠商機構審計的財務資料和資訊，未進行重複鑒證。

### 局限性

- 此次鑒證過程是在上述範圍內地點進行的，鑒證過程中 TÜV SÜD 對報告中的資料和資訊採用了抽樣鑒證的方式，僅對公司內部的利益相關方進行了抽樣面談；
- 公司的立場、觀點、前瞻性聲明、預測性資訊及 2024 年 1 月 1 日以前的歷史資料資料均不在本次鑒證工作的範圍內。
- TÜV SÜD 的鑒證結論是基於其採集的資料和資訊的分析，可能不會發現所有的問題和狀況，也不構成對鑒證物件信用或者狀況的保證。

### 鑒證工作依據

本次鑒證過程由 TÜV SÜD 在經濟、環境和社會相關議題等方面具有資深經驗的專家團隊實施並得出相關結論，鑒證符合如下標準：

- 《AA1000 鑒證標準 v3》（“AA1000AS v3”），鑒證類型和深度為“類型二，中度審驗”
- 《可持續發展報告鑒證 / 審驗方案實施規則（CCB\_EIV\_GR\_002E Rev02）》

為確保依照合同進行充分的鑒證活動並為結論提供合理保證，鑒證團隊主要進行了以下鑒證活動：

- 鑒證前對相關資訊進行前期調研活動；
- 確認高實質性議題及績效已呈現在該報告中；
- 現場鑒證遠洋集團所提供的所有支援性檔、資料和其他資訊，對關鍵績效資訊資料執行抽樣鑒證；
- 對遠洋集團管理層代表進行專訪，與披露資訊的收集、整理和匯報有關的員工進行訪談；
- 其他經鑒證團隊認為必要的程式。



## INDEPENDENT VERIFICATION STATEMENT

To the management and stakeholders of Sino-Ocean Group,

TÜV SÜD Certification and Testing (China) Co., Ltd. (hereinafter referred to as “TÜV SÜD”) has been engaged by Sino-Ocean Group Holding Limited (hereinafter referred to as “Sino-Ocean Group” or “the Company”) to perform an independent third-party verification on Sustainable Development Report 2024 of Sino-Ocean Group (hereinafter referred to as “the Report”). During this verification, TÜV SÜD’s verification team strictly abided by the contract signed with Sino-Ocean Group and provided verification regarding the Report in accordance with the provisions agreed by both parties and within the authorized scope stipulated in the contract.

This Independent Verification Statement is based on the data and information collected by Sino-Ocean Group and provided to TÜV SÜD. The scope of verification is limited to the given information. Sino-Ocean Group shall be held accountable for authenticity and completeness of the provided data and information (contains assumptions, projections, and/or historical facts).

### Scope of Verification

Time frame of this verification:

- The Report contains the data disclosed by Sino-Ocean Group during the reporting period from 1st January 2024 to 31st December 2024, including governance, environmental and social information and data, methods for management of material issues, actions/measures and the Company’s sustainability performance during the reporting period.

Physical boundary of this verification:

- The on-site verification sampling took place at below listed location:  
The 32nd floor of Tower A of Sino-Ocean International Center, No. 56, East Fourth Ring Middle Road, Chaoyang District, Beijing

Scope of data and information for the verification:

- The scope of verification is limited to the data and information of Sino-Ocean Group and all companies under its operational control covered by the Report.

The following information and data are beyond the scope of this verification:

- Any information and contents beyond the reporting period of this Report; and
- The data and information of Sino-Ocean Group’s suppliers, partners and other third parties; and
- The financial data and information disclosed in this Report that have been audited by an independent third party are not verified again herein.

### Limitations

- The verification process is conducted in the above scope and places. Sampling and verification are adopted for the data and information in the Report by TÜV SÜD, and only the stakeholders within the Company are interviewed; and
- The Company’s standpoint, opinions, forward-looking statements and predictive information as well as the historical data and information before 1st January, 2024 are beyond the scope of this verification.
- TÜV SÜD’s verification conclusions are based on the analysis of the data and information collected by TÜV SÜD and may not identify all problems and conditions, nor constitute a guarantee of the credibility or status of the subject of verification.

### Basis for the Verification

This verification process was conducted by TÜV SÜD’s expert team with extensive experience in the economic, environmental, social and other relevant areas and drew the conclusions thereof. The verification conforms to the following standards:

- AA1000AS v3, Type 2 Engagement and Moderate Level of Assurance
- Sustainability report verification programme operation rule (CCB\_EIV\_GR\_002E Rev02)

In order to perform adequate verification in accordance with the contract and provide reasonable verification for the conclusions, the verification team conducted the following activities:

- Preliminary investigation of the relevant information before the verification; • Confirmation of the presence of the topics with high level of materiality and performance in the Report;
- On-site review of all supporting documents, data and other information provided by Sino-Ocean Group; tracing and verification of key performance information;
- Special interview with the representative of Sino-Ocean Group’s management; interviews with the employees related to collection, compilation and reporting of the disclosed information; and
- Other procedures deemed necessary by the verification team.



### 鑒證結論

經鑒證，我們認為遠洋集團報告中呈現的資料和資訊客觀、真實可靠，無系統性問題，可為利益相關方使用。

具體結論如下：

|            |  |
|------------|--|
| <b>包容性</b> | 遠洋集團充分識別了組織的內部和外部利益相關方，如環境、客戶、社區、投資者、員工、政府、合作夥伴，並建立了利益相關方溝通機制，以定期收集利益相關方的真實訴求。                   |
| <b>實質性</b> | 遠洋集團確立了實質性議題的優先順序確定流程，識別了與本行業高度相關的可持續發展議題並對議題優先順序進行了區分，披露了公司可持續發展管理和運營過程中的戰略、管理行動和績效資料，報告內容具有實質。 |
| <b>回應性</b> | 圍繞利益相關方關注的議題，遠洋集團清晰披露了在應對氣候變化、職業健康與安全、商業道德、廢棄物與污水管理等重大實質性議題的管理方法和績效，並建立了申訴機制，以充分回應利益相關方的訴求和期望。   |
| <b>影響性</b> | 遠洋集團建立了可持續發展管理工作組，明確各職能專業線在戰略中的工作職責，設立相關機制保障其順利運行。同時，通過雙重實質性對各實質性議題進行評估，以充分分析各議題影響性。             |

經過抽樣核證，我們認為遠洋集團報告中披露的下列 2024 年度的資料真實、可靠：

| 環境類  | 社會類  | 經濟類  |
|--|--|--|
| <ul style="list-style-type: none"> <li>■ 溫室氣體排放資料：                             <ul style="list-style-type: none"> <li>• 範圍 1 溫室氣體排放當量 (tCO<sub>2</sub>e)</li> <li>• 範圍 2 溫室氣體排放當量 (tCO<sub>2</sub>e)</li> <li>• 範圍 3 溫室氣體排放當量 (tCO<sub>2</sub>e)</li> <li>• 溫室氣體排放總量及排放強度 (tCO<sub>2</sub>e/營業額)</li> </ul> </li> <li>■ 能源消耗資料：                             <ul style="list-style-type: none"> <li>• 直接能源：不可再生燃料</li> <li>• 直接能源：可再生能源</li> <li>• 間接能源：購買能源</li> </ul> </li> <li>■ 水資源數據：                             <ul style="list-style-type: none"> <li>• 總取水量 (立方米)</li> <li>• 總排水量 (立方米)</li> <li>• 總耗水量 (立方米)</li> <li>• 以上指標強度 (立方米營業額)</li> </ul> </li> <li>■ 資源消耗資料：                             <ul style="list-style-type: none"> <li>• 辦公用紙消耗量 (千克)</li> <li>• 辦公用紙消耗密度 (千克 / 平方米)</li> </ul> </li> <li>■ 廢棄物數據：                             <ul style="list-style-type: none"> <li>• 無害廢棄物產出量 (噸)</li> <li>• 有害廢棄物產出量 (噸)</li> <li>• 以上指標強度 (千克營業額)</li> <li>• 廢棄物回收總量 (噸)</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>■ 員工數據：                             <ul style="list-style-type: none"> <li>• 員工總數</li> <li>• 員工多元化概況</li> <li>• 新員工概況</li> <li>• 員工流失概況</li> <li>• 高管情況</li> </ul> </li> <li>■ 職業健康及安全：                             <ul style="list-style-type: none"> <li>• 百萬平米事故率</li> <li>• 工傷及死亡人數</li> <li>• 安全檢查整改合格率</li> <li>• 安全風險評估情況</li> <li>• 百萬工時損工事故率</li> </ul> </li> <li>■ 發展培訓：                             <ul style="list-style-type: none"> <li>• 員工培訓總人數</li> <li>• 員工培訓總人次</li> <li>• 員工培訓覆蓋率</li> <li>• 員工培訓時長</li> <li>• 人均培訓時長</li> <li>• 專題培訓總時長</li> </ul> </li> <li>■ 員工缺勤率</li> <li>■ 社會公益：                             <ul style="list-style-type: none"> <li>• 社會志願公益</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>■ 產能數據：                             <ul style="list-style-type: none"> <li>• 《遠洋健康建築體系》應用</li> <li>• 建築項目</li> <li>• 養老服務專案</li> </ul> </li> <li>■ 負責任採購：                             <ul style="list-style-type: none"> <li>• 綠色材料或健康材料比例</li> </ul> </li> <li>■ 供應商數量</li> <li>■ 廉潔從業教育</li> <li>■ 商標與專利管理</li> <li>■ 版權保護</li> </ul> |



### Verification Conclusions

According to the verification, we believe that the data and information presented in Sino-Ocean Group's report are objective, factual and reliable, without systematic problems, and can be used by stakeholders.

The verification team has drawn the following conclusions on this Report:

|                       |  |
|-----------------------|--|
| <b>Inclusivity</b>    | Sino-Ocean Group has fully identified both internal and external stakeholders of the organization, including environmental aspects, customers, communities, investors, employees, government entities, and partners. It has established stakeholder communication mechanisms to regularly collect genuine concerns from these stakeholders.  |
| <b>Materiality</b>    | Sino-Ocean Group has established a prioritization process for material topics, identified sustainability-related issues highly relevant to the industry, and differentiated the priorities of these topics. The Company has disclosed its strategies, management actions, and performance data in sustainability management and operational processes, ensuring substantive content in its reporting.                        |
| <b>Responsiveness</b> | In response to the issues prioritized by stakeholders, Sino-Ocean Group has clearly disclosed its management approaches and performance in key material topics such as climate change mitigation, occupational health and safety, business ethics, and waste and wastewater management. The Company has also established a grievance mechanism to effectively address and align with stakeholders' expectations and demands. |
| <b>Impact</b>         | Sino-Ocean Group has established a Sustainability Management Task Force, clarifying the roles and responsibilities of various functional departments within the strategic framework, and implementing supporting mechanisms to ensure smooth operation. Additionally, through a double materiality assessment, the Company evaluates each material topic to comprehensively analyze their impacts and influences.            |

After verification on a sample basis, we believe that the following data disclosed in the Sino-Ocean Group's Report for the year 2024 are true and reliable for use by interested parties:

| Environmental   | Social  | Economic   |
|---|---|--|
| <ul style="list-style-type: none"> <li>■ Greenhouse Gas Emission Data:                             <ul style="list-style-type: none"> <li>• Scope 1 Greenhouse Gas Emissions (tCO<sub>2</sub>e)</li> <li>• Scope 2 Greenhouse Gas Emissions (tCO<sub>2</sub>e)</li> <li>• Scope 3 Greenhouse Gas Emissions (tCO<sub>2</sub>e)</li> <li>• Total Greenhouse Gas Emissions and Emission Intensity (tCO<sub>2</sub>e/revenue)</li> </ul> </li> <li>■ Energy Consumption Data:                             <ul style="list-style-type: none"> <li>• Direct Energy: Non-Renewable Energy</li> <li>• Direct Energy: Renewable Energy</li> <li>• Indirect Energy: Purchased Energy</li> </ul> </li> <li>■ Water Resources Data:                             <ul style="list-style-type: none"> <li>• Total Water Withdrawal (m<sup>3</sup>)</li> <li>• Total Water Discharge (m<sup>3</sup>)</li> <li>• Total Water Consumption (m<sup>3</sup>)</li> <li>• Intensity of the Above Indicators (m<sup>3</sup>/revenue)</li> </ul> </li> <li>■ Resource Consumption Data:                             <ul style="list-style-type: none"> <li>• Office Paper Consumption Volume (kg)</li> <li>• Office Paper Consumption Density (kg/m<sup>2</sup>)</li> </ul> </li> <li>■ Waste Data:                             <ul style="list-style-type: none"> <li>• Non-Hazardous Waste Output (tonnes)</li> <li>• Hazardous Waste Output (tonnes)</li> <li>• Intensity of Above Indicators (kg/turnover)</li> <li>• Total Waste Recycled (tonnes)</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>■ Employee Data:                             <ul style="list-style-type: none"> <li>• Total Number of Employees</li> <li>• Employee Diversity Profile</li> <li>• New Hire Profile</li> <li>• Employee Turnover Overview</li> <li>• Executive Profile</li> </ul> </li> <li>■ Occupational Health &amp; Safety:                             <ul style="list-style-type: none"> <li>• Accident Rate per Million Square Meters</li> <li>• Workplace Injury &amp; Fatality Count</li> <li>• Safety Inspection Rectification Compliance Rate</li> <li>• Safety Risk Assessment Status</li> <li>• Lost-Time Injury Frequency (per Million Hours Worked)</li> </ul> </li> <li>■ Training &amp; Development:                             <ul style="list-style-type: none"> <li>• Total Employees Trained</li> <li>• Total Training Participants</li> <li>• Training Coverage Rate</li> <li>• Total Training Hours</li> <li>• Average Training Hours per Employee</li> <li>• Total Hours for Specialized Training</li> </ul> </li> <li>■ Employee Absenteeism Rate</li> <li>■ Social Contribution:                             <ul style="list-style-type: none"> <li>• Social Volunteering &amp; Philanthropy</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>■ Production Capacity Data:                             <ul style="list-style-type: none"> <li>• Application of Sino-Ocean Healthy Building System (SOHB)</li> <li>• WELL Building Standard Projects</li> <li>• Senior Care Services Projects</li> </ul> </li> <li>■ Responsible Procurement:                             <ul style="list-style-type: none"> <li>• Percentage of Green/Healthy Materials</li> </ul> </li> <li>■ Number of Suppliers</li> <li>■ Integrity and Compliance</li> <li>■ Education Trademark and Patent Management</li> <li>■ Copyright Protection</li> </ul> |

## 持續改進建議

- 鑒證人員已經在現場執行過程中將提升建議傳達給 遠洋集團管理層。

## 獨立性和鑒證能力聲明

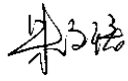
作為一家安全、可靠和可持續發展解決方案等方面值得信賴的合作夥伴，TÜV 南德意志集團提供測試、認證、審核及知識服務。自 1866 年以來，集團始終致力於通過保護人類、環境和資產免受相關技術風險的影響，從而實現進步。總部位於德國慕尼克的 TÜV 南德意志集團在全球設立了 1,000 多個辦事處，並擁有超過 26,000 名員工，通過實現市場准入和控制風險，為客戶和合作夥伴增加價值。TÜV 南德意志集團正積極參與到技術發展及設施更替的過程中，激發對現實和數字世界的信任，以創造更安全、更可持續發展的未來。

南德認證檢測（中國）有限公司作為 TÜV 南德意志集團的全球分支機構之一，擁有具有專業背景和豐富行業經驗的專家團隊。

TÜV SÜD 和遠洋集團互為完全獨立的組織機構，且 TÜV SÜD 與遠洋集團及其分支機構或利益相關方不存在任何利益衝突，所有鑒證團隊成員與該公司沒有業務往來，鑒證完全中立。報告所有資料和資訊皆由遠洋集團提供，除進行鑒證並出具鑒證聲明外，TÜV SÜD 沒有參與到報告的準備和編寫過程中，亦未參與遠洋集團的重要性評估過程。

簽字：

代表南德認證檢測（中國）有限公司



朱文珺

TÜV SÜD 可持續發展授權簽字官

2025 年 04 月 07 日 中國，上海

註：本鑒證聲明以簡體中文版為準，繁體中文版及英文翻譯版僅供參考



## Recommendations on Continuous Improvement

- The management improvement recommendations have been communicated to Sino-Ocean Group's management for reference during the verification process.

## Statement on Independence and Verification Capability

TÜV SÜD is a trusted partner of choice for safety, security and sustainability solutions. It specializes in testing, certification, auditing and advisory services. Since 1866, the company has remained committed to its purpose of enabling progress by protecting people, the environment and assets from technology-related risks. Today, TÜV SÜD is present in over 1,000 locations worldwide with its headquarters in Munich, Germany. Through expert teams represented by more than 26,000 employees, it adds value to customers and partners by enabling market access and managing risks. By anticipating technological developments and facilitating change, TÜV SÜD inspires trust in a physical and digital world to create a safer and more sustainable future.

TÜV SÜD Certification and Testing (China) Co., Ltd. is one of TÜV SÜD's global branches and has an expert team whose members have professional background and rich industrial experiences.

TÜV SÜD and Sino-Ocean Group are two entities independent of each other and both TÜV SÜD and Sino-Ocean Group and their branches or stakeholders have no conflict of interest. No member of the verification team has business relationship with the Company. The verification is completely neutral. All the data and information in the Report are provided by Sino-Ocean Group. TÜV SÜD has not been involved in preparation and drafting of the Report, except for the verification itself and issuance of the verification statement, nor has it been involved in the materiality assessment process.

Signature:

On Behalf of TÜV SÜD Certification and Testing (China) Co., Ltd.

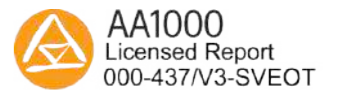


Zhu Wenjun

TÜV SÜD Sustainability Authorized Signatory Officer

Apr 7th, 2025

Shanghai, China



Note: In case of any inconsistency or discrepancy, the Simplified Chinese version "Independent Verification Statement CN" of this verification statement shall prevail, while the Traditional Chinese version and English translation is used for reference only.