



遠洋集團

2019

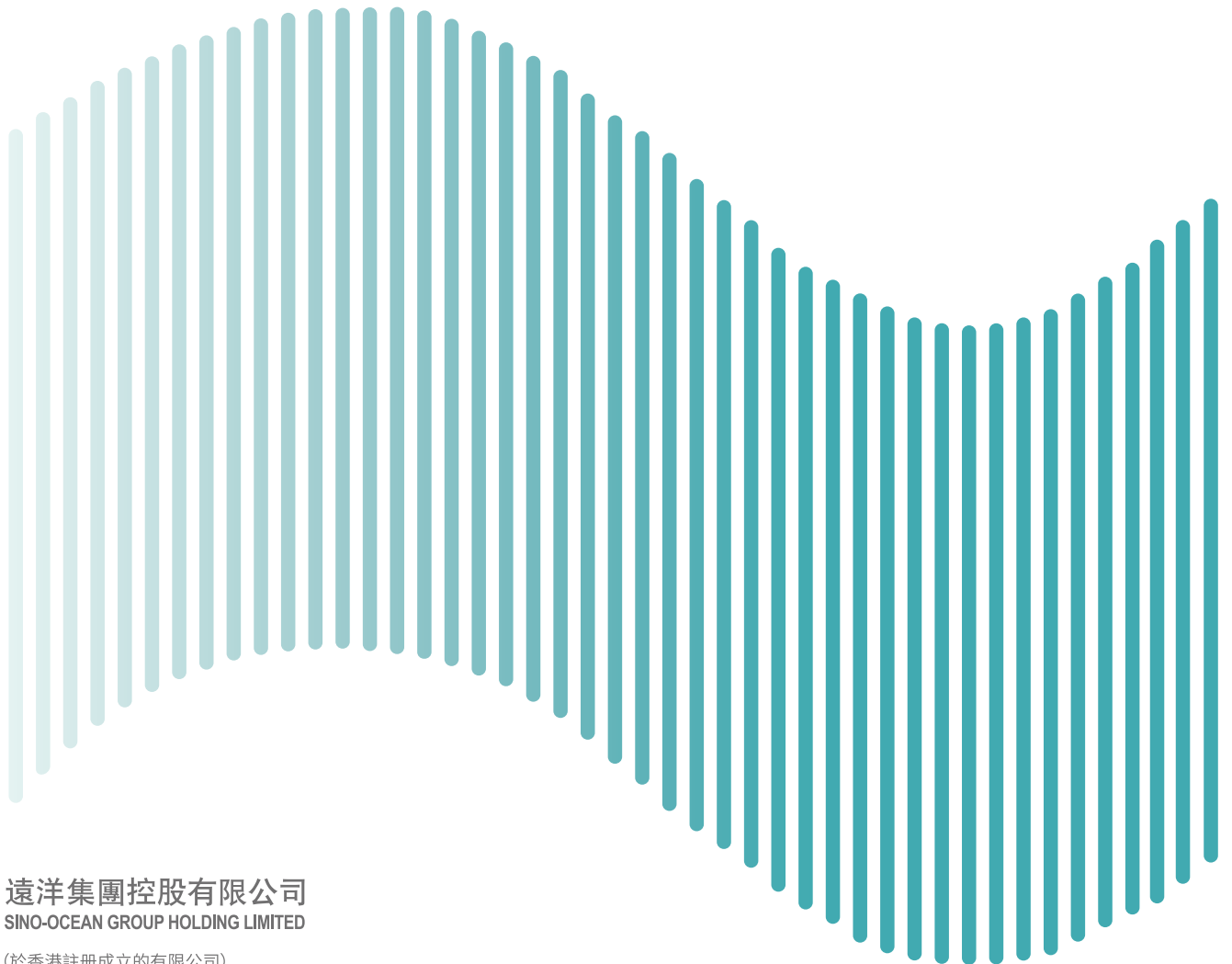
遠洋集團

2019年度可持續發展報告

SUSTAINABLE DEVELOPMENT REPORT

2019 OF SINO-OCEAN GROUP

DEDICATED PROJECTS AND
BUILDING · HEALTH
精耕細作
建築 · 健康



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)
股份代號: 03377.HK Stock Code: 03377.HK

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」）欣然發布 2019 年度《可持續發展報告》（「本報告」），也是自 2010 年以來，連續十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。本報告從客戶、環境、人才、社區四方面對遠洋集團「建築·健康」戰略推進進行了闡述。

Sino-Ocean Group Holding Limited ("Sino-Ocean Group") is pleased to publish the Sustainable Development Report 2019 ("Report") – the 10th 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 "Building-Health" from four aspects, namely customers, environment, talents and community.

客戶 Customer
環境 Environment
員工 Employee
社區 Community

時間範圍 TIME FRAME



報告時間跨度為 2019 年 1 月 1 日至 12 月 31 日，部份內容追溯至以往年份及延展至 2020 年 2 月。

The Report spans from 1 January to 31 December 2019. Portions of its content can be traced back to previous years and extended to February 2020.

發布周期 RELEASE CYCLE



本報告為年度報告，是遠洋集團連續發布的第 10 份報告，上期報告已於 2019 年 6 月發布。

The Report has been published by Sino-Ocean Group on an annual basis for ten consecutive years. The last report was published in June 2019.

報告範圍 SCOPE OF REPORT



本報告以遠洋集團為主體，涵蓋公司所屬事業部、項目、附屬公司。

The Report focuses on operations of Sino-Ocean Group and also covers its business units, projects and subsidiaries.

編製依據 BASIS FOR THE REPORT



本報告已遵守香港聯合交易所有限公司（「香港聯交所」）《環境、社會及管治報告指引》（HKEX-ESG）載列的所有“不遵守就解釋”條文，並就建議披露作匯報。本報告根據載於香港聯交所證券上市規則第二十七章的 HKEX-ESG、中國社科院《中國企業社會責任報告指南（CASS-CSR4.0）》等標準要求編寫，本報告同時參考全球報告倡議組織（GRI）《可持續發展報告指南》標準的部份指標。

This Report has complied with all the "comply or explain" provisions and reported on recommended disclosures of the Environmental, Social and Governance Reporting Guide (HKEX-ESG) published by The Stock Exchange of Hong Kong Limited (the "Hong Kong Stock Exchange") and is prepared in accordance with the HKEX-ESG as specified in Appendix 27 of the Rules Governing the Listing of Securities on the Hong Kong Stock Exchange, "Guidelines on Corporate Social Responsibility Reporting for Chinese Enterprises (CASS-CSR 4.0)" published by the Chinese Academy of Social Sciences (CASS) and other relevant standards and requirements. Certain indicators specified in the "Sustainability Reporting Guidelines" released by the Global Reporting Initiative (GRI) are referenced in this Report.

報告獲取 HOW TO OBTAIN THE REPORT

您可以在遠洋集團控股有限公司官方網站上下載本報告的電子文稿。

網址為：www.sinooceangroup.com

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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數據來源 DATA SOURCES



除特殊說明，本報告所引用的財務數據來源於經過審計的《遠洋集團控股有限公司年報》，其他數據來源於遠洋集團內部正式文件及相關統計。

Unless otherwise specified, financial data cited in this Report come from the audited annual report of Sino-Ocean Group Holding Limited. Other data are derived from Sino-Ocean Group's internal official documents and related statistics.

稱謂說明 APPELLATIONS

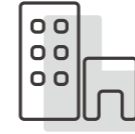


為便於表述，報告中的「遠洋集團」、「遠洋」、「集團」、「我們」、「公司」均指代「遠洋集團控股有限公司」；「遠洋之帆公益基金會」、「遠洋之帆」、「基金會」均指代「北京遠洋之帆公益基金會」。

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

遠洋的2019

SINO-OCEAN IN 2019



By the End of 2019 Green Building Project Area Added (sq.m)

截至 2019 年底新增綠建項目面積 (平方米)

14,400,200



Total Number of Suppliers (units)

供應商總數 (家)

20,000+



Foundation and Social Donations (RMB million)

基金會及帶動社會捐贈額 (人民幣 百萬元)

9.77



Contracted Sales (RMB million)

協議銷售 (人民幣 百萬元)

130,030



Profit for the Year (RMB million)

年度溢利 (人民幣 百萬元)

4,166



Saleable GFA Delivered (sq.m)

交付可售樓面面積 (平方米)

2,975,000



Landbank (sq.m)

土地儲備 (平方米)

37,243,000



Customer Satisfaction (%)

客戶滿意度 (%)

81%



Number of Volunteers

志願者人數

8,196



Revenue (RMB million)

營業額 (人民幣 百萬元)

50,926



Net Gearing Ratio (%)

淨借貸比率 (%)

77%



Taxation (RMB million)

納稅額 (人民幣 百萬元)

6,250



Total Headcount (not including self-built security guards and cleaners of customer service division)

員工總數 (未含客戶服務業事業部自建保安、保潔)

11,872



Volunteer Service (hours)

志願者服務時間 (小時)

60,486

行政總裁致辭

MESSAGE

FROM CHIEF EXECUTIVE

OFFICER



遠洋集團董事局主席、
行政總裁李明

LI MING

Chairman of the board of directors
and Chief Executive Officer of
Sino-Ocean Group

首先，我謹代表遠洋集團向 2020 年初在“新冠疫情抗擊”過程中去世的人們表示哀悼，並向在這次疫情中失去親人的人們表示慰問。此外，對在嚴峻環境中奮不顧身投入疫情抗戰一線以及相關危險工作的人們致以衷心的感謝和祝福。遠洋集團已在第一時間通過遠洋之帆公益基金會設立“抗擊新冠肺炎專項基金”，通過資金支持、物資支持等方式定向用於湖北武漢等多地的疫區前線抗擊及防治工作，對有可能引發的次生災害，向一線提供堅強支持，對受困者群體予以持續性的跟進和關懷，為疫情後期問題處理提供幫助。我們希望這次疫情可以盡快過去，人民生活恢復美好健康。

First of all, on behalf of Sino-Ocean Group, I would like to express my deepest sorrow for those who died during the “fight against the COVID-19 pneumonia pandemic” in early 2020 and convey the condolences to those who lost their families during this epidemic. In addition, I would like to express my sincere gratitude and best wishes to those who have devoted themselves to the front line of the fight against the epidemic and engaged in related dangerous positions in the severe environment. Sino-Ocean Group has established the “Special Fund for the Fight against the COVID-19 pneumonia pandemic” through Beijing Sino-Ocean Charity Foundation in an instant, which provided strong support to the front line for the potential secondary disasters through providing financial support and material support for the fights and prevention at the front line of epidemic areas in Wuhan and other places in Hubei, and provided assistance in the later stages of the epidemic by continuous following up and caring the trapped groups. We hope that the epidemic will pass as soon as possible and the people’s lives will be restored to be good and healthy.

剛剛過去的 2019 年，是具有轉折意義的一年。中華人民共和國迎來 70 周年華誕，我們進入了一個新的時代。全球經濟貿易增速顯著放緩，主要發達經濟體增速持續下行，中國在全球的經濟地位和經濟規模都達到了新高度，也面臨着經濟結構調整、經濟增速下行的新變局。經濟持續中低速發展；房地產業高位持續、增速趨緩、存量加大、盈利降低、行業集中、競爭加劇。這是發展的必然趨勢，將會在相當長的時期持續下去，成為新常態。

這一年是遠洋第四步發展戰略總結收官和第五步發展戰略研究啓動的關鍵之年。在這一關鍵時期，集團本着“精耕細作、強身健體”的年度主題，遵循“高質量、可持續”的發展理念，建立了符合集團發展需求的新經營管理體系，提高了決策效率，實現了對內賦能和提升項目核心競爭力的雙重要求。

這一年，集團投資標準提高，有息負債降低，低效資產處置，資產結構優化；建築健康、客戶意識、風險處置、廉潔自律、管理效率等各方面得到了加強。

這一年，我們歷練了一支客觀認識經濟規律、行業趨勢、企業現狀，具有勤儉務實精神和堅定執行力的團隊；我們展現出了克服萬難的生存能力、適應新環境的決心勇氣、做出轉變並贏得未來的堅定信心。

健康是人類永恒的主題，也是社會進步的重要標誌，新冠疫情的突發和肆虐，使得人們更加意識到“健康”的可貴。遠洋集團於 2016 年確定了品牌新理念：“建築·健康”。隨着“健康中國 2030”戰略的提出與美好生活時代的到來，遠洋集團仍將堅定踐行“建築·健康”這一品牌理念，將“健康”內化為遠洋的產品基因，身體力行實踐健康建築標準，堅守匠心品質，不斷提升健康人居體驗，為滿足人民對美好生活嚮往的追求而努力。

2020 年，是遠洋集團第五步發展戰略的第一年，是追求高質量、可持續發展的元年。遠洋集團將以終為始，遵循第五步發展戰略的願景和目標；聚焦·賦能，強化協同，發展主業。與此同時，集團未來也將加速創新，以更開放的心態，與更多以人為本、關注健康的夥伴一起，以改善人居質量為己任，用擔當築就健康建築。

The year 2019 that just passed was a turning point year. This year marked the 70th anniversary of the founding of the People’s Republic of China and we entered a new era. The global economic and trade growth slowed down significantly, the growth of major developed economies continued to decline, and China also faced new situations of economic structural adjustment and economic growth slowdown as its global economic status and economic scale reached new heights. The economy maintained development at a low and medium speed. The real estate industry maintained at a high level, and its growth slowed down, which had resulted in increasing stock, reduced profits, industrial concentration and intensifying competition. This is an inevitable trend of development and will continue for quite a long time to become a new normal.

This year was a pivotal year for Sino-Ocean in which it completed the fourth phase of strategic development and started the research of its fifth phase of strategic development. At this critical stage, with adhering to the theme for this year of “Crafting meticulously • Getting strong and fit” and following the “high-quality and sustainable” development concept, the Group established a new operation and management system that met the development needs of the Group, which had effectively improved the decision-making efficiency and achieved the double requirements of driving internal empowerment and boosting core project competitiveness.

During the year, with increased investment standards, decreased interest-bearing liabilities, disposal of inefficient asset and optimization of asset structure, the Group strengthened various aspects such as building health, customer awareness, risk disposal, integrity and self-discipline, and management efficiency.

We have trained a team with an objective understanding of economic laws, industry trends, the status quo of the enterprise, and with a diligent and pragmatic essence and a firm execution in the year. We have demonstrated our viability to overcome the difficulties, determination and courage to adapt to the new environment, and strong confidence in changing and winning the future.

Health is an eternal topic for human beings, and an important sign of social progress. As the outbreak of COVID-19 pneumonia pandemic, people have become more aware of the value of “health”. Sino-Ocean Group established a new brand concept of “Building • Health” in 2016. With the introduction of “Health China 2030” strategy and the arrival of the era of good lives, Sino-Ocean Group will adhere to its brand concept of “Building • Health” and incorporate “Health” into its product DNA to constantly implement healthy building standards and insist on artisan quality, continuously enhance healthy residence experience, and strive for satisfying people’s pursuit for good lives.

2020 is the year for the commencement of the fifth phase of strategic development of Sino-Ocean Group, and the year of pursuing high-quality and sustainable development. Sino-Ocean Group will begin with the end in mind and follow the vision and targets of the fifth phase of strategic development to strengthen synergy and develop the principal business through Focusing • Empowerment. In addition, the Group will also accelerate innovation and work with more people-oriented and health-centered partners with an open mind to fulfill the responsibility of improving human residential quality and achieve healthy building with commitment.

BUILDING



HEALTHY

MANA-



GEMENT

01

精雕細琢 管理健康

ENHANCED PRODUCTS FOR HEALTHY MANAGEMENT

第一部份 PART ONE

遠洋集團以「建築健康和社會價值的創造者」為戰略願景，致力於成為以投資開發為主業，發展開發相關新業務的綜合型實業公司。2019年，集團在精細化管理上取得重大進展，通過全面加強財務預算管理和經營計劃管理，逐步形成以項目和業務為中心的「4+8」新經營管理體系，並輔以相應的管理變革和人才適配，充份向項目一線賦能，運營決策效率和運營質量均得到明顯提升。

With the strategic vision of "creator of building health and social value", Sino-Ocean Group is committed to becoming an integrative industrial company focusing on investment, exploration and developemnt of related new businesses. In 2019, the Group made significant progress in streamlined management. By comprehensively strengthening financial budget management and business plan management, a new "4 + 8" business management system focusing on projects and businesses was gradually formed, and supplemented by corresponding management reforms and human capital matching to fully empower the frontline of the project, the operational decision-making efficiency and operational quality have been significantly improved.

關於遠洋 ABOUT SINO-OCEAN

遠洋集團創立於 1993 年，並於 2007 年 9 月 28 日在香港聯交所主板上市（股票代碼 03377.HK），截至 2019 年 12 月 31 日，遠洋集團已發行總股數約為 76 億股。主要股東為中國人壽保險（集團）公司及大家保險集團有限責任公司。

2019 年，是遠洋集團成立 26 周年，在這一年，開發主業繼續深耕戰略城市群，銷售額突破千億，進入貴陽、福州、揚州、龍岩及新加坡 5 個新城市，為後續發展奠定了堅實基礎。在業務和影響力擴大的同時，集團也從管理層面更加重視其對環境、經濟及社會的影響。

Sino-Ocean Group was founded in 1993 and was listed on the Main Board of the Hong Kong Stock Exchange on 28 September 2007 (Stock Code: 03377.HK). It has issued a total of approximately 7.6 billion shares as of 31 December 2019, whose major shareholders include China Life Insurance (Group) Company and Dajia Insurance Group Co., Ltd.

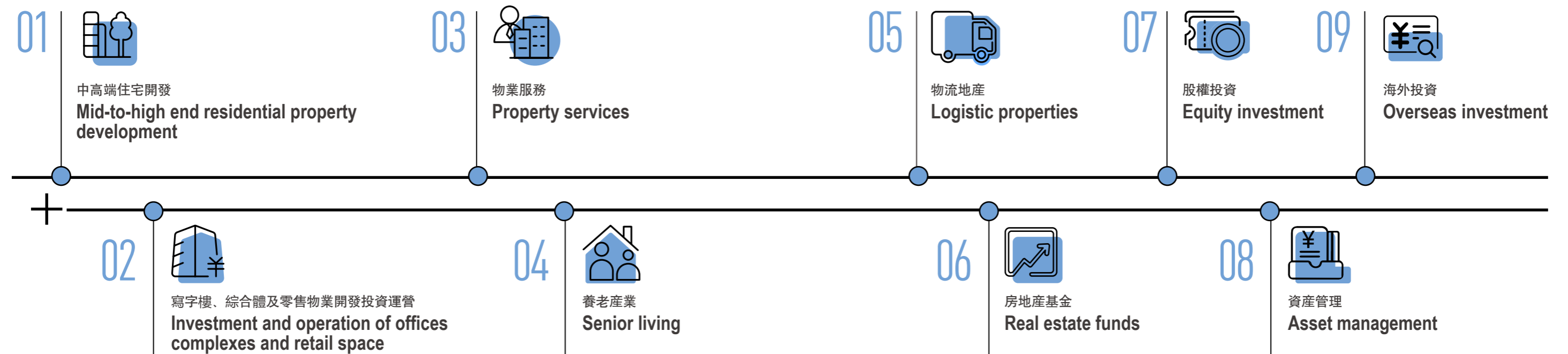
2019 marked the 26th anniversary of Sino-Ocean Group, during which we further developed our core businesses focusing on strategic markets in metropolitan regions, with our sales revenue topping RMB100 billion. We branched out into 5 new cities in Guiyang, Fuzhou, Yangzhou, Longyan and Singapore laying a solid foundation for future business growth. While scaling up business operations and expanding its market footprint, the Group's management became increasingly aware of the implications of business development on the environment, economy and society.



我們以「為中高端城市居民及高端商務客戶創造高質量環境」為使命，致力於成為以卓越房地產實業為基礎，具有領先產業投資能力的投融資集團，業務範圍包括中高端住宅開發、寫字樓、綜合體及零售物業開發投資運營、物業服務、養老產業、物流地產、長租公寓、房地產基金、股權投資、資產管理和海外投資等。

We pride ourselves on our commitment to "creating quality living environments for mid-to-high end urban citizens and high-end business clients." Building upon our proven track record in real estate development, we seek to become a leading investment and financing conglomerate with exceptional investment capacity in various sectors, ranging from mid-to high-end residential property development, investment and operation of offices, complexes and retail space, property services, senior living, logistics properties, long-term rental apartments, real estate funds, equity investments, asset management and overseas investments.

業務範圍 BUSINESS SCOPE

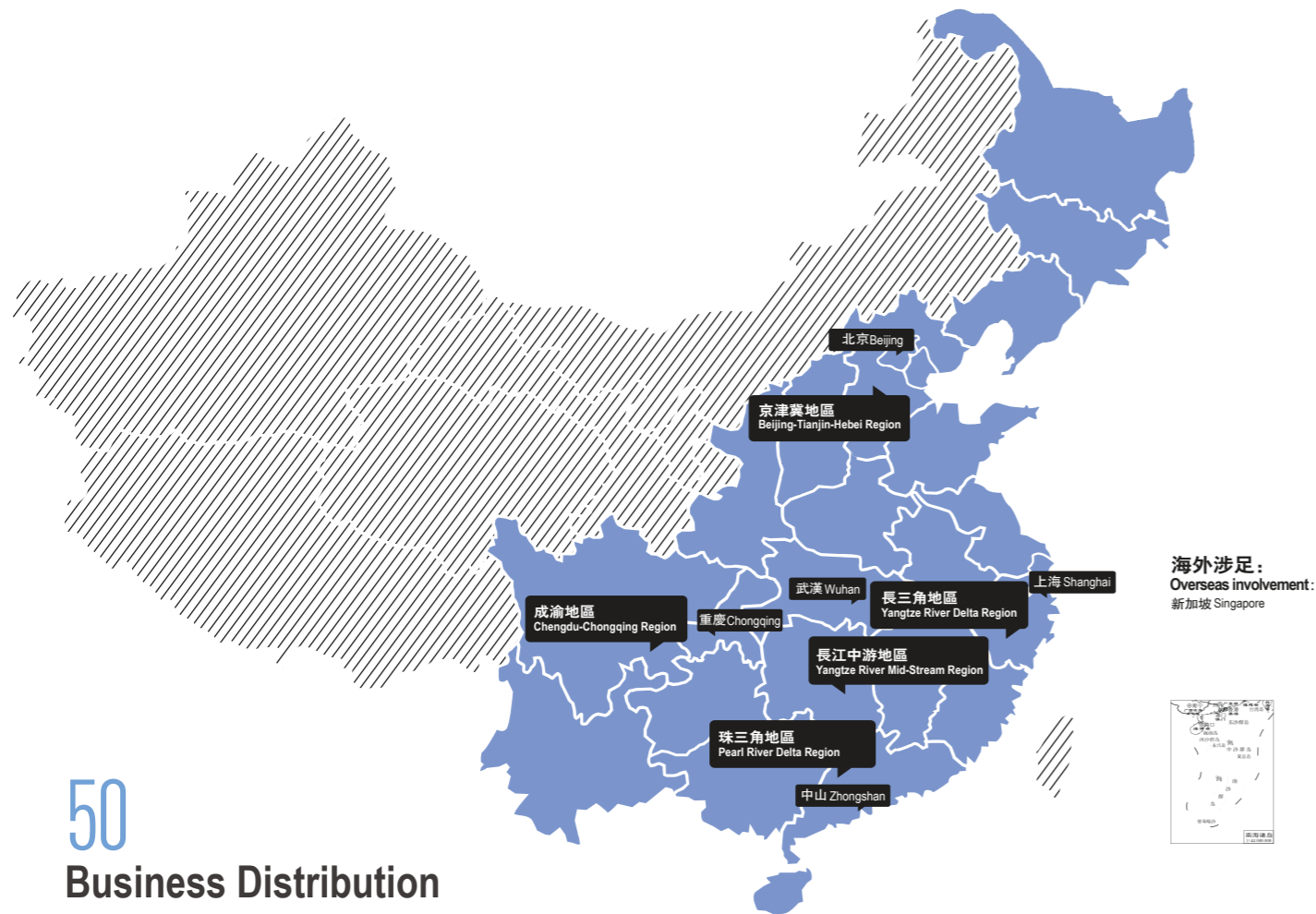


土儲分佈圖

LANDBANK DISTRIBUTION

遠洋集團在中國高速發展的城市及城市群中，擁有超過 190 個處於不同開發階段的房地產項目，包括京津冀地區的北京、天津和石家莊等；長三角地區和上海、杭州、南京和蘇州等；長江中游地區的武漢、合肥和長沙等；珠三角地區的深圳、廣州、中山和香港等；成渝地區的重慶和成都等以及其他重點核心城市。截至 2019 年 12 月 31 日，土地儲備逾 3,700 萬平方米。

Sino-Ocean Group currently owns more than 190 projects in different stages in rapidly growing cities and metropolitan regions in China, such as Beijing, Tianjin and Shijiazhuang in the Beijing-Tianjin-Hebei Region; Shanghai, Hangzhou, Nanjing and Suzhou in the Yangtze River Delta Region; Wuhan, Hefei and Changsha in the Yangtze River Mid-stream Region; Shenzhen, Guangzhou, Zhongshan and Hong Kong in the Pearl River Delta Region; Chongqing and Chengdu in the Chengdu-Chongqing Region, and other major core cities. As at 31 December 2019, we had a land reserve over 37 million m².



50 Business Distribution

現時土地儲備分佈於國內及海外 50 個城市。
THE LANDBANK IS DISTRIBUTED IN OVER 50 CITIES IN CHINA AND OVERSEAS.

京津冀地區 BEIJING-TIANJIN-HEBEI REGION

北京 Beijing 天津 Tianjin 石家莊 Shijiazhuang
廊坊 Langfang 張家口 Zhangjiakou 秦皇島 Qinhuangdao

總樓面面積(m²) TOTAL GFA (m²) 21,364,000m²

總土地儲備(m²) TOTAL LANDBANK (m²) 15,216,000m²

項目數量 NO. OF PROJECTS

55

長江中游地區 YANGTZE MID-STREAM REGION

武漢 Wuhan 合肥 Hefei 長沙 Changsha
南昌 Nanchang

總樓面面積(m²) TOTAL GFA (m²) 4,138,000m²

總土地儲備(m²) TOTAL LANDBANK (m²) 3,277,000m²

項目數量 NO. OF PROJECTS

9

成渝地區 CHENGDU-CHONGQING REGION

重慶 Chongqing 成都 Chengdu 昆明 Kunming
貴陽 Guiyang

總樓面面積(m²) TOTAL GFA (m²) 4,198,000m²

總土地儲備(m²) TOTAL LANDBANK (m²) 2,958,000m²

項目數量 NO. OF PROJECTS

22

長三角地區 YANGTZE RIVER DELTA REGION

上海 Shanghai 杭州 Hangzhou 南京 Nanjing 蘇州 Suzhou
無錫 Wuxi 嘉興 Jiaxing 滁州 Chuzhou 常州 Changzhou
台州 Taizhou 紹興 Shaoxing 溫州 Wenzhou 廈門 Xiamen
漳州 Zhangzhou 福州 Fuzhou 揚州 Yangzhou 龍岩 Longyan

總樓面面積(m²) TOTAL GFA (m²) 5,812,000m²

總土地儲備(m²) TOTAL LANDBANK (m²) 4,079,000m²

項目數量 NO. OF PROJECTS

43

珠三角地區 PEARL RIVER DELTA REGION

中山 Zhongshan 深圳 Shenzhen 廣州 Guangzhou
佛山 Foshan 香港 Hong Kong 湛江 Zhanjiang
茂名 Maoming 三亞 Sanya 海口 Haikou

總樓面面積(m²) TOTAL GFA (m²) 9,991,000m²

總土地儲備(m²) TOTAL LANDBANK (m²) 5,678,000m²

項目數量 NO. OF PROJECTS

33

其他地區 OTHER REGION

大連 Dalian 瀋陽 Shenyang 長春 Changchun
青島 Qingdao 太原 Taiyuan 鄭州 Zhengzhou
徐州 Xuzhou 西安 Xi'an 煙台 Yantai
濟南 Jinan 新加坡 Singapore

總樓面面積(m²) TOTAL GFA (m²) 10,250,000m²

總土地儲備(m²) TOTAL LANDBANK (m²) 6,035,000m²

項目數量 NO. OF PROJECTS

30

組織架構 (截至 2019.12)

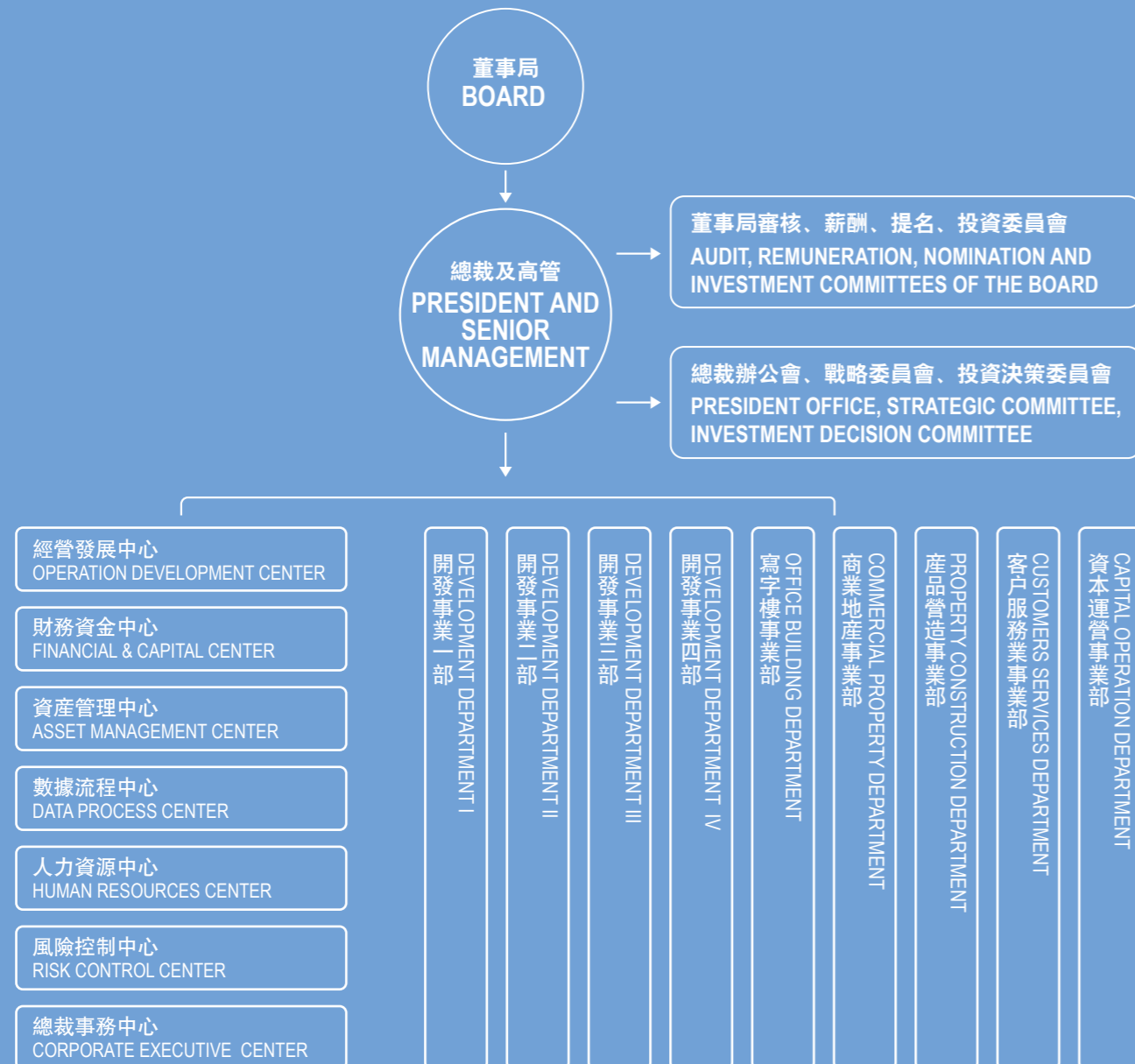
ORGANIZATIONAL STRUCTURE

(AS OF DECEMBER 2019)

7 大職能中心 9 大事業部
7 FUNCTION CENTERS 9 DEPARTMENTS

公司組織架構較上一年度未有重大調整，目前遠洋集團「7 大職能中心 +9 大事業部」的組織架構如下：

The organizational structure roughly remained unchanged in 2019. The current "7 function centers + 9 departments" structure of Sino-Ocean Group is as follows:



核心業務介紹

CORE BUSINESS OVERVIEW



住宅和綜合開發

RESIDENTIAL AND COMPREHENSIVE DEVELOPMENT

遠洋地產
SINO-OCEAN REAL ESTATE

遠洋地產
健康生活家

SINO-OCEAN
REAL ESTATE
Develop Your Well-being

住宅和綜合開發業務是集團業務發展的壓艙石，是企業業務規模的核心構成。二十餘年的發展，遠洋堅持深耕中國最具發展勢頭的核心城市群，着力為中國家庭提供安全健康的產品。未來，面對可觀的市場規模，公司將聚焦主力市場，集中資源投入，追求城市深耕；聚焦城市剛需剛改及中端改善需求，為城市和客戶創造健康高品質人居環境。

The residential and comprehensive development business is the ballast stone of the Group's business development and the core component of the business scale of the enterprise. With more than 20 years of development, Sino-Ocean has persisted in cultivating the core city groups that have the most development momentum in China, and strives to provide safe and healthy products to Chinese families. In the future, in the face of a considerable market size, the Company will focus on the main market, focus on resource input, and pursue deep urban cultivation; focus on the city's immediate needs & reforms and mid-range improvement needs to create healthy and high-quality living environments for cities and customers.



不動產開發運營

REAL ESTATE DEVELOPMENT AND OPERATION

遠洋商業
SINO-OCEAN COMMERCIAL PROPERTY

遠洋商業
點亮一座城

SINO-OCEAN
COMMERCIAL PROPERTY
Illuminate The City

不動產開發運營業務作為集團戰略性佈局業務，協同主業發展，有序穩健推進。

歷經多年探索，遠洋在不動產開發運營上成果豐厚。與太古合作的成都遠洋太古里、北京頤堤港，及自主運營的杭州遠洋樂堤港等城市綜合體；“未來系”城市集中商業體；位於核心區域的北京遠洋大廈、北京遠洋銳中心、北京遠洋國際中心等高端寫字樓，已贏得良好的市場口碑。

未來，將採取中資產模式，聚焦商業地產及寫字樓開發，關注城市綜合體標竿項目。存量業務，積累精細化運營管理能力，打造卓越商管團隊；增量業務，強化不動產品牌影響力，構建卓越資產管理能力，全方位打造遠洋集團不動產業務全周期資管能力閉環。伴隨着政策放開和大資管時代的到來，逐步構建企業發展第二曲線。

The real estate development and operation business, as a strategic layout business of the Group, is coordinated with the development of the main business and is advanced in an orderly and steady manner.

After years of exploration, Sino-Ocean has achieved fruitful results in the development and operation of real estate. Cooperating with Swire Group, Sino-Ocean Taikoo Li Chengdu (Chengdu), INDIGO (Beijing), and self-operating Grand Canal Plaza (Hangzhou); the "We-Life" of Urban Community-based Retail; high-end office buildings such as Ocean Plaza (Beijing), Ocean Rayzone (Beijing), Ocean International Center (Beijing) located in core areas of Beijing have won a good reputation in the market.

In the future, the Group will adopt a medium asset model, focusing on commercial real estate and office building development, and focusing on urban complex benchmarking projects. Existing business, accumulate refined operation and management capabilities, and build an excellent business management team; incremental business, strengthen the influence of the real product brand, build excellent asset management capabilities, and build a full-cycle closed-loop asset management capability of the real estate business of Sino-Ocean Group. With the liberalization of policies and the advent of the era of big asset management, the second curve of enterprise development is gradually being constructed.

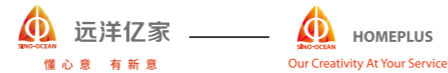


產業合作與客戶服務 INDUSTRIAL COOPERATION AND CUSTOMER SERVICE

作為相關多元業務，產業合作與客戶服務業務將堅持順勢而為的策略，聚焦協同和賦能開發主業。伴隨行業市場成熟和窗口打開，依托自身業務模式成熟和能力提升，聚焦物業服務、養老服務、資本運營、產品營造，以及其他以康養、生態、科技為主題的綜合性產業發展項目，再造企業發展的新增長點。

As related diversified businesses, industrial cooperation and customer service business will adhere to the strategy of following the trend and focusing on the main business of collaboration and empowerment development. With the maturity of the industry market and the presence of opportunities, relying on the maturity of its own business model and ability enhancement, it focuses on property services, pension services, capital operations, product creation, and other comprehensive industrial development projects with the theme of health, ecology and technology to rebuild enterprises new growth point of development.

物業服務 – 遠洋億家 PROPERTY MANAGEMENT- OCEAN HOMEPLUS



遠洋億家物業服務股份有限公司是國家首批一級資質物業管理企業。其擁有豐富的中高端住宅、高端寫字樓及商業綜合體物業管理經驗，位列中國物業服務百強企業第 14 強。

自 1997 年成立首家物業公司以來，遠洋億家歷經 20 餘年的發展，現已佈局中國超過 50 個城市，服務項目超過 400 個，服務面積逾 6,000 萬 m²，服務客戶數量百萬人。

遠洋億家通過打造自身能力並整合優質第三方資源，面向中高端住宅、高端寫字樓、商業綜合體等業態，圍繞物業服務、專業服務、智慧服務、市場合作，為用戶提供“便捷、可靠、優質”的多維度服務。遠洋億家始終堅持“懂心意·有新意”的服務理念，致力於以卓越服務能力為客戶創造高品質的美好生活。

Ocean Homeplus Property Service Corporation Limited is one of the earliest national Class-A property management enterprises. It has extensive property management experience primarily in mid-to high-end residential buildings, high-end office buildings and commercial complexes, and ranks the 14th among the top 100 property service enterprises in China.

Since the establishment of its first property management company in 1997, Ocean Homeplus, with over 20 years of development, has extended its footprints in more than 50 cities in China with over 400 service projects, covering a total service area of more than 60 million sq.m with millions of clients.

Through strengthening its own capabilities and integrating with high-quality third-party resources, Ocean Homeplus intently targets at mid-to-high-end residential buildings, high-end office buildings, commercial complexes, and other business formats. It focuses on property services, professional services, smart services and market cooperation so as to provide multidimensional services that are "convenient, reliable, and high-quality". Ocean Homeplus has always been adhering to the service philosophy of "considerateness and innovation" and is committed to creating a high-quality and better life for customers with remarkable service capabilities.

產品營造 PRODUCT CONSTRUCTION



遠洋營造以標準化、專業化的產品營造能力為依托，專注於產品實現和內部業務協同，是集團業務各項競爭力的基礎。以匠人匠心、技術積累為基礎；以標準管理、資源協同為手段；以質造健康匠築，創領人居環境升級為願景；以專業進步、創造價值為使命；用匠心落地產品委托，以專業營造土地價值。遠洋營造業務板塊包括：遠洋建築設計院及景觀規劃設計院、遠洋建設、遠洋生態、遠洋機電等。

Sino-Ocean Construction relies on standardized and professional product creation capabilities, and focuses on product realization and internal business collaboration, which is the basis for the Group's competitiveness. With craftsmanship and technology accumulation as the basis; with standard management and resource coordination as means; with quality and healthy craftsmanship and creation of a living environment upgrade as the vision; with professional progress and value creation as the mission; commissioned with ingenious product landings, professionally creating land value. Sino-Ocean Construction business segment includes: the Sino-Ocean Architecture Design Institute and Sino-Ocean Landscape Planning and Design Institute, Sino-Ocean International Construction, Sino-Ocean Ecology, Sino-Ocean Mechanical and Electrical, etc.

養老 – 椿萱茂 SENIOR LIVING- SENIOR LIVING L'AMORE



伴隨中國人口老齡化進程的不斷加速，社會化養老需求持續增長，遠洋集團順應市場需求，提前探索和佈局養老產業。於 2012 年確立高品質養老服務品牌——椿萱茂。

椿萱茂引進美國先進的養老理念和國外成熟養老模式，結合國內養老特點，以樂享 365 服務為核心，為更多長者創造健康、快樂、安心、有尊嚴的生活。

椿萱茂在專業化的道路上不斷探索，現在已經形成了具有自身特色的管理、運營、發展模式，並為各類老人提供全周期、全鏈條化養老服務，包括生活服務、生活照料、失智照護、專業照護、健康養生、康復服務和臨終關懷以及日間照料和居家服務等鏈條化的養老·醫療服務。

With the accelerated aging of population in China, the demand for socialized elderly care has continued to increase. Sino-Ocean Group explored and deployed the pension service industry in advance in response to market demand. Senior Living L'Amore was thus established in 2012 as a high-quality brand focusing on elderly care.

Senior Living L'Amore introduces advanced senior living concepts from the America and embraces mature senior care models from abroad, and combines it with the characteristics of domestic senior care industry to create a healthy, happy, secure and dignified life for elderly people.

Senior Living L'Amore has always been in pursuit of professionalization, and has formed its own characteristics of management, operation, and development models, and provides a full-cycle, full-chain elderly care service for various types of elderly, including life services, daily care, dementia care, professional care, health and wellness management, rehabilitation services and hospice care, as well as day care and home services.

2019 業務回顧

2019 BUSINESS REVIEW

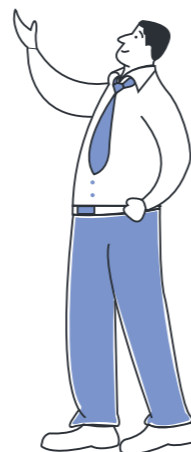
2019 年是本集團第四步發展戰略的收官之年，同時也是第五步發展戰略的起始之年。為了更好實現「可持續、高質量」的發展之路，本集團秉持「精耕細作·強身健體」的宗旨開展全年工作，堅持以開發主業規模化和精細化、協同業務穩步有序推進為導向，為 2020 年第五步發展戰略的佈局奠定了堅實的基礎。

In 2019, the Group concluded the fourth phase of its strategic development and commenced the fifth. In order to better realize the "high-quality and sustainable" development, the Group has been working according to the principles of "Crafting meticulously • Getting strong and fit". Steering towards expanding the principal business and streamlining the management process, and the steady and orderly advancing the related businesses, it has laid a solid foundation for the layout of the fifth phase of its strategic development in 2020.

- 堅持主營業務規模化發展，積極佈局深耕城市群；
Expanded scale in principal business, planned actively in penetrated city clusters;
- 新經營管理體系建設成果初現，精細化管理實現提質增效；
New business management system showed initial result, streamlined management raised quality and efficiency;
- 繼續保持良好的財務狀況，資產結構不斷優化；
Finance remained robust, optimized asset structure continually;
- 持有型物業輕資產模式繼續突破，開發及運營能力顯著提升；
Light asset mode in investment property continued to break new grounds, lifting capabilities in development and operation;
- 遵循建築健康的品牌理念，推廣與實踐均取得新進展；
Persevered with the concept of building health, achieved new heights in promotion and practice progress in promotion and practice;
- 養老業務完善服務體系，新興業務積極探索尋求突破。
Enhanced service system in senior living, new businesses sought breakthrough continually.

詳細內容請參閱本公司網站
(www.sinooceangroup.com)
及香港聯交所的網站
(www.hkexnews.hk)
刊發的 2019 年年報。

For more information, please read our 2019 annual report published on our website (www.sinooceangroup.com) and the website of Hong Kong Stock Exchange (www.hkexnews.hk).



企業管治

CORPORATE GOVERNANCE

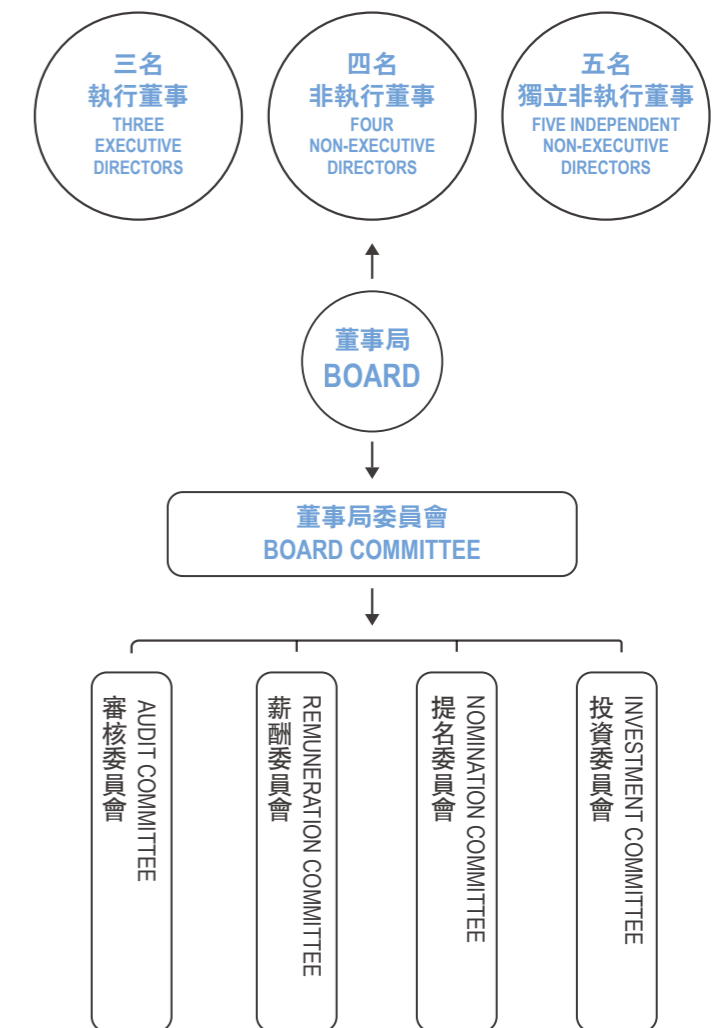
董事局及本集團管理層承諾實現及保持高水平企業管治，這是確保本公司廉潔運營商業環境和維持投資者對本公司信心的關鍵因素。本集團管理層亦積極留意香港與海外的最新企業管治發展。由主席帶領的董事局職責是達成公司目標，制訂發展戰略，定期檢討組織架構，監控業務活動及管理層表現，以保障及提升本公司及其股東利益。

截至 2019 年 12 月 31 日，董事局由十二名董事組成，包括三名執行董事、四名非執行董事、五名獨立非執行董事。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、薪酬委員會、提名委員會及投資委員會。

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 investor 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 fulfilling the Company's targets, formulating development strategies, regularly reviewing organizational structure, and monitoring business activities and management performance so as to protect and maximize the interests of the Company and its shareholders.

As of 31 December 2019, the Board has 12 Directors, including three Executive Directors, four Non-executive Directors and five Independent Non-executive Directors. The Board has set up four board committees (i.e. the Audit Committee, Remuneration Committee, Nomination Committee and Investment Committee) to oversee certain aspects of the Company's business activities.

BOARD OF DIRECTORS COMPOSITION 董事局組成





我們將股東周年大會和股東大會視為重要事件，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。2019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和其他渠道及時進行披露。

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）。

有關本集團企業管治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2019年年報。

We regard the annual general meeting and general meetings 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 inquiries 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 2019, we maintained our high standards of information disclosure to ensure the timely dissemination of relevant corporate information via our official website and other channels.

The Group's "Nomination Committee" reviews the Board's structure, headcount, composition and diversity (including but not limited to sex, age, culture and education background, professional expertise, knowledge and experience) at least once every year.

For more information about corporate governance of the Group and the Board, please read our 2019 annual report published on our website (www.sinooceangroup.com) and the website of Hong Kong Stock Exchange (www.hkexnews.hk).

遵紀守法，廉潔從業 COMPLIANCE, HONESTY AND INTEGRITY



為保障本集團員工遵紀守法、廉潔從業、增加內部申訴渠道，我們制定了集團層面的《員工違紀處理辦法》、《監察案件檢查與審理管理辦法》、《迴避管理辦法》、《舉報與申訴管理辦法》等。

With a view to ensuring compliance and integrity of the Group's employees, and introducing new internal complaint channels, we have formulated the "Measures for Handling Employee Misconduct," "Administrative Measures for Inspection and Hearing of Supervision Cases," "Administrative Measures for Recusal" and "Administrative Measures for Whistleblowing and Complaints" at the Group level.



員工違紀處理辦法
Measures for Handling Employee Misconduct



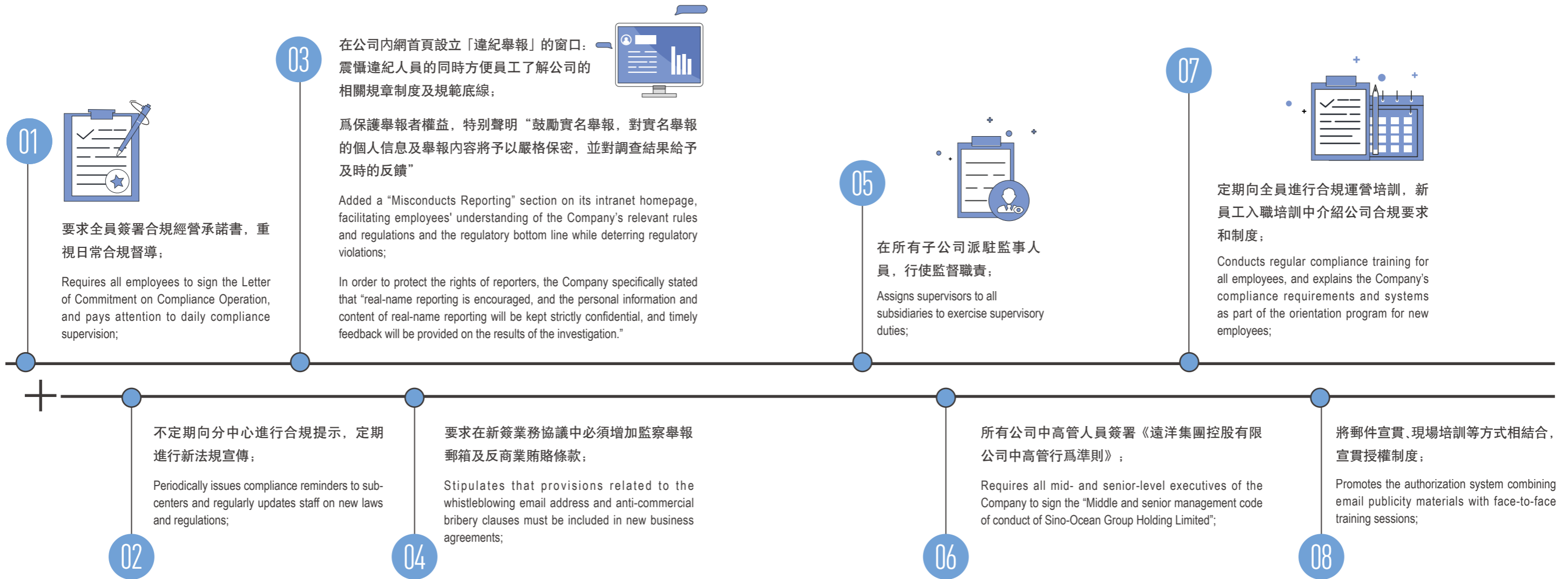
監察案件檢查與審理管理辦法
Administrative Measures for Inspection and Hearing of Supervision Cases



迴避管理辦法
Administrative Measures for Recusal



舉報與申訴管理辦法
Administrative Measures for Whistleblowing and Complaints



集團黨委於 2018 成立了集團紀律檢查委員會，並制定了《紀律檢查委員會工作制度》等紀委工作制度和規範，強化集團內部黨風廉政建設。相關內部制度制定主要參考《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處罰法》。在此基礎上，2019 年，集團紀律檢查委員會召開了本年度紀檢監察暨黨風廉政建設工作會議，發布並實施遠洋集團《落實黨風廉政建設責任製實施辦法》，並由黨委書記與各黨支部書記簽署《黨風廉政建設責任書》。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、核心骨幹及全體黨員，開展反腐倡廉及警示教育。

The Party Committee Group established a disciplinary inspection committee in 2018, and formulated the disciplinary committee's working system and standard such as the Disciplinary Inspection Committee Working System to strengthen the establishment of a clean and honest Party in the Group. The formulation of relevant internal systems mainly refers to 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. On this basis, in 2019, the discipline inspection committee of the Group held disciplinary inspection and supervision and conference on the establishment of a clean and honest Party for the year, issued and implemented the Implementation Measures for the Implementation of a Responsibility System for Establishment of a Clean and Honest Party of Sino-Ocean Group, and the Party Committee secretary and secretary of each Party Branch signed the Responsibility Letter for the Establishment of a Clean and Honest Party. In addition, together with the Party committee, disciplinary inspection committee and party organizations at all levels of Sino-Ocean, the Group carries out anti-corruption and warning education for middle and senior management at all levels, core backbones and all Party members through Party committees and Party class theme educational activities.

對於發現的涉及黨員的嚴重違紀問題，嚴肅處理，以示警戒。

本年度，集團紀律檢查委員會牽頭，各基層黨支部及各級風控部門，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警示教育宣貫 30 餘場，參加培訓黨員及群眾 1,600 餘人次；同時，各事業部風控部門在事業部、分中心、項目層面均開展了廉潔從業、合規建設培訓，實現了對事業部、分中心、項目的全覆蓋，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。

For Party members who serious violated the discipline, we will hold such persons strictly accountable for a warning purpose.

During the year, the disciplinary inspection committee of the Group led all primary Party branches and risk control departments at all levels to organize and conduct over 30 integrity education warning education in various forms for all centers, departments, professional companies and new employees, involving more than 1,600 Party members and the public participated. In addition, the risk control departments of each division carried out integrity and compliance construction training at the division, sub-center and project levels, achieving full coverage of the departments, sub-centers and projects, and strengthening the integrity awareness and professional ethics of all employees, so as to create a fair and honest working environment.

2019 年，累計受理各類違紀線索 94 件；處理違紀員工 61 人，其中解除勞動合同處分 4 人（移送司法機關 1 人）、降職級 4 人，嚴重警告 2 人，警告 16 人，誡勉談話 35 人。對嚴重違紀問題從嚴處理，對失職問題加強教育勸誡。

如 2019 年 7 月查處了 1 名行政經理通過簽訂虛假勞務合同方式，套取勞務工資，因涉嫌違法犯罪，被移送司法機關處理。

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 2019, a total of 94 various violation clues were received; 61 offending employees were dealt with, of which 4 were dismissed from labor contracts (1 was dealt with by the relevant law enforcement agencies), 4 were demoted, 2 were severely warned, 16 were warned, and cautioned statement were conducted with 35 employees. For employees who seriously violated the discipline, we will hold such employees strictly accountable, and strengthen education and admonition for dereliction of duty.

For example, in July 2019, an administrative manager was investigated for signing a false labor contract to swindle labor wages, and was dealt with by the relevant law enforcement agencies for suspecting of being illegal conduct.

Due to the timely and proper handling of the discovery, the aforesaid events did not have a significant impact on the Group's finances or operations, and no major lawsuits involving corruption occurred during the year.

2019 年度內，本公司 In 2019, the Company:

未發生針對不當競爭行爲、反托拉斯和反壟斷實踐的法律訴訟；

Was not involved in any unfair competition or antitrust lawsuits;

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 penalties 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 any major violations of social or economic laws or regulations.

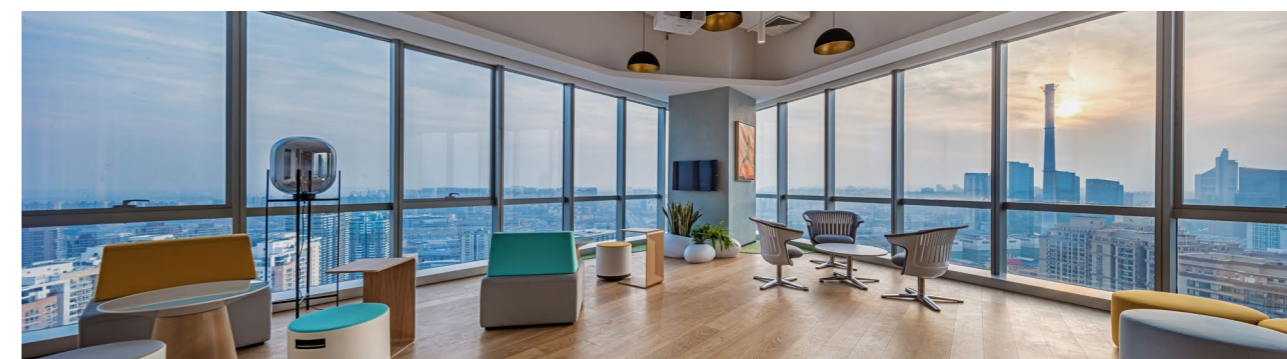
在針對違法違紀事項處理中 IN DEALING WITH VIOLATIONS OF LAWS AND DISCIPLINES

集團有力查處了部份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。

The Group imposed severe punishments on certain offenders found in gross violation of laws and/or discipline, reinforced accountability for disciplinary violations, and heightened staff's awareness of the importance of honesty and integrity and compliance management.

可持續發展管理

SUSTAINABLE DEVELOPMENT MANAGEMENT



理念 CONCEPT

攜手利益相關方共同推動人、建築和環境的可持續發展

Working with stakeholders to promote sustainable development of people, buildings and the environment

引導方向 GUIDE DIRECTION

聯合國 2030 可持續發展目標 (SDG)

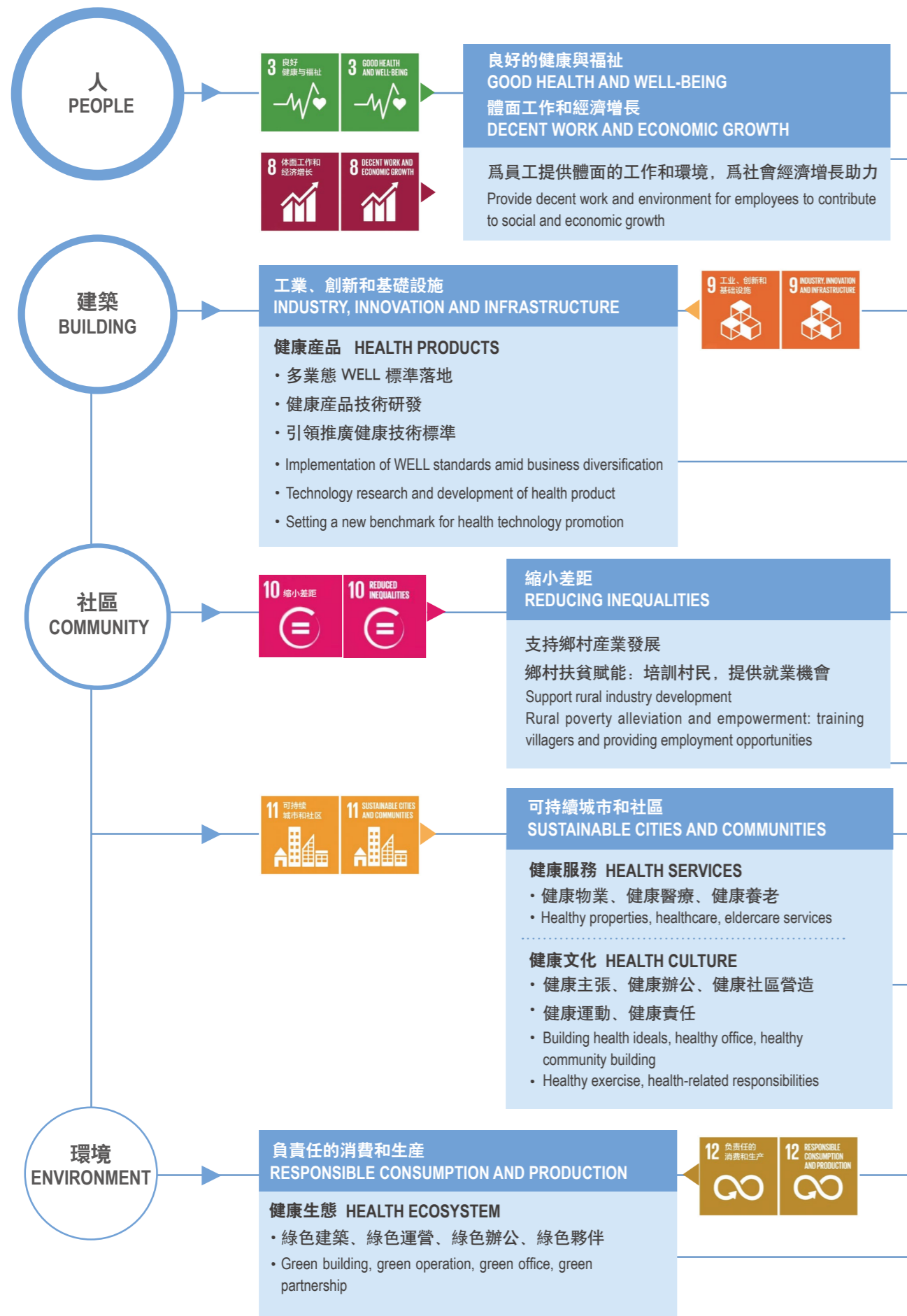
United Nations' 2030 Sustainable Development Goals (SDG)

遠洋集團作為「建築健康」的先行者，以「攜手利益相關方共同推動人、建築和環境的可持續發展」為理念，以「聯合國 2030 可持續發展目標 (SDG)」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 SDG「目標 3：良好的健康與福祉」、「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：縮小差距」，「目標 12：負責任的消費和生產」及十九大報告中的「實施健康中國戰略」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，從而促進人類健康和福祉目標的實現。

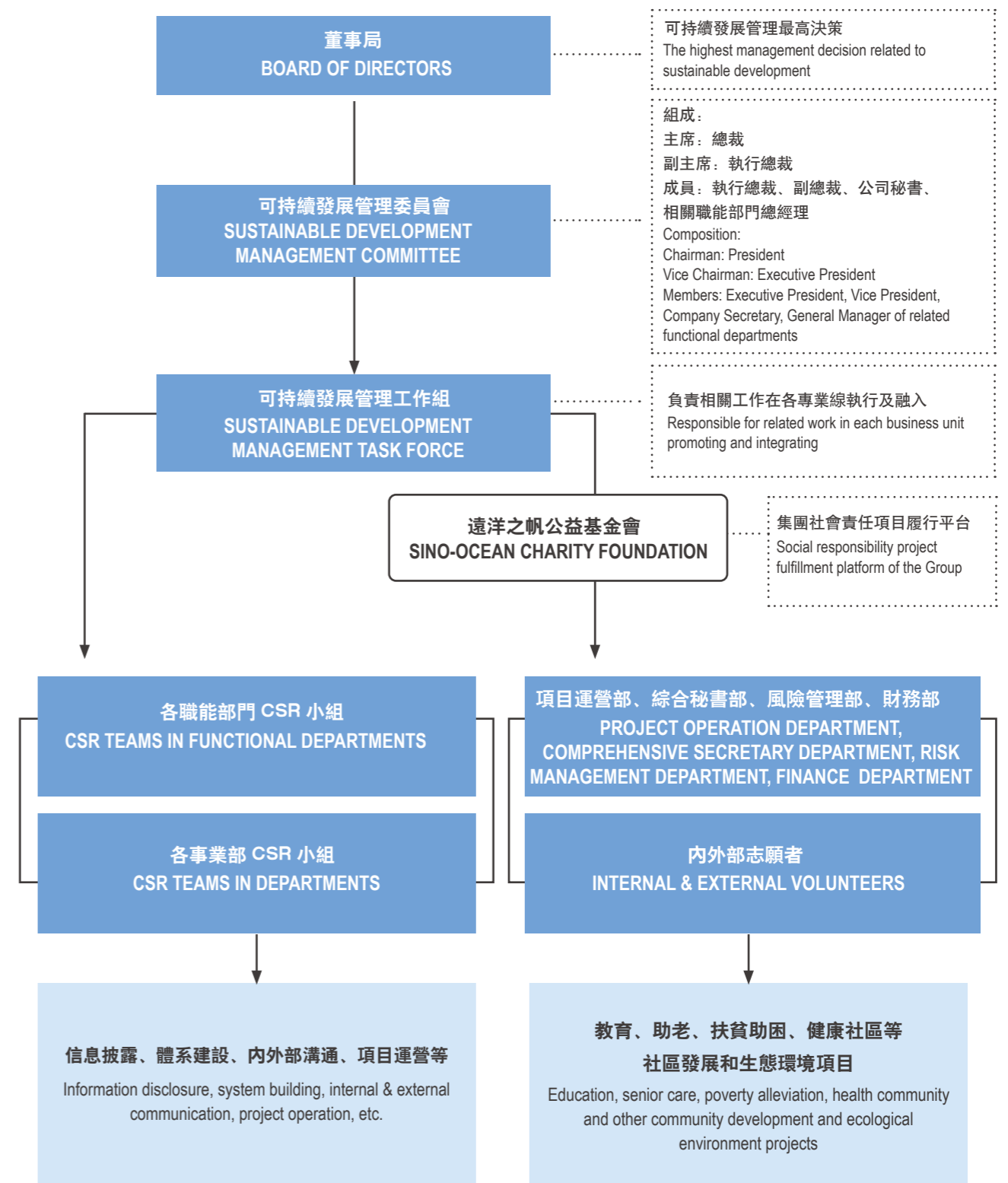
As a leader in "Building Health", Sino-Ocean Group embraces the philosophy of "working with stakeholders to promote sustainable development of people, buildings and the environment", under the guidance of the "United Nations' 2030 Sustainable Development Goals (SDG)" and regards creating value for stakeholders as its responsibility.

In particular, our sustainable development strategy and competitive strengths match the requirements of "SDG 3: Good Health and Well-Being", "SDG 8: Decent Work and Economic Growth", "SDG 9: Industry, Innovation, and Infrastructure", "SDG 10: Reducing Inequalities", "SDG 12: Responsible Consumption and Production" and the "Building a Healthy China" campaign outlined in the report of the 19th National People's Congress. In this regard, Sino-Ocean has made consistent efforts based on a well-thought-out healthy development model to "ensure healthy living and the well-being of people of all ages." Taking architectural design and construction as the vehicle for promoting Healthy Building, we will continue to contribute to the well-being of mankind on the basis of sustainable ecological health, while further developing our health services and health culture.



2019年，集團的健康戰略通過各業務與職能的協同保障，在健康夥伴的支持下，繼續從服務、產品、文化和生態四個方面進行「建築·健康」落地實施。我們的可持續發展管理架構如下：

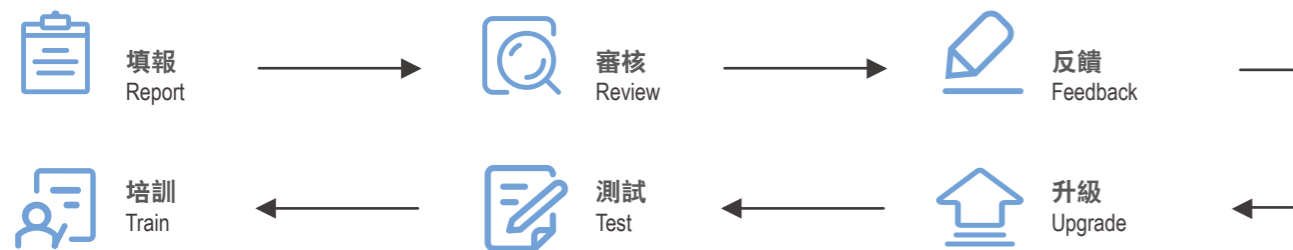
In 2019, with the support of our green partners, we introduced and implemented the Building-Health philosophy through concerted efforts across business units and functions, focusing on service, product, corporate culture and ecosystem development. Our sustainable development management framework is as follows:



隨著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逐漸進化為嵌入業務與運營的多維度系統化專業管理。為了回應愈加嚴格的非財務信息披露要求，這項工作已經得到董事局及集團管理層的充份重視，不僅要在歷次董事會中進行該等事項工作進展情況的匯報，集團 ESG 管理工作、可持續發展報告相關工作也要獲得董事局的認可。為保證集團年度可持續發展報告的準確性，提供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，由可持續發展主管副總裁及集團總裁最終批覆後正式對外發布。

集團內部相應資源對於可持續發展工作的支持也是越來越重要，2019 年，在保證集團 EIP 辦公系統中開發的線上環境數據系統運行良好的基礎上，增加了社會指標填報系統，並通過多次填報、審核、反饋、迭代、測試、培訓工作保障信息披露的真實完整及準確，這為整體提升集團管理能力奠定了堅實的基礎。

線上環境數據系統運行 ONLINE ENVIRONMENTAL DATA SYSTEM OPERATION



除系統平台支持外，為提高集團可持續發展管理能力，集團 2018 年底發布的《遠洋集團可持續發展管理制度》系列文件在 2019 年實施良好。

In addition to the system platform support, in order to improve its sustainability management capabilities, a series of management measures including the "Sustainability Management System of Sino-Ocean Group" issued by the Group at the end of 2018 were well implemented in 2019.

文件中明確給出相關管理原則及決策程序： THE RELEVANT MANAGEMENT PRINCIPLES AND DECISION-MAKING PROCEDURES ARE CLEARLY STATED IN THE DOCUMENT.

As its strategic upgrading advances, Sino-Ocean Group's sustainability management has been gradually integrated into its multi-dimensional, systemic professional management of business operations. In response to the increasingly stringent requirements on non-financial information disclosure, the work has received the full consideration of the board of directors and the management of the Group. In addition to reporting on the progress of these matters in the previous board meetings, the promotion of the Group's ESG management work system and the work related to sustainable development report are also be required to be recognized and confirmed by the board of directors. In order to ensure the accuracy of the Group's annual sustainable development report and increase internal attention to sustainable development, the preparation of the report is undertaken by core professionals in all important functional departments, and the report is officially released upon the final approval by the Vice President of the Sustainable Development and the President of the Group.

The support of the corresponding resources within the Group for sustainable development is also becoming more and more important. In 2019, the Group added a social indicator reporting system on the basis of ensuring the well operation of online environmental data system developed in the Group's EIP office system, and repeatedly carried out reporting, reviewing, feedback, upgrading, testing and training to ensure the truthfulness, completeness and accuracy of the information disclosed, laying a solid foundation for the overall improvement of the Group's management capabilities.

01 遠洋集團可持續發展管理原則為分層負責制，設置三級機構保證可持續發展工作的內審與合規：

Sino-Ocean Group's sustainable development management principle is a layered responsibility system, and three levels of institutions are set up to ensure internal audit and compliance of sustainable development work:

- 決策機構 – 可持續發展管理委員會（第一層級）
Decision-Making Body — Sustainable Development Management Committee (Level 1)
- 常設機構 – 可持續發展管理辦公室（第二層級）
Permanent Body — Office of Sustainable Development Management (Level 2)
- 分支機構 – 各事業部對接人、各城市對接人、各項目對接人（第三層級）
Branches-Docking — person of each business department, Docking person of each city, Docking person of each project (Level 3)

02 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 shall handle according to the principles of “the person in charge shall be responsible for maintenance and handling”;
- 發生可持續發展相關危機第一時間與所在事業部風險管理部、媒體關係主管部門商討，如遇重大危機事項，第一時間會同集團品牌主責部門共同商討。

Discuss with the risk management department and media relations department of the business department where such crisis are located at the first time of sustainability related crises, and discuss with the brand responsibility department of the Group immediately in the event of a major crisis.

03 可持續發展管理工作決策程序：

Decision-making procedure for sustainable development management:

- 設置層級審批原則，把控可持續發展工作內容質量，管控潛在法律合規風險
Establish hierarchical approval principles to control the quality of sustainable development work content and control 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
- 重大決策需經集團可持續發展管理辦公室，及可持續發展管理委員會批准
Major decisions need to be approved by the Group's Sustainable Development Management Office and the Sustainable Development Management Committee

本年度，內嵌於公司日常工作管理系統的可持續發展流程已經精確完成環境數據全面收集，在此基礎上實現了可靠的信息披露成果¹。在 2016—2018 年三年實踐的基礎上，本年度的環境數據收集工作更為集中和專業，尤其是更頻繁的基礎情況收集與分析、年度不少於兩次的可持續發展整體培訓、日常溝通以及配合、系統的不斷更新迭代等，保障最終得到能夠真實反映遠洋集團運營過程中的環境基礎信息。

除了對外公開披露並接受監督外，更重要的是通過對數據的審核、對比與分析，能夠更科學地判斷集團、各項目的實際運營情況，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。

During the year, the sustainability process incorporated in the Company's daily work management system has accurately completed the comprehensive collection of environmental data, and based on this to achieve reliable information disclosure results¹. Based on the three years of practices from 2016 to 2018, the collection of environmental data for the year is more concentrated and professional, especially collection and analysis of basic situation more frequently, large-scale sustainability overall training twice a year, daily communication and supporting and systematic continuous updates and upgrades to ensure that the basic environmental information that may give a true picture of the operation of Sino-Ocean Group is finally obtained.

In addition to public disclosure and acceptance of supervision, more importantly, we can more scientifically judge the actual operation of the Group and various projects through the review, comparison and analysis of data, and provide better management improvement recommendations, energy management and emissions recommendations, so as to ultimately help the Company to better achieve environmental responsibility.

1. 詳細數據請參見本報告「精研細行 建築健康」章節。
1. Refer to the "Polished Management for Building Health" section of this Report for further details.

2019 年是集團第四步發展戰略收官之年，集團在這一年啓動了第五步發展戰略研究，可持續發展管理職能積極參與研究，為第五步發展戰略增加企業可持續發展相應內容，同時研究、梳理完成多年來可持續發展相關議題的中長期規劃，簡述如下：

In 2019, the Group concluded the fourth phase of its strategic development and commenced the fifth. The sustainability management function actively participated in the research and added the corresponding content of the sustainability for the fifth phase of its strategic development, it also researched, sorted out and completed the medium to long-term plans for sustainability related issues over the years, which are summarised as follows:

● 相關議題中長期規劃

MEDIUM AND LONG-TERM PLANNING ON RELATED ISSUES



企業管治 CORPORATE GOVERNANCE

01

中期計劃 MEDIUM-TERM PLAN

近年，遠洋集團可持續發展工作處於合規向戰略驅動轉換關鍵點：

In recent years, the sustainability work of Sino-Ocean Group is at a key point in the transition from compliance to strategy-driven:

- 01 經過多年品牌探索和基礎打造，遠洋可持續發展工作已初見成效，進入鞏固提升的重要階段。

After many years of brand exploration and foundation building, the initial efforts of our sustainability work have yielded some encouraging results, and entered an important phase of consolidation and improvement.

- 02 應對內外部需求，可持續發展已由單純的品牌驅動轉入品牌－合規雙驅動，並朝戰略驅動邁進。基於此發展階段，遠洋集團制定並回顧了可持續發展方面的中期計劃，以及已達成的目標。

In response to internal and external needs, sustainability has transformed from a pure brand-driven to a brand-compliance-driven, and moved towards strategy-driven. Based on this phase of development, Sino-Ocean Group formulated and reviewed the medium-term plan for sustainability and the objectives reached.

階段一 PHASE ONE

2008-2015

品牌探索 BRAND EXPLORATION

目標 OBJECTIVE

以品牌宣傳為目標，披露部份定性信息，以亮點案例收集為主。

Aiming at the brand promotion, disclosing certain qualitative information, and focusing on highlight case collection.

管理體系 MANAGEMENT SYSTEM

作為品牌模塊工具成立。並運營基金會，引入社科院評級。

Establishing and operating a foundation as a brand module tool, and introducing CASS ratings.

資本市場 CAPITAL MARKET

關注報告質量及宣傳，尚未關注資本市場。

Focusing on report quality and publicity, and not yet focused on capital market.

階段二 PHASE TWO

2016-2018

合規基礎 COMPLIANCE BASIS

目標 OBJECTIVE

以滿足 HKEX-ESG 合規披露 KPI 為目標，開始披露環境類數據。

Aiming at meeting the compliance disclosure KPIs of the HKEX-ESG, and commencing to disclose environmental data.

管理體系 MANAGEMENT SYSTEM

構建基層管理體系，導入海鷗二系統管理。

Establishing a primary management system and introducing to Seagull II system management.

資本市場 CAPITAL MARKET

獲得一定程度認可並開始主動分析現階段資本市場對房地產企業的可持續發展關注 / 需求點。

Obtaining a certain degree of recognition and commencing to actively analyze the current capital market's concerns/ demands for the sustainability of property companies.

目標 OBJECTIVE

制定遠洋可持續發展戰略性目標，使信息披露以戰略性目標為導向。

Setting strategic objectives for our sustainability to disclose information with strategic objective-oriented.

管理體系 MANAGEMENT SYSTEM

建立並運行 ESG 管理體系，完善相關政策及職能。

Establishing and operating the ESG management system to improve relevant policies and functions.

資本市場 CAPITAL MARKET

確定資本市場提升目標，並主動回應如 HSSUSB、GRESB、MSCI 等資本評測。

Determining the objective of capital market improvement and actively responding to capital evaluations such as HSSUSB, GRESB and MSCI.

階段三 PHASE THREE

2019-2021

鞏固提升 CONSOLIDATION AND IMPROVEMENT

階段四 PHASE FOUR

2022- 未來

(2022-FUTURE)

領先發展 LEADING DEVELOPMENT

目標 OBJECTIVE

戰略目標引領業務發展，使得可持續發展信息披露超越報告本身，並提升質量至國際水平。

Striving for business growth by strategic objectives, making sustainability information disclosure beyond the report itself, and improving the quality to an international standard.

管理體系 MANAGEMENT SYSTEM

針對 ESG 管理體系和目標設定完善各專項小組，並納入風險評估和管理。

Establishing and improving the special teams for ESG management system and objectives, and incorporating them into risk assessment and management.

資本市場 CAPITAL MARKET

根據改善建議，持續提升資本市場地位，並參與更多行業活動。

Continuing to enhance the position of the capital market and participating in more industry activities based on improvement suggestions.

02

長期計劃 LONG-TERM PLANS

01 遠洋集團可持續發展目標 SUSTAINABILITY OBJECTIVES OF SINO-OCEAN GROUP

遠洋集團可持續發展戰略目標以集團戰略目標為基礎，並匹配其適用的中國及國際可持續發展目標，在保證集團盈利能力、社會共同發展、環境維護的同時，實現集團整體運營的可持續發展。

Sustainability strategic objectives of Sino-Ocean Group are based on the Group's strategic objectives and in line with its applicable Chinese and international sustainability objectives. Ensuring the Group's profitability, social common development and environmental maintenance allow us to achieve the sustainability of the overall operation of the Group.

02 遠洋集團社會責任觀 VIEW OF SOCIAL RESPONSIBILITY OF SINO-OCEAN GROUP

攜手利益相關方共同推動人、建築、環境和社會的健康、可持續發展。在實現價值的道路上，我們希望能夠和有共同理想的利益相關方一起攜手成長、共創價值。

The Group works with stakeholders to promote the healthy and sustainability of people, buildings, environment and society. On a path to realize our value, we expect to grow and create value with stakeholders who share the same ideals.



人權 HUMAN RIGHTS

定義 DEFINITION

我們對於“人權”的定義包括如下：

人權包括生命和自由的權利、不受奴役和酷刑的權利、意見和言論自由的權利、獲得工作和教育的權利以及其他更多權利。人權不分種族、性別、國籍、族裔、語言、宗教或任何其他身份地位。

Our definition on "human rights" includes:

Human rights include the right to life and freedom, the right to freedom from slavery and torture, the right to freedom of opinion and expression, the right to work and education, and other more rights. Human rights are irrespective of race, gender, nationality, ethnicity, language, religion or any other status.

01

中期計劃 MEDIUM-TERM PLANS

我們保障員工、客戶、社區居民等與集團活動及業務相關的所有群體。
We protect all groups related to the activities and businesses of the Group, such as employees, customers and community residents.

01 員工 EMPLOYEES

保障員工權益，堅持平等僱傭，不歧視，不使用童工。提供公正有利的工作條件，開展民主管理，保護員工發表意見和言論自由的權利、結社自由。推動員工健康與員工關愛，努力提高員工幸福感。

We protect the rights and interests of employees, insist on equal employment, non-discrimination and no child labor. We provide fair and favorable working conditions, carry out democratic management, protect employees' right to freedom of opinion and expression, and freedom of association. We also promote the employee health and caring, and strive to improve employees' well-being.

02 客戶 CUSTOMER

我們堅持對產品進行人性化設計，致力於在未來住宅及商業地產建設中，推動“建築健康”落地，讓客戶在健康的氛圍中享受社區生活；建造無障礙通道，保障殘疾人士享受無障礙環境的權利。

We adhere to the humanized design on products, and are committed to boosting the implementation of "Building·Health" in future residential and commercial property construction, allowing customers to enjoy community life in a healthy atmosphere. We also build barrier free channels to protect the disabled employees' rights to enjoy a barrier free environment.

03 社區 COMMUNITY

在開發中尊重原住民權利，並推動社會公益活動，持續“建築·健康”公益計劃支持當地城市、鄉村健康、環保建設；持續“小夥伴成長計劃”、“小公民創新公益項目”、“全國大學生社會實踐獎”，支持學生平等發展、獲得公平教育的權利；推動“中國脊梁健康支持計劃”，關愛老人晚年健康等福利。

We respect the rights of indigenous people during development, and promote social charitable activities through continuous supports in the construction of local cities, rural health and environmental protection by the "Building·Health" charitable schemes. We continue to support the students' equal development and the right to a fair education by the "Little Partner Education Sponsorship Scheme", the "Young Citizen Innovative Public Welfare Project" and the "Students-in-action Incentive Scheme". We also promote the "China Healthy Spine Program" to care for the elderly's health and other benefits.

02

長期計劃 LONG-TERM PLANS

我們在長遠來看將從主體的公民的經濟、社會、文化權利，以及在工作中的基本原則和權利出發，以更加透明、清晰和公正的宣貫內容及申訴手段作為核心，使員工和相關主體在保證自身人權的前提下，亦不對他人的人權造成侵犯，保障不受奴役和酷刑的權利、意見和言論自由的權利。同時，遠洋集團致力於做到“零侵權”行為發生，對於人權保護更加重視。

In the long run, we will target at the economic, social, cultural rights of the entity's citizens, as well as the basic principles and rights at work, and focus on more transparent, clear and fair publicity and appeal methods to prevent employees and related entities from infringing on the human rights of others under the premise of ensuring their own human rights, and protect the right to freedom from slavery and torture, the right to freedom of opinion and expression. Moreover, Sino-Ocean Group is committed to achieving "zero infringement", and attaches greater importance to the protection of human rights.



勞動實務 LABOR PRACTICE

01

中期計劃 MEDIUM-TERM PLANS

遠洋集團致力於在勞動實務方面為員工建立一個公平的職業發展的平台，並致力於促進工作間的和諧氣氛，保障員工的職業安全和權益。

Sino-Ocean Group is committed to establishing a fair career development platform for staff in terms of labor practice, and strives to promote a harmonious atmosphere in the workplace and protect staffs' occupational safety and rights.

01 員工權益與健康 STAFF RIGHTS, INTERESTS AND HEALTH

為員工提供平等工作環境、豐富多元的培訓、廣闊的職業發展和平台。
We provide staff with an equal working environment, rich and diverse training, and broad career development and platforms.

02 員工關愛 STAFF CARING

關注員工身心健康，設立關愛基金，幫扶困難員工，關愛特殊群體，豐富員工業餘生活。

We focus on the physical and mental health of employees, set up a care fund to help employees in difficulties, care for special groups, and enrich the life of staffs during leisure time.

03 員工薪酬與福利 STAFF REMUNERATION AND BENEFITS

打造成成熟完善和富有特色的薪酬福利體系，並通過人性化的管理理念得以落地；向員工提供具有市場競爭力的薪酬，以及人性化的工作和健康條件，保障員工的最切身利益，並通過設置高績效導向的激勵機制，激發員工活力，創造更大價值，從而實現公司和個體的雙贏。

We develop a mature, complete and distinctive compensation and benefits system, and implement it through a humanized management concept. We provide staffs with market-competitive compensation, and humanized work and health conditions to ensure their vital interests, and stimulate staff vitality to create greater value by establishing a high performance-oriented incentive mechanism, thereby achieving a win-win situation for the Company and the individual.

04 通過披露每個利益相關方所關心的議題來提高透明度： INCREASING TRANSPARENCY BY DISCLOSING ISSUES EACH STAKEHOLDER CONCERNS ABOUT:

我們致力於與員工進行有效的溝通，並通過提供及時和準確的信息保持透明度。

We are committed to have an effective communication with staffs and maintain transparency by providing timely and accurate information.

“與員工共同成長”，是遠洋集團社會責任觀之一。長期計劃為：維護員工合法權益，遵守相關法律，提供公平和具有競爭力的薪酬和福利，開闢民主的管理渠道；關注員工健康，為員工創造安全、健康的工作環境；良好的職業規劃，幫助員工持續成長，全方位關愛員工。

"Growth with staffs" is one of the views of social responsibility of Sino-Ocean Group. The long-term plan is to protect the lawful rights and interests of staffs, comply with relevant laws, provide fair and competitive remuneration and benefits, and open up a democratic management channel. We focus on the staff health, and create a safe and healthy working environment for them. We also offer good career planning for staffs to help them to continue to grow and care for them in an all-round way.



02

長期計劃 LONG-TERM PLANS

環境 ENVIRONMENT

01

中期計劃 MEDIUM-TERM PLANS

早在 2015 年，遠洋集團就明確了「大環保」作為股權投資重點賽道的投資策略。多家“大環保”領域被投企業，積極地發揮各自專長，持續為社會貢獻生態、健康價值。

遠洋集團將持續關注國家法律法規政策，嚴格遵守相關法律。完善內部管理政策，明確內部環境管理職責分工和工作流程。同時，積極承擔企業公民的環境責任，積極引入可持續的運營模式，持續完善的環境管理與監督機制，倡導綠色文化、提升綠色辦公、打造綠色社區，以減少業務發展對環境造成的負面影響。將綠色環保理念融入業務規劃與日常運營之中，中期而言將主要延續以下的環境管理策略，包括：

Sino-Ocean Group has clearly defined the "Big Environmental Protection" as an investment strategy of key equity investment fields since 2015. A number of investees in the "Big Environmental Protection" sector have actively exerted their respective expertise and continued to contribute ecological and health value to society.

Sino-Ocean Group will continue to focus on the national laws and regulations and strictly abide by relevant laws. We improve internal management policies and specify the division of responsibilities and work processes for internal environmental management. In addition, we proactively assume the environmental responsibility of corporate citizens, actively introduce a sustainable operating model and continuously improved the environmental management and supervision mechanism to advocate a green culture, promote green office and build green communities, so as to reduce the negative impact of business development on the environment. We also integrate the concept of green environmental protection into business planning and daily operations, the following environmental management strategies will be continued for the purpose of the medium term, including:

01 綠色建築及施工 GREEN BUILDINGS AND CONSTRUCTION

充份利用專業所長，推廣健康綠色建築與可持續的城市空間，匯聚力量共同應對全球氣候變化等環境問題；積極推進綠色建築及建築體系的研發與應用，降低項目開發全過程的環境影響，保護周邊生態環境。

We make full use of professional expertise to promote healthy green buildings and sustainable urban spaces, and bring together various resources to jointly address environmental issues such as global climate change. We also proactively promote the development and application of green buildings and building systems to reduce the environmental impact during the whole process of the projects development, and protect the surrounding ecological environment.

02 綠色運營 GREEN OPERATION

推行可持續的運營管理理念，積極引進智能化與信息化工具，以加強對於樓宇與設施設備的能耗管理，提升資源使用效益，營造綠色的商務與居住環境。

We implement the concept of sustainable operation management, and actively introduce intelligent and information tools to strengthen the energy consumption management of buildings and facilities, with a view to enhance the use efficiency of resource, and create a green business and living environment.

03 綠色辦公 GREEN OFFICE

堅持實踐並不斷推進無紙化辦公，積極落實節能降耗措施，推行廢棄物分類收集與處理，最大化實現廢棄物的循環利用。

We insist on practicing and continuously promoting paperless office, proactively implement energy saving and consumption reduction measures, and promote waste collection and treatment by classification to maximize the recycling of waste.

04 綠色宣傳 GREEN PROMOTION

定期開展多元化的環保宣傳教育活動，積極向員工、業主、客戶等利益相關方傳遞環保理念，積累環保知識，營造綠色的辦公與社區文化。

We carry out diversified environmental protection promotion and education activities on a regular basis, actively share the environmental protection concepts to staffs, owners, customers and other stakeholders, and accumulate environmental protection knowledge to create green office and community culture.

遠洋集團品牌理念是“建築·健康”。“建築”是一個名詞，指具體的建築物，亦是一個動詞，意為“構建”；“建築·健康”的本意，就是通過企業的努力，為民衆構建起完整的健康生活體系。遠洋集團承諾在維持現有的環境管理政策的同時，加大力度審視氣候變化、水資源匱乏等對物業項目的影響，在設計、規劃新項目時考慮加入適應氣候變化的元素。我們計劃將綠色可持續發展寫入遠洋集團的長期規劃，建立綠色建築建設目標，建立碳減排目標，從建築的設計、施工、運營、管理的各個階段實現對環境的有效保護。我們承諾通過業務改善提升，貢獻於聯合國可持續發展目標（SDG）第13條“氣候行動”，實施有效可行的氣候變化解決方案。

The brand philosophy of Sino-Ocean Group is “Building · Health”. “Building” is a noun that refers to a specific building, and also a verb with the meaning of “construction”. The original meaning of “Building · Health” is to build a complete healthy living system for the people through our efforts. Sino-Ocean Group is committed to maintaining the existing environmental management policies while intensifying its efforts to review the impact of climate change and scarcity of water on property projects, and take into account of adding elements to adapt to climate change in designing and planning new projects. We plan to incorporate green sustainability into the long-term plan of Sino-Ocean Group, establish green building construction objectives and carbon reduction targets to effectively protect the environment from all stages of building design, construction, operation and management. We undertake to contribute to the Article 13 “Climate Initiative” of the United Nations Sustainable Development Goals (SDG) through business improvement, and implement effective and feasible climate change solutions.



公平運營實務 FAIR OPERATION PRACTICES

01

中期計劃 MEDIUM-TERM PLANS

遠洋集團管理層承諾實現及保持高水平企業管治，認為這是確保公司廉潔運營商業環境和維持投資者對公司信心的關鍵因素。

遠洋集團致力於建設遵紀守法、廉潔從業的企業文化，逐步建立健全集團在反貪腐、反競爭、知識產權保護、供應鏈履責等方面的內部政策，並採取多種措施以促進相關政策實施，包括簽署協議、定期培訓、績效評估等手段，實現對事業部、分中心、項目的全覆蓋，強化全員廉潔從業意識和職業操守，構建風清氣正的職場環境。我們目標做到無貪污舞弊案件、侵犯知識產權案件發生，同時要求我們的供應商、承包商亦無欠薪、重大工傷事故、重大環保事故等發生。

The management of Sino-Ocean Group is committed to achieving and maintaining a high standard of corporate governance, and believes that this is a key factor in ensuring our integrity business environment and maintaining investors' confidence in the Company.

Sino-Ocean Group is committed to building a corporate culture of compliance with laws and integrity, and gradually establishing and improving the Group's internal policies in the aspects of anti-corruption, anti-competitiveness, intellectual property protection and the responsibility performance of the supply chain, and take various measures to promote the implementation of relevant policies, including means such as the signing of agreements, regular training and performance evaluation, so as to achieve full coverage of departments, sub-centers and projects, strengthen the integrity awareness and professional ethics of all employees, and create a fair and honest working environment. We aim to ensure that there is no case of corruption or intellectual property infringement occurred in the Group, and also require our suppliers and contractors involve no wage arrears, major work injury accidents, major environmental accidents.

02

長期計劃 LONG-TERM PLANS

遠洋集團將繼續秉持“攜手利益相關方共同推動人、建築和環境的可持續發展”的理念，在保證合法合規、誠實守信、公平運營的前提下，與各利益相關方攜手共進。遠洋集團將持續修訂並落實廉潔建設相關制度，提升內部風險管控措施與執行力，加強對員工的廉潔宣傳與教育，打造廉潔陽光供應鏈，反對一切形式不公平競爭，成爲一家負責任可持續企業。

Sino-Ocean Group will continue to uphold the philosophy of “working with stakeholders to jointly promote the sustainability of people, buildings and environment”, and make progress together with each stakeholder on the premise of ensuring legal compliance, honesty and trustworthiness and fair operation. Sino-Ocean Group will continue to amend and implement the systems related to integrity construction, enhance internal risk control measures and enforcement, strengthen integrity promotion and education for staffs, build an integrity and transparent supply chain, and against all forms of unfair competition, with a view to become a responsible sustainable enterprise.

02

長期計劃 LONG-TERM PLANS



消費者議題 CONSUMER ISSUES

01

中期計劃

MEDIUM-TERM PLANS

在中期內，我們將在以下方面保障消費者權益和提升客戶服務水平：

In the medium-term, we will protect consumer rights and improve customer service standard from the following aspects:

- 01 加強銷售行為管理，保證消費者接受的關於產品和服務的信息真實有效，並向其進行關於產品和服務的可持續消費教育，幫助消費者做出理性可持續的決策。

Strengthening the management of sales conduct to ensure that the information on products and services accepted by consumers is true and effective, and providing them with sustainable consumption education about products and services to help them making rational and sustainable decisions.

- 02 堅持可持續的消費模式，為消費者提供健康的產品和服務。

Adhering to sustainable consumption patterns to provide consumers with healthy products and services.

- 03 不斷完善客戶服務體系，建立完善的客戶投訴流程和後續處理機制，以更好的了解客戶需求和提升客戶滿意度。

Continuously improving the customer service system and establishing a complete customer complaint process and follow-up processing mechanism to better understand customer needs and enhance customer satisfaction.

- 04 完善消費者隱私保護機制，有效控制消費者信息在公司內部的使用。

Improving consumer privacy protection mechanism to effectively control the use of consumer information within the Company.

02

長期計劃

LONG-TERM PLANS

我們長期探索實現人、建築、環境三者的和諧健康，遠洋將通過更有效的方式來引領、示範健康在未來房地產業和建築業中的作用，創建能為用戶帶來價值的“健康生活時代”。我們打造適合中國人自己的健康體系，兼顧生理健康（身體）和精神健康（心理）的健康，綜合考慮中國的氣候、自然環境、文化等因素，提出適合大眾生活的健康體系。我們關注人的活動體驗和生活舒適性，滿足業主的精神需求，致力於為業主打造“身心兼顧”的居住環境。遠洋持續將“建築健康”作為自身的發展戰略和產品基因，並繼續不斷踐行，為用戶提供更加健康的人居環境。

對於消費者，我們立志成為“客戶專家”，為客戶提供高品質的產品和服務；將客戶的需求體現到產品開發中；多種形式的溝通渠道，確保客戶暢通交流；搭建“遠洋會”平台，為客戶提供美好的生活體驗；注重客戶滿意度調查結果，持續改進產品與服務。

We have explored to realize the harmony and health of people, buildings and environment for a long time. Sino-Ocean will lead and demonstrate the role of health in the future property and construction industry in a more effective way, and create “an era of healthy living” that can bring value to users. We build a health system suitable for the Chinese people, taking into account the physical health and mental health, comprehensively considering China’s climate, natural environment, culture and other factors to put forward a health system suitable for the public life. We focus on people’s activity experience and living comfort to meet the spiritual needs of the owners, and strive to create a living environment “giving consideration to both physical and mental” for the owners. Sino-Ocean continues to take “Building • Health” as our development strategy and product DNA, and continues to practice it to provide users with a healthier living environment.

For consumers, we are committed to becoming an “expert for customer” to provide customers with high-quality products and services. We embedded customer needs into product development. We adopt various forms of communication channels to ensure smooth communications among customers, establish the “Ocean Club” platform to provide customers with a better life experience, and focus on the survey results of customer satisfaction to continuously improve products and services.



社區參與和發展 COMMUNITY ENGAGEMENT AND DEVELOPMENT

01

中期計劃

MEDIUM-TERM PLANS

在中期內，我們將在以下方面擴大社區參與，幫助社區發展，與社區共享發展成果

In the medium-term, we will expand community engagement from the following aspects to boost the community development and share development results with the community:

- 01 保障通暢的社區溝通渠道和社區溝通頻次，擴大社區溝通規模，構建良好的社區關係，了解社區的需求以更有針對性的提供支持。

Ensuring smooth community communication channels and frequency of community communication, expanding the scale of community communication, and building good community relationships to understand the needs of the community and provide more targeted support.

- 02 尊重社區文化和人權，推進多元社區文化建設。

Respecting community culture and human rights to promote the construction of a diverse community culture.

- 03 幫扶弱勢群體，促進社區成員之間平均分配經濟利益，提高資源投入效率，幫助提升社區發展水平。

Helping the disadvantaged groups and promoting the equal distribution of economic benefits among community members to enhance the efficiency of resource investment and increase the standard of community development.

- 04 促進公共健康，向社區倡導健康可持續的生活方式。

Retaining public health through promoting healthy and sustainable lifestyles to the community.

02

長期計劃

LONG-TERM PLANS

企業發展與周圍社區和諧共生，充份利用當地人才；關注邊遠地區孩子的生存和教育，倡導員工參與公益事業，引導大學生和社會大眾參與公益活動；建立應急機制，應對各項災害緊急人道援助；支持員工投身志願活動，回饋社會。

The Group advocates the harmonious coexistence of enterprise development and surrounding communities and makes full use of local talents. We pay attention to the survival and education of children in remote areas, promote employees to participate in charity, and guide college students and the public to participate in charitable activities. We also establish emergency mechanisms to respond to various disaster relief operations, and support employees to devote themselves to volunteer activities and give back to the society.

遠洋集團長期關注並支持所運營社區及更廣泛區域的發展，以遠洋之帆公益基金會（“遠洋之帆”）為主導和平台，依靠具體項目主辦方，協同各利益相關方共同從三個主要社會影響角度為社區相應的可持續發展目標助力。

Sino-Ocean Group has been paying attention to and supporting the development of the communities in which it operates and the more area, with Sino-Ocean Charity Foundation (“Sino-Ocean Charity”) as the lead and platform, and relying on the organizer of specific project to collaborate with each stakeholder to jointly contribute to the respective sustainability objectives of the community from three major social impact perspectives.

利益相關方溝通及重要性議題評估



STAKEHOLDER COMMUNICATION & MATERIALITY ASSESSMENT

● 企業主導的利益相關方溝通及參與

CORPORATE-ORIENTED STAKEHOLDERS COMMUNICATION AND ENGAGEMENT

結合過往發展歷程和未來發展趨勢，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，攜手各方共同實現經濟、社會和環境價值的可持續發展。

Based on a clear understanding of historical events and future development trends, we have maintained two-way communications and partnerships with seven major stakeholders – the environment, customers, communities, investors, employees, government and partners – through various channels. We work together with these stakeholders to deliver sustainable development of economic, social and environmental values.

溝通機制與方式 COMMUNICATION MECHANISM AND MODE		對遠洋集團的期望 EXPECTATIONS FOR SINO-OCEAN GROUP		遠洋集團的回應與成效 RESPONSE AND EFFECTIVENESS OF SINO-OCEAN GROUP		
 環境 ENVIRONMENT	<ul style="list-style-type: none"> 關注環保 環保項目合作 社會團體合作 	<ul style="list-style-type: none"> Concerned about environmental protection Cooperation in environmental projects Social group cooperation 	<ul style="list-style-type: none"> 保護生態環境 推動環境保護 	<ul style="list-style-type: none"> Protection of ecological environment Promotion of environmental protection 	<ul style="list-style-type: none"> 積極節能減排，應用環保新技術 倡導綠色建築，開展綠色環保活動 改造老舊社區，倡導低碳生活 開展綠色辦公，倡導健康生活 	<ul style="list-style-type: none"> Active energy-saving and emission reduction, the application of new technologies for environmental protection Advocating green building, launching green activities Transformation of the old community, advocating low-carbon life Launching green office, advocating healthy lifestyle
 客戶 CUSTOMER	<ul style="list-style-type: none"> 客戶滿意度調查 客戶關係管理 搭建“遠洋會”平台 客戶走訪、溝通 	<ul style="list-style-type: none"> Customer satisfaction survey Customer relationship management Build “Sino-Ocean Club” platform Customer visit and communication 	<ul style="list-style-type: none"> 提升產品質量 滿足客戶需求 改善服務質量 	<ul style="list-style-type: none"> Enhance product quality Meet customer needs Improve service quality 	<ul style="list-style-type: none"> 安全質量大檢查 人性化的產品開發 客戶服務流程精細化 持續提高產品和服務品質 豐富多彩的社區文化 	<ul style="list-style-type: none"> Safety quality inspection Humanized product development Customer service process refinement Continuously improve the quality of products and services Great variety of community culture
 社區 COMMUNITY	<ul style="list-style-type: none"> 參與社區項目 定期溝通 媒體溝通 	<ul style="list-style-type: none"> Participate in community projects Regular communication Media communication 	<ul style="list-style-type: none"> 促進社區社會經濟發展 關注社會民生 支持社會公益 	<ul style="list-style-type: none"> Promote the social and economic development of the community Concerned about the livelihood of the people Support social welfare 	<ul style="list-style-type: none"> 參與社區建設，吸納當地人才 開展災害緊急人道援助 關注貧困孩子的生存與教育 倡導員工投身志願者活動回饋社會 支持大學生和社會大眾參與社會公益 	<ul style="list-style-type: none"> Participate in community building and attract local talent Disaster emergency humanitarian assistance Paying attention to the survival and education of poor children Encourage employees to volunteer to give back to society Support college students and the public to participate in social welfare
 投資者 INVESTOR	<ul style="list-style-type: none"> 經營績效考核 信息披露 股東大會 投資關係活動 	<ul style="list-style-type: none"> Operating performance evaluation Information disclosure General meeting of shareholders Investor relations activities 	<ul style="list-style-type: none"> 持續提高公司價值 穩健經營、風險防範 及時準確的信息披露 	<ul style="list-style-type: none"> Continuously improve company value Sound management, risk prevention Timely and accurate information disclosure 	<ul style="list-style-type: none"> 遠洋地產品牌推廣 持續、系統提升風險管理能力 信息披露流程精細化 積極回應 ESG 表現評級 	<ul style="list-style-type: none"> Sino-Ocean Real Estate brand promotion Continuously and systematically improve the risk management ability Information disclosure process refinement Respond positively to ESG performance ratings
 員工 EMPLOYEE	<ul style="list-style-type: none"> 員工培訓 民主管理渠道 職工代表大會 投訴與反饋 績效管理 	<ul style="list-style-type: none"> Staff training Democratic management channel Workers congress Complaints and feedback Performance management 	<ul style="list-style-type: none"> 保障合法權益 公平的薪酬和福利 良好的工作環境與氛圍 個人職業生涯發展績效管理 	<ul style="list-style-type: none"> Safeguard the legitimate rights and interests Fair pay and benefits Good working environment and atmosphere Personal career development performance management 	<ul style="list-style-type: none"> 遵守相關法律，維護員工權益 關注員工福利，完善薪酬管理 營造舒適和諧企業文化與環境 員工的歸屬感與滿意度 	<ul style="list-style-type: none"> Abide by the relevant laws and safeguard the rights and interests of employees Pay attention to employee benefits, improve the compensation management Create a comfortable and harmonious corporate culture and environment Employee's sense of belonging and satisfaction
 政府 GOVERNMENT	<ul style="list-style-type: none"> 項目合作 日常管理 會議交流 監督檢查 	<ul style="list-style-type: none"> Project cooperation Daily management Conference communication Supervision and inspection 	<ul style="list-style-type: none"> 遵守國家政策 遵紀守法 擴大經營 履行企業社會責任 	<ul style="list-style-type: none"> Compliance with national policy Abide by the law Expand operation Perform corporate social responsibility 	<ul style="list-style-type: none"> 響應政府號召 落實保障房建設 守法經營，依法納稅 保證安全質量 助推城市發展 	<ul style="list-style-type: none"> Respond to the call of the government Implementation of affordable housing construction Abide by the law, pay taxes in accordance with the law Ensure safety quality Boost urban development
 合作夥伴 PARTNER	<ul style="list-style-type: none"> 項目合作談判 評估與調查 日常業務溝通走訪 	<ul style="list-style-type: none"> Project cooperation negotiation Evaluation and investigation Daily business communication and visit 	<ul style="list-style-type: none"> 遵紀守法 恪守商業道德 平等協商，互利共贏 建立長期合作關係 	<ul style="list-style-type: none"> Abide by the law Adhere to business ethics Equal consultation, mutual benefit and win-win Establish long-term cooperative relationship 	<ul style="list-style-type: none"> 嚴格遵守合同要求 提高信譽度 嚴格選擇 資格審核 業務領域的拓展與持續合作 	<ul style="list-style-type: none"> Strictly abide by the contract requirements Improve credibility Strict selection Qualification examination Business development and continuous cooperation

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

在《遠洋集團可持續發展管理制度》中，明確重要性議題識別與評估工作是遠洋集團可持續發展管理工作中的重要內容，並規定該項工作定期進行，頻率為每兩年一次。

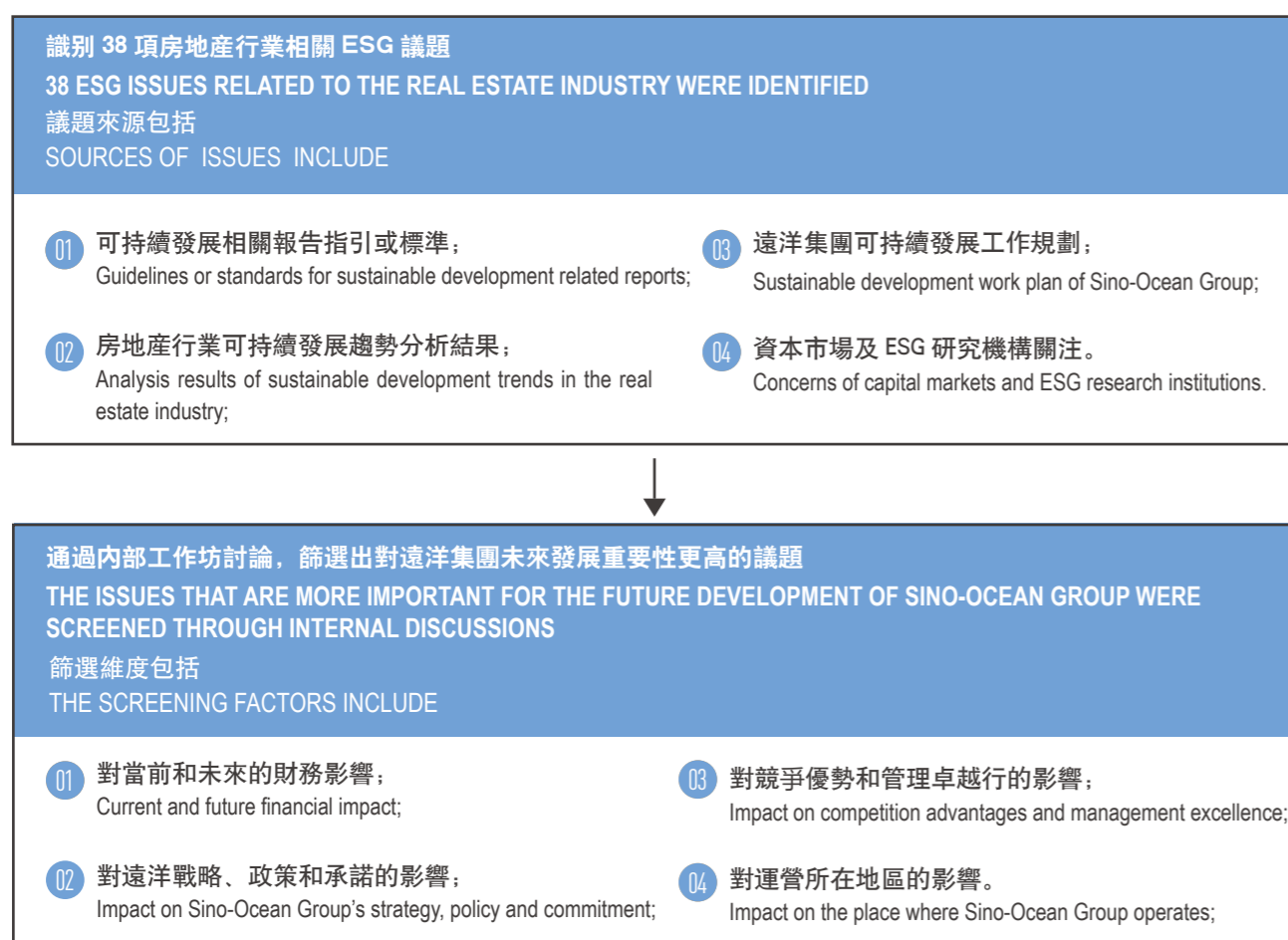
2017年10月，我們進行了大規模利益相關方調研工作以確定重要性議題評估結果。2019年8月，依據《遠洋集團可持續發展管理制度》要求，在滿足香港聯交所《ESG報告指引》、GRI《可持續發展報告標準》、社科院《中國企業社會責任編寫指南4.0》、聯合國可持續發展目標的要求基礎上，我們再次開展重要性議題識別與評估工作，繼續擴大可持續發展相關議題識別和利益相關方參與基礎，為遠洋集團可持續發展信息披露和未來可持續發展管理提供支持和方向。

As stated in the "Sustainable Development Management System of Sino-Ocean Group", materiality identification and assessment is a very important part of sustainable development management of Sino-Ocean Group and is therefore regularly performed once every two years.

In October 2017, we conducted a large-scale stakeholder survey to determine the results of materiality assessments. In August 2019, pursuant to the requirements of the the Sustainable Development Management System of Sino-Ocean Group and in compliance with the Hong Kong Stock Exchange's Environmental, Social and Governance Reporting Guide, GRI's Sustainability Reporting Guidelines, CASS's Guidelines on Corporate Social Responsibility Reporting for Chinese Enterprises 4.0 and the United Nations Sustainable Development Goals, we have again carried out the materiality identification and assessment, continued to expand the identification of issues related to sustainable development and the stakeholder participation base, and provided support and direction for information disclosure of sustainable development and the future sustainable development management of Sino-Ocean Group.

2019年度重要性議題識別與評估工作流程

WORKFLOW OF MATERIALITY IDENTIFICATION AND ASSESSMENT IN 2019



面向內外部利益相關方，進行大規模問卷調研。其中，遠洋集團管理層對每項議題對遠洋集團可持續發展影響程度進行評估，外部利益相關方對每項議題對利益相關方自身的影響程度和重要性進行評估。

Large-scale questionnaire surveys were performed on internal and external stakeholders. In particular, the management of Sino-Ocean Group evaluated the degree of impact of each issue on the sustainable development of Sino-Ocean Group, and external stakeholders evaluated the degree of impact and materiality of each issue on the stakeholders themselves.



處理並分析問卷數據，從議題對遠洋集團可持續發展影響程度和對利益相關方重要性兩個主要層面進行評估排序，生成 2019 年度重要性議題矩陣。

The questionnaire data was processed and analyzed, the evaluation and rank were conducted based on the degree of impact of the issues on the sustainable development of Sino-Ocean Group and the materiality to stakeholders to generate materiality matrix for 2019.



重要性分析結果和利益相關方溝通結果納入報告披露範圍和常規管理工作。

Materiality analysis results and stakeholder communication results were included in the scope of report disclosure and routine management work.

本年度我們共回收 6,694 份有效調研問卷，較 2017 年度利益相關方參與規模擴大了 52.4%，更多利益相關方透過回應問卷向我們提出對公司可持續發展的關切和期望，最終形成遠洋集團 2019 年度可持續發展議題重要性矩陣。

During the year, we collected 6,694 valid questionnaires, up 52.4% over the scale of stakeholder participation in 2017. More stakeholders raised concerns and expectations for the sustainable development of the Company by responding to the questionnaire, based on which the materiality matrix of Sino-Ocean Group's 2019 sustainable development issues was finally formed.

6,694 回收有效調研問卷
Effective survey questionnaires collected

52.4% 利益相關方參與規模擴大
The scale of stakeholder participation expanded

● 審核 REVIEW

可持續發展議題重要性評估結果經過公司管理層審核及外部審核後，予以最終發布。

The results of the materiality assessment of sustainable development will be released subject to the review by Company's management and external parties.

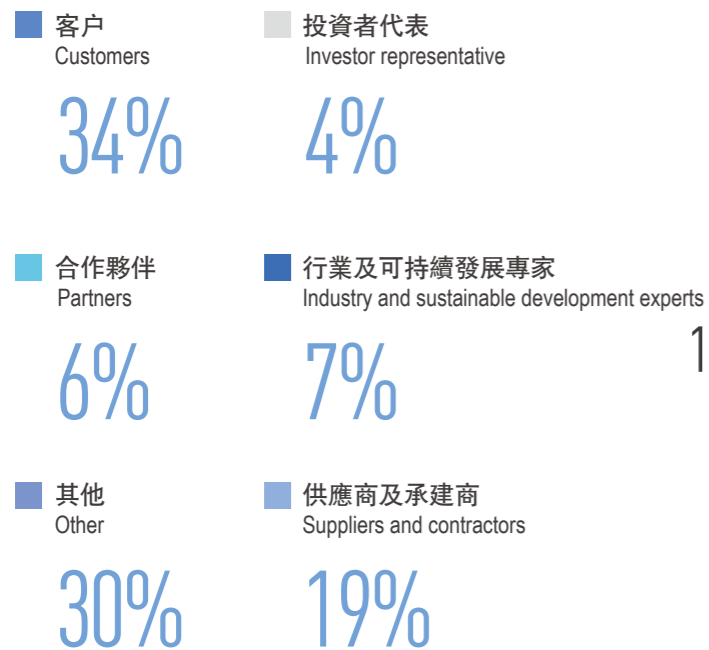


1. 業務部門審核
1. Review by business divisions
2. 可持續發展委員會審核
2. Review by the Sustainable Development Committee
3. 集團董事局批准發布
3. Approval for release by the Board

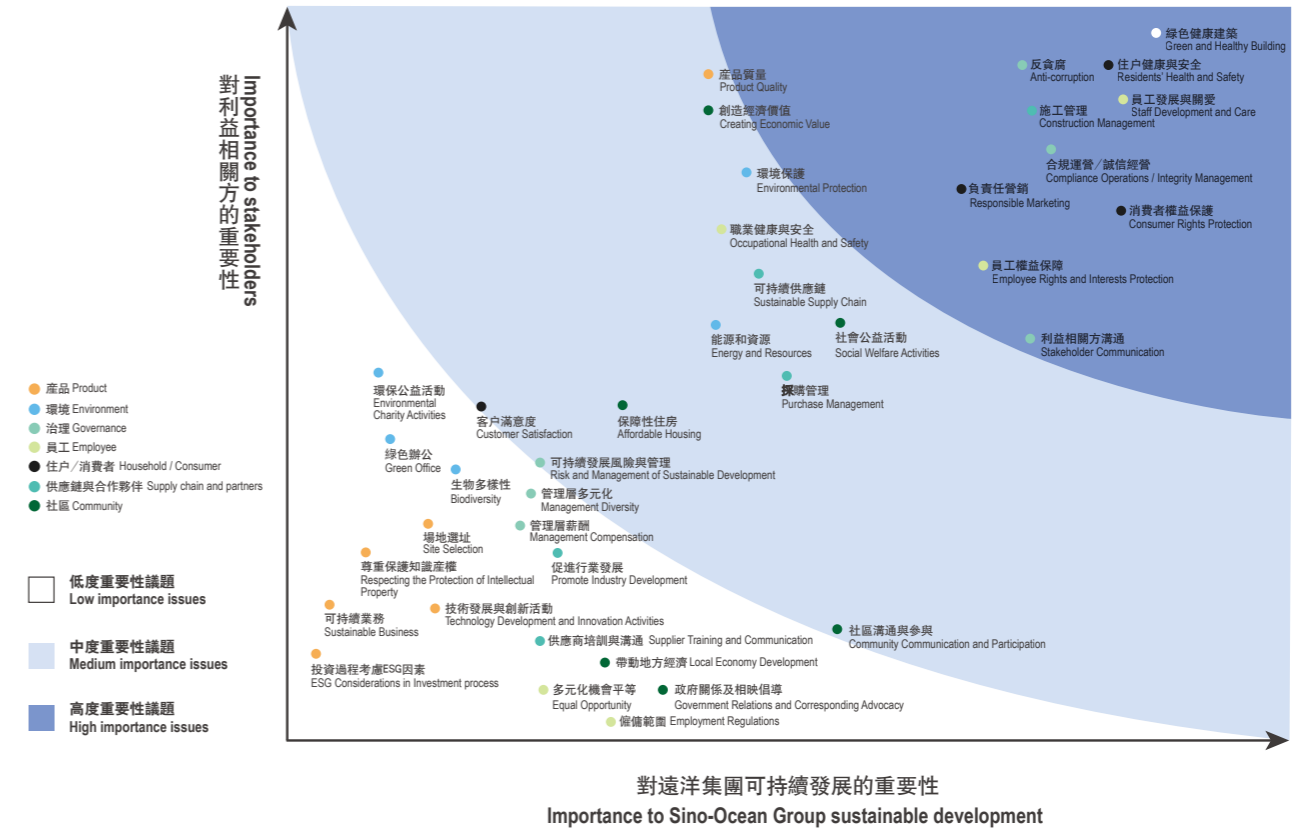


中國社會科學院企業社會責任研究中心
過程審閱及評定
Process review and assessment by the Corporate Social Responsibility Research Center of the Chinese Academy of Social Sciences

● 非員工利益相關方回應比例 RESPONSE RATIO FOR NON-STAFF STAKEHOLDERS



● 遠洋集團 2019 年可持續發展重大議題矩陣 SINO-OCEAN GROUP SUSTAINABILITY MATERIALITY MATRIX IN 2019



2020 年初，一場抗擊新冠肺炎疫情的阻擊戰在中國展開。遠洋集團責無旁貸、迅速響應，在此次疫情爆發之初即集結公司內外部力量，為重點疫區提供資金及防疫物資支持。對於公共事件的應急響應雖然不屬於遠洋集團日常可持續發展管理的核心議題，但我們隨時準備發揮我們的企業公民責任，為此類事件的響應盡一分力。關於遠洋集團對抗擊新冠肺炎疫情的支持和應對，可查閱本報告“穩健務實的疫情危機防控”章節。

In early 2020, a fight against the COVID-19 pneumonia pandemic commenced in China. Sino-Ocean Group is duty-bound to respond quickly, and at the beginning of the outbreak, mobilized internal and external parties to provide funds and materials support for epidemic prevention and control in key affected areas. Although emergency response to public incidents is not a core issue of Sino-Ocean Group's daily sustainable development management, we are always ready to perform our corporate citizenship responsibility and make our contribution to tackle such events. For Sino-Ocean Group's support and response to fight against the COVID-19 pneumonia pandemic, please refer to section headed "Strong and Pragmatic Control on the Epidemic Crisis" in this report.

伴隨著《遠洋集團可持續發展管理制度》系列文件的發布，充份對內各業務體系傳達責任意識，倡導責任履行。而作為健康建築的先行者，我們也越來越注重與利益相關方攜手同行，希望能夠集結更多力量共同推動人、建築、環境和社會的可持續發展。

The sense of responsibility and duty fulfilment has been reinforced in all business systems through the introduction of the "Sustainable Development Management System of Sino-Ocean Group" and other relevant policies. As a pioneer of Building Health, we are increasingly aware of the importance of effective collaboration with our stakeholders. Our goal is to assemble more parties to jointly promote the sustainable development of people, buildings, the environment and society.

● 責任倡導 STRONG SENSE OF RESPONSIBILITY



對公眾 TO PUBLIC

- 營造社區健康文化
Create health culture in communities
- 號召公益活動參與
Engage the public in charitable activities



對同行 TO PEERS

- 踐行並推廣健康建築
Practice Building Health ideals
- 建立健康建築體系並在業內倡導和分享
Building Health system creation, promotion and sharing within the real estate industry



對全體員工 TO ALL EMPLOYEES

- 連續六年頒發責任風尚獎
Responsibility Role Models have been selected and rewarded in six consecutive years
- 公益項目支持
Charity project support



對合作夥伴 TO PARTNERS

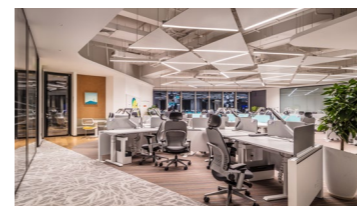
- 鼓勵共創健康產品
Partners are encouraged to develop health products
- 攜手共益
Mutually beneficial partnership



對董事局及中高管 TO BOARD AND EXECUTIVES

- 分享可持續發展趨勢
Sharing sustainable development trend
- 相關管理制度發布推進
Implementation and promotion of related management system

● 積極主動的市值管理 PROACTIVE MARKET CAPITALIZATION MANAGEMENT



為進一步回應利益相關方的期望，我們充份重視來自資本市場的評價，今年首次積極回應 ESG 表現評價體系。

2019 年，遠洋集團參評 MSCI² (Morgan Stanley Capital International, 即明晟公司) 指數評級，ESG 評級相較上一年度 B 級提升至 BB 級，在國內地產同行中處於領先水平。同時，遠洋集團繼續入選 2019 年度恒生可持續發展企業基準指數³ 成份股，在“全球房地產可持續性評估指標” (Global Real Estate Sustainability Benchmark, GRESB⁴) 評估中，獲得“多元開發商”類別行業排名第一的優異成績，公開披露信息水平處於最高級別 A 級，保持了在可持續發展方面的一貫優秀水準。

We pay close attention to feedback from the market in line with stakeholders' expectations, responding to the ESG performance evaluation system for the first time this year.

In 2019, Sino-Ocean Group was entered in the MSCI² (Morgan Stanley Capital International) index rating program, the ESG rating was improved to BB level from B the last year, which was at the forefront of domestic real estate peers. Meanwhile, Sino-Ocean Group was selected as a constituent of the Hang Seng Corporate Sustainability Benchmark Index³ again in 2019, and ranked the 1st ranking in the "diversified real estate developers" category and the highest grade (A) for information disclosure quality in the Global Real Estate Sustainability Benchmark (GRESB)⁴ ranking program, maintaining a consistent level of excellence in sustainable development.

2. MSCI 公司是美國著名指數編製公司，MSCI 指數的研究成果具有客觀性、公正性、實用性、參考性以及公開性等特點，其評級結果是投資人進行股權投資的重要參考依據。

2. MSCI is a reputable American index company. The research results of MSCI index is featured by objectivity, fairness, practicability, indicative and openness. The rating result is an important reference for investors to make equity investments.

3. 恒生可持續發展指數 (“HSSUSB”) 對於成份股公司挑選程序嚴謹，過程中考慮市值準則、成交量準則、上市時間要求，並參考由獨立的專業評審機構香港質量保證局按照其設計之可持續發展評級框架而進行的可持續發展評級結果。此舉令恒生可持續發展企業指數系列達至客觀、可靠，及具有高投資性的標準。

3. The Hang Seng Corporate Sustainability Benchmark Index ("HSSUSB") applies very strict criteria in constituent company selection, including market cap, trading volume and time of stock listing, and sustainable development ratings are issued by an independent appraiser, Hong Kong Quality Assurance Agency, based on its own Sustainable Development Rating Framework. These measures are a guarantee of the objectivity, reliability and high investibility of the index and its constituents.

4. “全球房地產可持續性評估指標” (GRESB) 是一家以投資者為中心的機構，致力於評估全球房地產公司和投資基金的环境、社會及管治 (簡稱 ESG) 績效。其會員公司包括全球房地產和基礎建設行業的領軍企業，以及近 70 家機構投資者。GRESB 認為應當將 ESG 指標納入投資決策程序，同樣重要的是，投資者、公司和基金經理應當在可持續性問題方面進行積極對話。GRESB 每年更新投資者參與指南。其會員公司使用 GRESB 評估以及 ESG 數據評價其投資管理與決策，以期降低投資風險及優化投資計劃。

4. The "Global Real Estate Sustainability Benchmark" (GRESB) is an investor-oriented institution specializing in environmental, social and governance (ESG) performance assessment for real estate companies and investment funds worldwide. Its members include the world's leading property and infrastructure developers and nearly 70 institutional investors. GRESB advocates incorporation of ESG metrics into the investment decision-making process. Additionally, investors, companies and fund managers should engage in active dialogues on sustainability related topics. The GRESB investor participation guide is updated every year. Member companies use the GRESB assessment findings and ESG data to gauge the effectiveness of their investment management and decision-making processes, in order to minimize investment risk and optimize investment plans.

MSCI

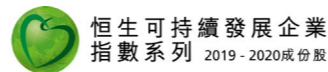
在 MSCI 指數 ESG 評級中，地產公司的綠色建築表現、產品質量與安全、健康與安全、企業管治以及貪腐與穩定等因素會受到綜合考量。2019 年，遠洋集團秉持“建築·健康”的品牌理念，繼續打造完整的健康生活體系，大力發展健康綠色建築，獲得包括 LEED 和綠建三星評級在內的多個綠色建築認證。遠洋集團加強對健康安全管理，完善健康和安​​全監督機制，通過可持續發展委員會、工作組和相關 CSR 團隊一起監督相關事宜，通過第三方評估、原材料質量檢查和培訓，提升項目質量控制水平。遠洋集團穩定的所有權結構和協調良好的股東關係，亦使其在公司管治層面取得好成績。

In the MSCI index ESG rating program, factors such as green building performance, product quality and safety, health and safety, corporate governance and corruption and stability of real estate developers shall be considered. In 2019, Sino-Ocean Group upheld the brand concept of "Building-Health", continued to establish a sound healthy living communities and vigorously developed healthy and green buildings, and thus received many green building certifications including LEED and Green Building 3 Star ratings. Sino-Ocean Group strengthened the management of health and safety and improved the health and safety supervision mechanism. Related matters were monitored by the sustainable development committee, working groups and relevant CSR teams, and the quality control level of the project was enhanced through third-party assessment, raw material quality inspection and training. Its stable shareholding structure and well-coordinated shareholder relationships have also enabled it to achieve remarkable results in corporate governance.

HSSUSB

2019 年，遠洋集團繼續入選恒生可持續發展企業基準指數成份股（“HSSUSB”），為企業可持續發展主題提供優質基準。恒生可持續發展指數對於成份股公司挑選程序嚴謹，由獨立的專業評審機構香港品質保證局設計可持續發展評估框架並進行評估，旨在提高各界對企業 ESG 的關注，反映上市公司的 ESG 表現及投資價值。本年度，遠洋集團在可持續發展方面依舊保持一貫優秀表現，為企業可持續發展主題提供優質基準，公開披露水平為 A 級。

In 2019, Sino-Ocean Group was selected as a constituent of the Hang Seng Corporate Sustainability Benchmark Index ("HSSUSB" ¹) again, making us an ideal benchmark for the index. The HSSUSB applies very strict criteria in constituent company selection, and its Sustainable Development Rating Framework was designed by the Hong Kong Quality Assurance Agency, an independent appraiser, who also is responsible for rating. It aims to raise concerns from all circles on corporate ESG and reflect the ESG performance and investment value of listed companies. During the year, Sino-Ocean Group continued to maintain our proven track record of continuously delivering sustainable development, and thereby receiving Grade A for information disclosure quality, making us an ideal benchmark for the index.



GRESB

在 GRESB 的評估體系中，除了一般常見的績效指標信息，如可持續發展管理及政策、利益相關方參與、風險與機會、能源、溫室氣體排放、水和廢棄物外，亦涵蓋更具有行業針對性的新建築和主要改造項目下的綠色發展考量因素。2019 年，遠洋集團總部貫徹“建築·健康”理念的煥新改善項目作為唯一中國企業項目入選 GRESB 發布的全球《Health & Well-being in Real Estate》。

In the rating system of GRESB, in addition to the general performance indicators, such as sustainable development management and policies, stakeholder engagement, risks and opportunities, energy, greenhouse gas emissions, water and waste, it also covers more industry-specific green development considerations for new buildings and major renovation projects. In 2019, Sino-Ocean Group headquarters' renovation and revitalization project which applied the concept of "Building-Health" as the only Chinese enterprise project, was selected into the global "Health & Well-being in Real Estate" released by GRESB.



穩健務實的疫情危機防控

STRONG AND PRAGMATIC CONTROL ON THE EPIDEMIC CRISIS

第一時間 遠洋疫情防控協調組成立
SINO-OCEAN COORDINATION
GROUP FOR EPIDEMIC PREVENTION
AND CONTROL ESTABLISHED IMMEDIATELY



2020 年年初新型冠狀病毒“COVID-19”蔓延，疫情爆發以來，它的巨大影響超乎了很多人的想象，病毒的足跡幾乎遍佈世界各地。自 1 月下旬，國家全面吹響戰疫衝鋒號以來，遠洋集團高度重視，將員工、客戶、夥伴的健康安全放在首位，於 1 月 23 日第一時間成立遠洋疫情防控工作協調小組，由集團總裁事務中心牽頭，安委會、人力資源、行政管理、品牌宣傳、黨辦、工會、基金會運營職能核心人員組成，分別設立員工健康管理、防疫物資採購、項目安全管理等內外宣傳組織、統籌對外捐贈專業條線，快速開展集團疫情防控工作部署，統籌協調集團各單位、各地區，完善各項組織和工作機制以及防控預案，並加強疫情信息監控和通報，對全體員工、員工家屬、業主、租戶、合作夥伴等的身體健康狀況進行每日追蹤、持續關注，並有針對性的採取疫情相關措施。

In early 2020, the novel coronavirus "COVID-19" spread. Since the outbreak, its huge impact was beyond our imagination, and the virus spread almost everywhere in the world. Since the end of January, China has been mobilized all parties to fight against the epidemic, Sino-Ocean Group attached great importance to and gave priority to the health and safety of its employees, customers and partners, and established Sino-Ocean coordination group for epidemic prevention and control on January 23, which comprised of the core members of the security committee, human resources, administrative, brand promotion, Party office, labor union and Foundation operation functions and led by the Group Corporate Executive Center, set up internal and external promotion organizations for employee health management, purchase of epidemic prevention materials and project safety management, respectively, and has professional divisions such as employee health management, procurement of anti-epidemic supplies and project safety management, and in no time, the coordination group embarked on epidemic prevention and control by coordinating all divisions and localities of the Group, refining various organizations and working mechanisms and precautionary plans, strengthening the monitoring and notification of the development of epidemic and tracing and monitoring physical health conditions of all employees, their families, property owners, tenants and partners every day, and took specific measures for epidemic prevention and control.

- 01 組織各單位快速形成覆蓋全部業態的系統性防控方案
ORGANIZE ALL DIVISIONS TO RAPIDLY FORMULATE A SYSTEMATIC PRECAUTIONARY AND CONTROL PLAN IN AN ALL-ROUND MANNER
- 編製整體防控方案
Preparation of overall prevention and control plan
- 3 項 Items
- 02 快速建立覆蓋所有單位項目的防疫信息通聯渠道
QUICKLY ESTABLISH COMMUNICATION CHANNELS FOR EPIDEMIC PREVENTION INFORMATION SHARING COVERING ALL DIVISIONS / PROJECTS
- 專項方案
Special plan
- 16 項 Items
- 03 分階段盤點全集團防疫物資儲備，啟動資源緊急協調及同城互助工作
Take stock of anti-epidemic supplies in stages, and carry out emergency allocation of resources and mutual assistance in the same city
- 04 動態監控集團全員疫情信息，及時開展項目異常信息應急處置，對重點地區重點項目疫情防控及應急處置進行支持
Monitor the epidemic information of all employees of the Group in a dynamic way, timely carry out emergency treatment for abnormalities, and support epidemic prevention and control and emergency treatment in key projects in key areas
- 05 2020年1月26日，集團通過遠洋之帆公益基金會設立1,000萬元的“新型冠狀病毒防疫專項基金”，用於支持全國重點城市疫情防控工作及有可能發生的次生災害問題
On 26 January, 2020, the Group established the "Special Fund for Prevention of the COVID-19 pneumonia pandemic" of RMB10 million through Sino-Ocean Charity Foundation for epidemic prevention and control possible secondary disasters in key cities nationwide
- 06 2020年自1月27日始，利用集團EIP系統進行每日員工健康情況調研，第一時間有效掌握員工與疫情有關重要身體狀況，有不適症狀及時溝通、向當地社區報告、協助就醫
Since 27 January, 2020, the Group's EIP system was applied to conduct daily health check of employees to effectively grasp the important physical conditions of employees related to the epidemic in a timely manner, report the cases with uncomfortable symptom to local communities, and assist them to have medical treatment
- 07 遠洋黨委發文號召黨支部和黨員在抗疫一線發揮戰鬥堡壘作用和先鋒模範作用。使用部份黨費用於防疫物資支持，同時響應黨中央號召組織黨員自願捐款支持全國疫情防控工作
The Party Committee of Sino-Ocean issued a document calling on Party branches and Party members to give full play to the role of strongholds and the role of pioneers and fine examples on the front line of fighting against the epidemic. It used part of the Party membership dues for materials support for the epidemic prevention, and responded to the Party Central Committee' call to organize Party members to make voluntary contributions to support epidemic prevention and control work nationwide
- 08 遠洋工會設立額度超過500萬元的“抗擊新冠疫情專項慰問金”、“新冠疫情專項撫慰金”，用於支持患病員工和採購員工疫情防護的各類物資和生活必需品。發布各類職工防疫知識和復工指南，支持企業復工復產
The Labour Union of Sino-Ocean established the "Special Fund for Fighting against the COVID-19 pneumonia pandemic" and "Special Consolation Fund for the COVID-19 pneumonia pandemic" with an amount of more than RMB5 million to support sick employees and purchase of all kinds of materials and daily necessities for epidemic prevention for employees. It also published various epidemic prevention knowledge and resumption of work guidelines for various employees to support enterprises to resume work and production.
- 09 要求下轄寫字樓關閉回風，全部開啓新風系統，於開工前對關鍵部件進行清洗、消毒或更換
Require its office premises to shut down the return air, open primary air supply system, and clean, disinfect or replace key components before resuming work

- 10 要求本單位返回工作地員工嚴格落實居家或集中觀察14天措施，有不適症狀要及時報告、就醫，並安排居家觀察
Require employees to strictly follow measures for at-home or centralized observation for 14 days when back to working place. If they have any unwell symptoms, they shall notify in time, seek medical treatment, and arrange at-home observation
- 11 鼓勵各單位根據實際情況採取彈性工作制、居家辦公、AB崗輪班等靈活辦公形式
Encourage all divisions to adopt flexible working arrangement, such as flexible work schedule, work from home and AB shifts according to actual conditions
- 12 疫情期間避免大型會議，利用集團EIP平台等在線設施進行線上會議
Avoid large-scale meetings during the epidemic, and use online facilities such as the Group's EIP platform for online meetings
- 13 採取有效措施降低辦公人員密度，保障到崗員工辦公間距不小於1米
Take effective measures to reduce the density of office workers and ensure that the distance among on-duty employees is not less than 1 meter
- 14 每日間隔4小時為員工監測體溫，為員工提供防護口罩，並保障到崗員工按要求佩戴口罩
Monitor the body temperature of employees at intervals of 4 hours every day, provide protective masks for employees, and ensure that on-duty employees wear masks as required
- 15 安排員工分流乘坐電梯，乘坐人數不超過電梯轎廂最大容量的40%，於所轄寫字樓、商業空間建議客戶分流乘坐電梯
Arrange employees to take the elevator in a divided way, and the number of employees taking the elevator shall not exceed 40% of the maximum capacity of the elevator, and taking the elevator in a divided way in its office premises and retail spaces is recommended
- 16 按照疾病預防控制機構有關要求對公共部位、公共接觸物品、重點區域進行每日清潔消毒
Clean and sterilize public areas, public facilities and key areas in accordance with relevant requirements of disease prevention and control agencies
- 17 實施分散就餐、保障就餐時人員間距保持1米以上，且不可面對面就餐，暫停食堂就餐
Arrange dining in a decentralized way, ensure that the distance between employees during meals is kept at more than 1 meter, and sitting face to face is not allowed, and dining in the canteen is suspended
- 18 有效管理外面來訪人員，防止對辦公場所防疫安全造成重大隱患
Effectively manage external visitors to prevent major hidden dangers to epidemic prevention and safety in the office
- 19 支持開發業務快速實現安全復工，快速調研各地復工政策，開發“防疫寶”，啟動勞務人員健康信息摸排
Support to develop business and quickly achieve resumption of work and production, quickly observe the work resumption policies in different places, develop the "Anti-epidemic Tool" to carry out the health information mapping of employees
- 20 發布《開發項目施工現場復工階段疫情防控工作指南》、《關於做好開發項目節後復工階段安全管理工作的通知》，支持指導項目復工準備工作開展
Release the "Guidelines for Epidemic Prevention and Control in Development Projects Sites during the Work Resumption Period" and the "Notice on Performing Safety Management of Development Projects during the Work Resumption Period" to support and guide the preparations for resumption of the projects
- 21 疫情防控宣傳小組通過內部宣傳平台，向全員通報集團各專業領域抗擊疫情情況，發布《各業務條線疫情輿情防控提示和建議》、《企業復工返崗疫情防控工作建議》等，傳遞遠洋抗疫行動，分享防疫經營，倡導綠色健康理念，化解職工負面情緒，確保企業發展穩定。
The epidemic prevention and control promotion team informs all members of the fight against the epidemic situation by each professional area through internal promotion platforms, and releases "Tips and Suggestions for the Prevention and Control of Public Opinion of the Epidemic Situations of Various Business Lines" and "Suggestions on the Prevention and Control of Epidemic Situation for Resumption of Work and Returning to Work by Enterprises", passing actions of fighting against the epidemic of Sino-Ocean, sharing epidemic prevention operations, advocating green and healthy concepts, and dissolving negative emotions of employees to ensure the stable development of the enterprise.

遠洋健康，專業引導疫情防控

HEALTHY SINO-OCEAN, GUIDING THE EPIDEMIC PREVENTION AND CONTROL IN A PROFESSIONAL WAY

隨着春節長假結束，企業紛紛面臨復工，該時間段也正是疫情防控的關鍵階段。同時，考慮我國大部份地區還處於供暖期，公共建築如何安全使用空調（供暖）系統，對於新冠肺炎疫情的控制具有重要意義。遠洋集團積極響應國家“疫情就是命令，防控就是責任”的號召，要實現疫情防控和企業發展協調同步“兩不誤”，在確保員工客戶健康安全同時做好經營管理工作。集團疫情防控協調工作小組火速組織遠洋設計院、商業地產事業部和寫字樓事業部相關專業負責人，開展了針對集中空調和新風系統疫情防控工作專題研究。

With the end of the New Year holiday, enterprises are facing resumption of work, and this period of time is also a critical stage for epidemic prevention and control. Meanwhile, considering that most places in the country is still in the heating period, how to safely use air conditioning (heating) systems in public buildings is of great significance for the control of the COVID-19 pneumonia pandemic. Sino-Ocean Group actively responded to the country's call for "Outbreaks of epidemic are orders, Prevention and control is responsibility". To achieve the coordination of anti-epidemic and enterprise development, it must ensure the health and safety of employees and customers while resuming its operations and management. The Group's coordination group for epidemic prevention and control quickly organized relevant heads of Sino-Ocean Design Institute, commercial real estate division and office premises division to conduct a special study on epidemic prevention and control of centralized air conditioning and fresh air systems.

遠洋建築設計院

Sino-Ocean Architectural Design Institute

“辦公及商業建築集中空調及通風系統疫情防控指南”

The Guidelines for the Prevention and Control of Epidemic in Centralized Air Conditioning and Ventilation System of Office and Business Premises

商業地產事業部物業運營專業

Property Operation Segment of the Commercial Property Department

“商業項目集中空調及通風系統疫情防控工作指引”

Guidelines for the Prevention and Control of Epidemic in Centralized Air Conditioning and Ventilation Systems of Commercial Projects

寫字樓事業部物業運營專業

Property Operation Segment of the Office Building Department

“寫字樓項目集中空調及通風系統疫情防控工作指引”

Guidelines for the Prevention and Control of Epidemic in Centralized Air Conditioning and Ventilation Systems of Office Building Projects.

三篇指導文件對新冠病毒的特點和傳播機理等進行了科學性闡述，並針對新冠病毒寫字樓項目和商業項目分別應從哪些方面着手開展防疫措施給出了明確實施方向。

The three guidelines provide a scientific explanation of the features and transmission mechanism of COVID-19, and provide clear directions for the implementation of measures for prevention and control of COVID-19 in office premise and commercial projects.

我們的榮譽

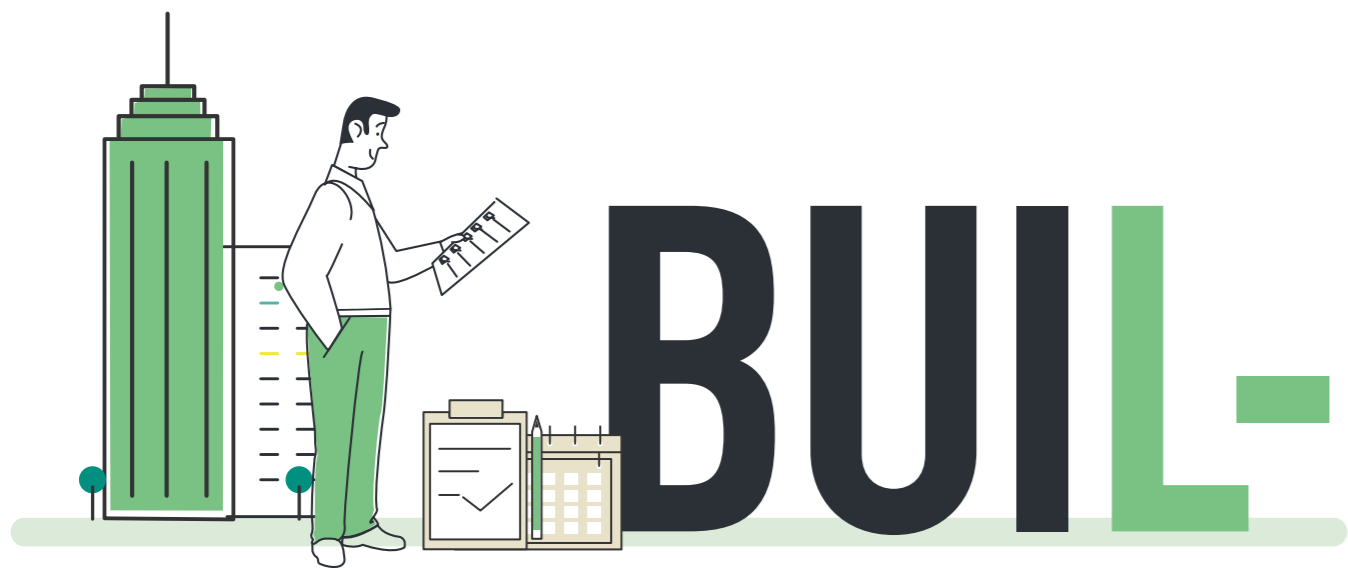
OUR HONORS

2019年，我們獲得的可持續發展相關的主要榮譽如下
WE RECEIVED THE FOLLOWING MAJOR SUSTAINABILITY-RELATED AWARDS AND HONORS IN 2019

獎項名稱 AWARD NAME	頒獎機構 AWARDED BY	獲獎時間 DATE
恒生可持續發展企業基準指數成份股 CONSTITUENT OF THE HANG SENG CORPORATE SUSTAINABILITY BENCHMARK INDEX	恒生指數 Hang Seng Index	2019.08
MSCI BB MSCI BB	MSCI MSCI	2019.09
GRESB 三星級 GRESB 3 STAR	GRESB GRESB	2019.09
ASIA RESPONSIBLE ENTERPRISE AWARDS SOCIAL EMPOWERMENT CATEGORY	Enterprise Asia	2019.05
2018 中國房企慈善公益大獎 2018 CHINA REAL ESTATE ENTERPRISE CHARITY AWARD	中國房地產報社 China Real Estate Business	2019.01
2019 中國房地產最佳僱主企業 2019 CHINESE REAL ESTATE BEST EMPLOYER	上海易居房地產研究院、中國房地產測評中心、 易居企業集團地產僱主測評中心 Shanghai E-House Real Estate Research Institute, China Real Estate Rating Center, E-House Enterprise Group Real Estate Employer Rating Center	2019.12
2018 年度行業傑出貢獻品牌 2018 INDUSTRY OUTSTANDING CONTRIBUTION BRAND	樂居 Leju	2019.01
行業榜樣·影響力標桿房企 INDUSTRY MODEL·BENCHMARK REAL ESTATE COMPANY WITH INFLUENCE	一點資訊 Yidianzixun	2019.01
2019 中國房企綠色信用指數 TOP50 (中期) 2019 CHINA PROPERTY ENTERPRISE GREEN CREDIT INDEX TOP50 (INTERIM)	標準排名 Biaozhun	2019.09
2019 中國價值地產總評榜年度價值地產企業 2019 CHINA VALUABLE REAL ESTATE COMPANY LIST VALUABLE REAL ESTATE COMPANY OF THE YEAR	每日經濟新聞 National Business Daily	2019
2019 年度“金領獎”工匠精神地產品牌 2019 "GOLDEN BADGE AWARD" CRAFTSMANSHIP REAL ESTATE BRAND	華夏時報 China Times	2019
2019 年度“金領獎”卓越地產企業 2019 "GOLDEN BADGE AWARD" EXCELLENT REAL ESTATE COMPANY	華夏時報 China Times	2019
2019 中國上市公司品牌價值榜地產 TOP100 (No. 10) 2019 CHINESE LISTED COMPANIES BRAND VALUE LIST REAL ESTATE TOP100 (NO.10)	每日經濟新聞 / 清華經管 / 每經智庫 National Business Daily/Tsinghua SEM/ NBD Think Tank	2019.09
2018 年度實力品牌企業 2018 ENTERPRISE OF THE YEAR WITH BRAND STRENGTH	人民網 People.cn	2019
中國房地產 40 強 TOP 40 CHINESE REAL ESTATE COMPANY	中國房地產報 China Real Estate Business	2019
2019 中國年度影響力地產品牌 2019 CHINESE REAL ESTATE BRAND WITH INFLUENCE	觀點地產網 Guandian.cn	2019

更多獲獎情況請查閱《遠洋集團控股有限公司 2019 年度報告》或訪問：www.sinooceangroup.com 投資者關係財務報告頁面

More awards can be seen in the 2019 Annual Report of Sino-Ocean Group Holding Limited or by visiting www.sinooceangroup.com and navigating to the investor relations financial reports page



BUILDING



HEALTHY



HEALTHY



02

第二部份
PART TWO

精研細行
建築健康

POLISHED MANAGEMENT FOR BUILDING HEALTH

遠洋一直將“建築·健康”作為自身的發展戰略和產品基因，歷經多年嘗試、摸索、思考、優化和迭代，以精益求精的研究精神，謹慎小心的實施踐行，已構建起屬於遠洋自己獨有的認知、理解和實踐理論，並繼續不斷前行，為用戶提供更加健康的美好人居環境。

Sino-Ocean has always regarded "Building·Health" as its own development strategy and genes of products. With research spirit of seeking excellence and prudent practise, it has established its own unique cognition, understanding and practical theory for this through years of experimentation, exploration, thinking, optimization and repeated calculations, and has continued to put this into action to provide users with a healthier and beautiful living environment.



健康戰略及落地

HEALTH STRATEGY AND IMPLEMENTATION

國民的健康意識正在轉化為健康行動，健康越來越成為人民美好生活的需要。政府理解人們這一需要，十九大報告倡導健康文明生活方式，而要實現美好生活，健康是其中一個重要的支點。今天，“健康”已成為一直以客戶為本的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，更為客戶提供健康的生活方式，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”的遠洋樣板間。

The Chinese people's health consciousness is turning into healthy actions, and health is more and more becoming a need for better life of the people. Understanding such need of the people, the government has advocated in the report of the 19th National Congress a healthy and civilized lifestyle, and to achieve a better life, health is one of the important components. Today, "health" has become one of the important cores of Sino-Ocean's customer-oriented products. Not only do we provide customers with healthy products and services, we also provide them with a healthy lifestyle. While we help more customers pursue a good life, we help create Sino-Ocean's model of a "healthy China".



2015

產品定位
PRODUCT POSITIONING

2015 年遠洋集團把“健康”作為第四步發展戰略的產品定位。
In 2015, Sino-Ocean Group positioned health as the product for its fourth phase of strategic development.

2016

產品標籤
PRODUCT LABEL

2016 年遠洋集團召開品牌發布會，宣布開啓健康生活時代，將“健康”打造為遠洋的產品標籤。
In 2016, we held a brand release conference to announce the commencement of an era of healthy lifestyle, striving to forge "health" as a product label of Sino-Ocean.

2017

全面落地
FULL IMPLEMENTATION

2017 年建築健康在遠洋全面落地。
2017 saw the full implementation of building health in Sino-Ocean.

2018

2018 年是遠洋集團的 25 周歲，《遠洋建築健康體系 1.0》發布並開始向各地項目進行推廣。
2018 marked the 25th anniversary of Sino-Ocean Group. The Sino-Ocean Healthy Building System 1.0 (遠洋建築健康體系 1.0) was released and started promotion to projects in different places.

25 年間，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，把健康和我們所做的事情結合起來。而作為地產人，我們尋求的方式自然就是用建築去關懷用戶的健康，於是“建築健康”應運而生。從綠色建築到健康建築，也是遠洋經過多年的研發和實踐而來，健康建築讓我們更關注到建築中“人”的本身。

Over 25 years, Sino-Ocean has been committed to improving people's living environment by enhancing product quality and constantly exploring, excavating and improving the health performance of buildings, incorporating health elements into what we have done. As a real estate company, the way we seek will naturally be using architecture to care for the health of users, and the "building health" has come into being accordingly. From green building to healthy building, both are the results of Sino-Ocean's R&D and practice for years, and healthy buildings have made us concern more about the element of "people" itself in the building.

● 遠洋健康建築體系 1.1 SINO-OCEAN HEALTHY BUILDING SYSTEM 1.1

遠洋健康建築體系 1.1 版
SINO-OCEAN HEALTHY BUILDING SYSTEM 1.1

70

近 70 個項目
ABOUT PROJECTS

14,010,000M²

落地實施
FLOOR IMPLEMENTATION

3,986

實踐數據
PRACTICAL DATA

122

創新反饋
INNOVATION FEEDBACK

循證學
EVIDENCE-BASED

醫學
MEDICAL SCIENCE

創新方法論
THEORY OF INNOVATION

遠洋集團秉承“共同成長 建築健康”的品牌理念，歷時多年探索、積累和沉澱，以循證學、醫學、創新方法論為理論基礎，2018年起在全國近 70 個項目，1,401 萬平米落地實施、3,986 組實踐數據、122 項創新反饋基礎上迭代升級研發出具有體系化、全面性和適用性，包含 3 大國際健康標準研究、21 項健康專題研、20 項健康展示工具、研發 30 類、150 餘種健康材料庫，形成了更適用於中國人身心健康的健康建築體系 1.1。

2019 年，為讓更多的用戶能夠認知和感知到遠洋健康建築體系，在示範區標準化、和營銷展示中對體系內容做了嚴正規範，確保真實落位不做任何誇大和虛假的營銷承諾，通過用戶的各個觸點讓客戶感知到“健康”的無處不在，倡導用戶乃至整個社會健康生活的理念和方式。

Guided by the brand philosophy of "Joint Growth, Building Health (共同成長，建築健康)" and after years' exploration and accumulation, Sino-Ocean Group developed and updated a systematic, comprehensive, and applicable Sino-Ocean Healthy Building System 1.1 that integrates 3 international health standard studies, 21 health special research, 20 health display tools, development in 30 categories, and more than 150 health databases and is more applicable to the physical and mental health of the Chinese people on the basis of application in nearly about 70 projects with 14.01 million m², 3,986 sets of practical data and 122 innovative feedback since 2018 by using evidence-based practice, medical science and innovative methodologies as the three theoretical basis.

In 2019, in order to enable more users to recognize and perceive its healthy building system, Sino-Ocean standardized and strictly regulated the content of the system in demonstration area and the marketing display to ensure that fulfilling its commitments to not make any exaggerated and false marketing, thus making customers feel and perceive the "health" concept applied in every detail, while advocating the ways and concepts of healthy living for users and the entire community.

升級後的 1.1 體系融合 WELL2.0、WELL 社區、FITWEL 等 3 大國際標準和綠建標準、健康小鎮、海綿城市、健康建築評價標準、建築環保標準等 5 大國內標準經驗，內容更加全面；

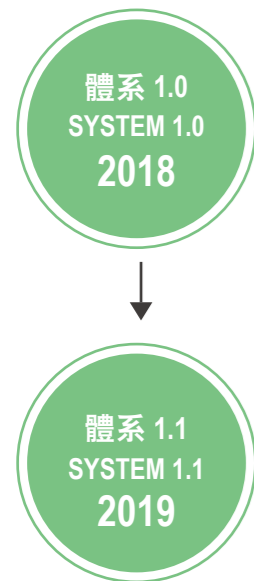
增設 74 個配置標識，優化 43 項落地措施描述，更利於推廣；體系中參照醫學基礎及文獻 200 餘條，夯實體系健康論據，理論基礎更加扎實。

The upgraded 1.1 system integrates three international standards including WELL2.0, WELL community, FITWEL and five domestic standards including green building standards, healthy towns, sponge cities, healthy building rating standards and building environmental protection standards, with more comprehensive contents;

Added 74 configuration identification and optimized 43 descriptions of implementation measures, which is more conducive to promotion; In the system, more than 200 medical foundations and literatures are referenced to strengthen health evidence base of the system and the theoretical foundation is reinforced.

SYSTEM 1.1

六大提升 SIX IMPROVEMENTS



● 全面 COMPREHENSIVENESS

Well2.0、Well 社區、FITWEL 等 3 大國際標準

Three international standards including WELL2.0, WELL community, FITWEL

健康小鎮、海綿城市、健康建築評價標準、綠建標準、建築環保標準等 5 大國內標準

Five domestic standards including healthy towns, sponge cities, healthy building rating standards, green building standards and building environmental protection standards

● 適用 APPLICABILITY

結合地方政策、地域習慣優化 62 項落地措施

Optimized 62 implementation measures based on local policies and regional preference

● 貼近用戶需求 CATERING TO USER NEEDS

結合近 70 個項目客研資料及營銷反饋，按用戶敏感點形成 42 項優選項，32 項可選項，並刪除原體系中 11 項健康價值點

Based on customer research data and marketing feedback for about 70 projects, 42 preferred items, 32 optional items were formed according to user sensitive points, and 11 health value points in the original system were deleted

● 利於實施 CONDUCIVE TO IMPLEMENT

結合新經營體系、完善落地措施，並在體系中明確 8 大專業實施主線

Based on the new operating system, improve implementation measures, and define the 8 major professional implementation lines in the system

● 便於推廣 EASY TO PROMOTE

增設 74 個配置標識，用主營業務語言優化 43 項落地措施描述

Added 74 set identifiers, optimized the description of 43 implementation measures in principal business language

● 論據扎實 SOLID EVIDENCE BASE

體系中併入醫學基礎及文獻 200 餘條，夯實體系健康論據

The system incorporates more than 200 medical foundations and literature, reinforcing the system's health evidence base

● 遠洋健康住宅體系 1.1

SINO-OCEAN HEALTHY RESIDENTIAL SYSTEM 1.1

園區規劃 COMMUNITY HEALTH

優選項 PREFERENCE 10 項/Items

人車分行 舒適
Separate Roads Comfort

無障礙暢行 舒適
Barrier-Free Travel Comfort

有氧跑道 健身
Aerobic Runways Fitness

老少同樂 精神
Fun For ALL Spirit

.....

可選項 OPTIONAL 6 項/Items

陽光草坪 精神
Sunny Lawn Spirit

一米菜園 營養
Square Foot Gardening Nutrition

萌宠樂園 舒適
Pet Paradise Comfort

多功能運動場 健身
Multi-functional Sports
Ground Playground Fitness

.....

建築單體 BUILDING HEALTH

優選項 PREFERENCE 9 項/Items

陽光生活 光
Sunny Life Light

科學窗地比 舒適
Scientific Window-to-Floor
Area Ratio Comfort

節能牆體 舒適
Energy Saving Wall Comfort

.....

可選項 OPTIONAL 10 項/Items

開敞淨高 精神
Open Clear Height Spirit

通透視野 精神
Vast Landscape View Spirit

採光廚衛 精神
Natural Lighting Kitchen
and Bathroom Spirit

.....

室內裝飾 INDOOR HEALTH

優選項 PREFERENCE 18 項/Items

便捷廚房 舒適
Convenient Kitchen Comfort

廚房收納 舒適
Kitchen Storage Comfort

衛生間收納 舒適
Bathroom Storage Comfort

健康平板櫃門 空氣
Healthy Flat Cabinet Door Air

.....

可選項 OPTIONAL 14 項/Items

玄關收納 舒適
Entrance Storage Comfort

健康衛浴 舒適
Healthy Bathroom Comfort

健康飲水 水
Healthy Drinking Water

前置水處理器 水
Pre-Water Treatment Water

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健康文化 CULTURAL HEALTH

優選項 PREFERENCE 5 項/Items

健康運動 健身
Healthy Exercises Fitness

健康使用手冊 精神
Health Manual Spirit

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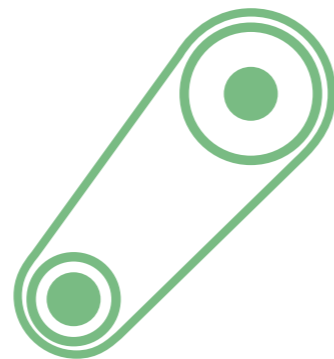
可選項 OPTIONAL 2 項/Items

閱覽室 精神
Reading Room Spirit

健康環境信息 精神
Environmental Information on Health Spirit

.....

GREEN BUILDINGS VS. HEALTHY BUILDINGS



關聯點 CONNECTIONS

- 01 綠色建築 GREEN BUILDINGS 能源危機 Energy Crisis
- 健康建築 HEALTHY BUILDINGS 生存、生活環境惡化 Deterioration of living and living environment

綠色建築起步在先，健康建築起步在後。綠色建築背景為能源危機，健康建築背景為生存、生活環境惡化。可以說是，健康建築是對於建築性能的新要求和新需求。

Green buildings were introduced before healthy buildings. The former were developed to tackle energy crises, whereas the latter was postulated against a backdrop of deterioration in people's living environments. In other words, healthy buildings reflect the latest requirements and demands of building performance.

- 02 綠色建築 GREEN BUILDINGS 側重於環境 Focus on the environment
- 健康建築 HEALTHY BUILDINGS 側重於人 Focus on people

兩者都是在利用建築設計、技術等進行建築和其周邊環境的提升，達到最終目標——綠色建築，側重於環境；健康建築，側重於人。

Both are developed to improve the buildings and their surrounding environments through architectural design and technology application etc., and to achieve the ultimate goal of green buildings for the environment and healthy buildings for people.

- 03 綠色建築 GREEN BUILDINGS 能耗、水耗、資源消耗等 Energy consumption, water consumption, resource consumption, etc.

健康建築 HEALTHY BUILDINGS 空氣品質、聲環境、光環境等 Air quality, sound environment, light environment, etc.

綠色建築在應用技術方面，側重於能耗、水耗、資源消耗等；健康建築在應用技術方面，側重於空氣品質、聲環境、光環境等。

In terms of applied technology, green buildings focus on energy consumption, water consumption, and resource consumption where healthy buildings focus on air quality, acoustic environment, and light environment.

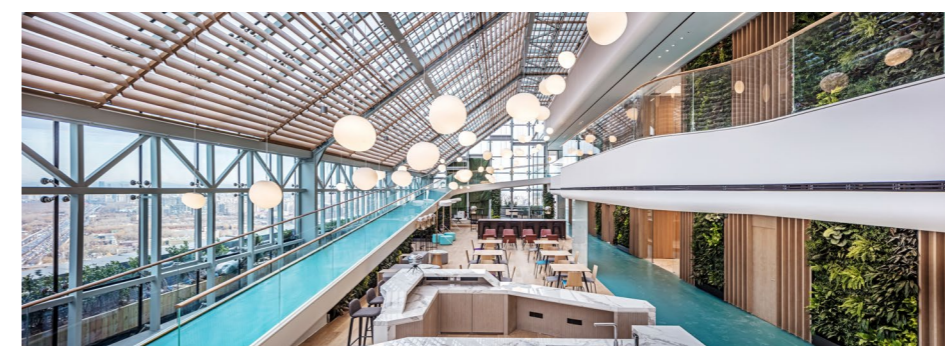
- 04 兩者的重疊點較為集中在新風要求、熱環境營造。 Overlaps between the two mostly concern fresh air and thermal environment requirements.

- 05 兩者間存在互為補充關係，從而整合建構環境友好和使用者友好型建築。 The two are complementary, with the common objective of creating environmental-friendly and user-friendly buildings.

● 健康產品 HEALTH PRODUCT

截至 2019 年 12 月 31 日，完成 WELL 健康建築達 111.38 萬 m²，距離目標需要在 1 年內完成 138.62 萬 m² 的項目註冊任務。因住宅建築面積相比公建類項目小，則在住宅類項目推廣的同時，將側重於公建類項目，潛在項目為邦邦寫字樓。WELL 健康建築標準⁵ 是遠洋打造健康建築的最重要工具。

As of 31 December 2019, we have constructed 1.1138 million m² of WELL-standard healthy buildings, and another 1.3862 million m² of healthy buildings need to be registered within the next year to meet our target. As residential properties are smaller relative to public construction projects, we will prioritize public buildings in residential project marketing activities. One of the potential projects is the "Bangbang Office Building". The WELL Healthy Building Standards⁵ are the most important tool for healthy building development at Sino-Ocean.



遠洋集團總部辦公區喜獲白金級 WELL-NEI 認證™ 成獲此殊榮的亞洲最大辦公空間。

日前，遠洋集團總部辦公區成功通過國際 WELL 建築研究院™(IWBI™)一系列嚴謹檢測，正式成為北京地區第一家獲得白金級 WELL 認證™ 的項目。同時，遠洋集團總部辦公區也將亞洲最大白金級 WELL NEI 認證空間這一榮譽收入囊中。此項殊榮被 WELL 健康建築標準™認可。該標準是行業內重要的建築認證體系，致力於通過室內環境提高人體健康及福祉。

Sino-Ocean Group Headquarters Office Space Received Platinum WELL-NEI Certification™, and became Asia's Largest Certified Office Space.

Recently, Sino-Ocean Group Headquarters office space successfully passed a series of rigorous inspections by the International WELL Building Institute™ (IWBI™) and officially became the first project in Beijing which received the Platinum WELL Certification™. Meanwhile, Sino-Ocean Group Headquarters office space also became the Asia's largest platinum-level WELL NEI certified space. This honor is recognized by the WELL Healthy Building Standard™. This standard is an important building certification system in the industry and designed to improve human health and well-being with enhanced indoor environment.

5. WELL 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。

5. WELL is an independently verified, performance-based system for measuring, certifying and monitoring characteristics of specific building environments that affect human health and well-being. It is also the first set of building standards to focus on human health and well-being in the building environment.

截至 2019/12/31 AS OF 31 DECEMBER 2019

WELL 健康建築達 WELL-STANDARD HEALTHY BUILDINGS

1,113,800 M²

1 年內完成 WITHIN THE NEXT ONE YEAR

項目註冊任務 PROJECT REGISTRATION TASKS

1,386,200 M²



遠洋大河宸章 (瀋陽)
Grand Canal Milestone (Shenyang)



對於受限於客觀條件而不適用於完整 WELL 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。

In the case of projects which cannot apply the entire WELL standards due to objective reasons, we have also made our best efforts to maximize the "value of living" for our customers following the principle of healthy building.

2015.07-2019.12

完成 WELL 註冊項目 COMPLETED WELL REGISTRATION PROJECT

數量
QUANTITY **22**

規模
SCALE **1,113,800 M²**

截至 2019 年底累計的綠色建築 ACCUMULATED GREEN BUILDINGS BY THE END OF 2019

規模
SCALE **14,400,200 M²**

完成 WELL 預認證 COMPLETED WELL PRE-CERTIFICATION

數量
QUANTITY **11**

規模
SCALE **509,100 M²**

完成 WELL 最終認證 COMPLETED WELL FINAL CERTIFICATION

數量
QUANTITY **7**

規模
SCALE **466,640 M²**

● 2019年新增遠洋健康建築項目 NEW REGISTERED HEALTHY BUILDING PROJECT OF SINO-OCEAN IN 2019

城市 CITY	項目 PROJECT
杭州 Hangzhou	厘望Neo1 Neo 1
石家莊 Shijiazhuang	風景長安 Family Park
青島 Qingdao	遠洋萬和城 Ocean Great Harmony
	遠洋萬和公館 Ocean Crown
西安 Xi'an	遠洋御山水 Sino-Ocean Royal Landscape
貴陽 Guiyang	遠洋風景 Sino-Ocean Prospect
	遠洋萬和世家 Sino-Ocean Aristocratic Family
大連 Dalian	遠洋山麓春秋 Ocean The Piedmont Epoch
	悅和山海 Joy of Mountain and Sea
武漢 Wuhan	江岸區鸞陽天項目 Yanyangtian Project, Jiang'an District
	萬和四季 Ocean Seasons
無錫 Wuxi	溪山宸章 Scenery Mansion
揚州 Yangzhou	大河宸章 Grand Canal Milestone
福州 Fuzhou	遠洋山水 Sino-Ocean Landscape
龍岩 Longyan	遠洋山水 Sino-Ocean Landscape

2019年新增健康建築 (含WELL標準及遠洋健康建築標準) 面積
Floor area of new registered healthy building (including WELL standard and Sino-Ocean healthy building standard) in 2019

1,547,302M²

● 2019年遠洋完成認證的綠色建築項目 CERTIFIED GREEN BUILDING PROJECT OF SINO-OCEAN IN 2019

城市 CITY	項目 PROJECT	類別 CATEGORY
北京 Beijing	五里春秋 Ocean Wulieepoch	綠建二星 Green Building 2 Star
	頤璟萬和 Jasper Epoch	綠建一星 Green Building 1 Star
合肥 Hefei	都會1907 Metropolis 1907	綠建一星 Green Building 1 Star
	遠洋廬玥風景 Sino-Ocean Landscape	綠建一星 Green Building 1 Star
	遠洋萬和雲錦 Ocean Glory	綠建一星 Green Building 1 Star
南京 Nanjing	遠洋山水 Ocean Landscape	綠建一星 Green Building 1 Star
	遠洋萬和四季 Ocean Seasons	綠建一星 Green Building 1 Star
無錫 Wuxi	遠洋太湖宸章 Taihu Milestone	綠建二星 Green Building 2 Star
蘇州 Suzhou	萬和悅花園 Mansion Yue	綠建二星 Green Building 2 Star
	蘇悅灣花園 Easy Town	綠建一星 Green Building 1 Star
	洛克公園 Rocker Park	綠建一星 Green Building 1 Star
上海 Shanghai	崇明東灘花園項目 Chongming Dongtan Project	綠建一星 Green Building 1 Star
南昌 Nanchang	遠洋天著 Ocean Palace	綠建一星 Green Building 1 Star

2019年獲取綠建認證項目 (按照建築面積計算合計面積)
Certified green buildings in 2019 (by total floor area)

3,225,922M²

WELL

項目種類 PROJECT TYPES

- WELL MF
- WELL CS
- WELL NEI
- WELL API
- WELL NEB

基於往年（2015年 - 2019年）的項目跟進情況，預測2020年將有3個新增項目，3個項目獲得WELL預認證，8個項目獲得WELL最終認證。其中，獲得WELL預認證和最終認證項目為往年註冊項目的積累效應和結果。

從WELL項目類型方面，2019年受往年的WELL推廣延伸，2019年與WELL認證相關的項目類型較全面，WELL MF, WELL CS, WELL NEI, WELL API 和 WELL NEB。

Based on the current information about past projects (2015-2019), it is expected that three new projects will be added in 2020, three projects will obtain the WELL pre-certification and eight will obtain the final WELL certification. The 2020 WELL pre-certifications and final certifications are the result of project registrations in previous years.

In terms of WELL project types, due to extended promotion in the previous years, the types of WELL certification related projects was more comprehensive in 2019, including WELL MF, WELL CS, WELL NEI, WELL API and WELL NEB.

• 案例CASE

遠洋集團以“健康”重塑辦公新體驗 SINO-OCEAN GROUP RESHAPES NEW OFFICE EXPERIENCE WITH THE CONCEPT OF "HEALTH"

2011年，遠洋集團在北京CBD核心區獲取Z13項目。該項目已於2019年5月28日正式交付啓用。遠洋集團倡導的“建築健康”理念，在這座明星大廈中得到了完美體現。

譬如：雙層內呼吸式幕牆。採用了雙層內呼吸式幕牆體系，東西立面每隔3m就設置一個穿孔板可開啓扇，可以直接引入自然風，同時設有排風系統，實現真正呼吸，減少輻射熱，每年可節能約10%；雙變風量VAV空調系統。系統實現供冷、供熱單獨分區控制，有效滿足不同運行區域的冷熱調節需要，滿足客戶對空調系統不同溫度的需求。室內空氣品質綜合解決方案，提升系統的淨化效果；以及採用了環保的真空垃圾系統，利用空氣取代人力作為傳輸動力，以全程密閉的方式將辦公垃圾從各樓層自動輸送到垃圾收集站內等。

也正因融匯了大量健康元素和設計，項目成爲CBD區域首屈一指的健康辦公樓宇。

In 2011, Sino-Ocean Group successively acquired Z13 project in the core area of Beijing CBD. The project was officially delivered and put into use on May 28, 2019. Its concept of "Healthy Building" is perfectly embodied in this brilliant building.

For example: double-layer inner breathing curtain wall, which adopted a double-layer inner breathing curtain wall system, in which perforated plates were installed on the east and west facades at distance of every 3m to open the fan, which can directly inhale natural wind. At the same time, it has an air exhausting system to achieve true breathing and reduce radiant heat, thus saving 10% of energy consumption every year; dual variable air volume (VAV) air conditioning system, which achieves separate control of cooling and heating, and effectively meets the needs of cooling and heating in different operating areas, and meets the customer's needs for different temperatures of the air conditioning system. Integrated solutions for indoor air quality, which can improve the purification effect of the system; and adopted environmentally-friendly vacuum waste system, which uses air instead of manpower as the transmission power, and automatically transports office waste from each floor to the garbage collection station in a fully enclosed manner.

Due to the integration of many health elements and designs, the project has become the premier healthy office building in the CBD area.

● 產品質量與責任 PRODUCT QUALITY AND ACCOUNTABILITY

我們利用集團豐富的經驗和技術在保留珍貴的文化遺產同時使其煥發新生，充份重視項目的歷史保護以及文化傳承。

We leverage the Group's rich experience and technologies to preserve the precious cultural heritages while rejuvenating them, paying fully attention to historical protection and cultural heritage of the projects.

關於原著民權利：城市改造、開發、建設的過程中，可能涉及人權與私人財產保護問題，在此期間，我們嚴格執行政府相關政策開展拆遷工作，並在過程中充份考慮原住老百姓的實際需求，對於可能存在的挑戰，我們積極與居民進行溝通，確保開發建造工作再合理合法的基礎上進行。

For the rights of indigenous people: In the process of urban transformation, development and construction, human rights and private property protection issues may be involved. During such period, we have carried out demolition works in strict compliance with relevant government policies, and fully considered the actual needs of the indigenous people during the process. For possible challenges, we actively communicate with residents to ensure that development and construction work is carried out on a reasonable and legal basis.

● 工程質量 CONSTRUCTION QUALITY

我們秉持「抓過程、促交付、快速提升客戶滿意」的管理要求，對工程管理貫徹「實測實量成績持續提升、交付結果迅速改善、安全風險持續受控」的工作要求。

We implement the work requirement of "Continuous improvement in real-time test performance, rapid improvement in delivery results, and continuous control of security risks" in project management, upholding the management policies of "Process control, speedy delivery and rapidly improving customer satisfaction."

2019年，爲提高集團工程管理工作的程序化、標準化，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，集團營造職能工程專業補充編製了工程管理相關制度標準。目前各項目已經在參照運行的相關制度包括：

In 2019, in order to improve the programmatic and standardization of the Group's engineering management work, guide each project to improve the management process, standardize on-site management, and ensure project quality, progress, and safety, the Group's construction engineering major has supplemented and compiled relevant engineering management related system standards. Relevant systems that the project has been running in reference include:

《工程管理制度》 "Project Management Rules"	《標段劃分管理辦法》 "Administrative Measures for Bidding Section Division"
《工程開工申請制度》 "Rules of Application for Project Construction Commencement"	《工程管理策劃管理辦法》 "Management Measures for Project Management Planning"
《住宅產品營造工期標準》 "Residential Projects Construction Period Standards"	《施工單位進場管理辦法》 "Administrative Measures for Construction Enterprise Management"
《專項管控工藝標準匯編——外窗工藝標準》 "Compilation of Special Control Process Standards-Process Standards for Exterior Windows"	《工程樣板管理制度》 "Project Model Management Rules"
《住宅產品實測實量標準》 "Survey and Measurement Standard for Residential Projects"	《過程質量關鍵點管理工作指引》 "Guidelines for Management of Key Points in Process Quality"
《住宅項目工程檢查管理辦法》 "Administrative Measures for the Engineering Inspection of Residential Projects"	《公建項目工程檢查管理辦法》 "Administrative Measures for the Engineering Inspection of Public Construction Projects"

《毛坯住宅交付驗收標準》 "Acceptance Standards for Rough House Delivery"	《交付項目工程質量評估管理辦法》 "Administrative Measures for Quality Evaluation of Delivery Projects"
《交付返修數據統計評價辦法》 "Statistical Evaluation Methods for Delivery Rework Data"	《遠洋集團工程滲漏評估問責管理辦法》 "Administrative Measures for Accountability of Leakage Assessment of Sino-Ocean Group"
《現場材料第三方抽樣送檢實施方案》 "Implementation Plan for Third-party Sampling Inspection of Field Materials"	《集中維保期工程維修管理辦法（試行版）》 "Administrative Measures for Centralized Warranty Period Engineering Maintenance and Warranty (Trial Version)"
《批量精裝項目實施管理辦法》 "Administrative Measures for the Implementation of Batch Hardcover Projects"	《景觀實施管理辦法》 "Landscape Implementation Management Measures"
《裝配式實施工作管理辦法》 "Administrative Measures for Assembly Implementation"	



技術管理層面 AT THE TECHNICAL MANAGEMENT LEVEL

持續優化工程管理體系，編製與修訂了工程管理、維修管理及安全管理共 3 個類別、25 個專項制度與標準；

We have continuously optimized the project management system, and formulated and revised 25 special systems and standards covering 3 categories – project management, maintenance and security management.

2019 年實測實量⁶ 平均成績為 93.40 分，保持行業領先且穩步提升；交付評估⁷ 平均成績為 77.99 分，較 2018 年提升 0.54 分，工程管理的專業性與規範性得到進一步提升，保持業內先進水平。

In 2019, the average score for real-time testing and measurement⁶ was 93.40, maintaining industry leading position and stable improvement; the average score for delivery assessment⁷ was 77.99, which was 0.54 higher than that in 2018, indicating that our project management capabilities in terms of professionalism and standardization have further improved and maintaining the leading position in the industry.



工具管理層面 AT THE TOOL MANAGEMENT LEVEL

通過工程管理策劃評審、月度監控、第三方工程評估、專項檢查等形式及時全面地識別項目實施風險，針對重、難點問題與項目進行專項溝通，提出預警與合理化建議。

Through project management planning review, monthly monitoring, third party project evaluation, special inspection and other means, we have timely and fully identified project implementation risks, carried out discussions focusing on high-priority and challenging issues and projects, and made early warnings as well as constructive suggestions.

實測實量⁶ 平均成績為
AVERAGE SCORE FOR REAL-TIME TESTING AND MEASUREMENT⁶

93.40

交付評估⁷ 平均成績為
AVERAGE SCORE FOR DELIVERY ASSESSMENT⁷

77.99

6. 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，真實反應產品質量數據的方法。

6. Real-time measurement: A method for on-site measurement of all assessment indicators such as the construction accuracy of buildings base on relevant quality acceptance specifications to accurately reflect data of product quality.

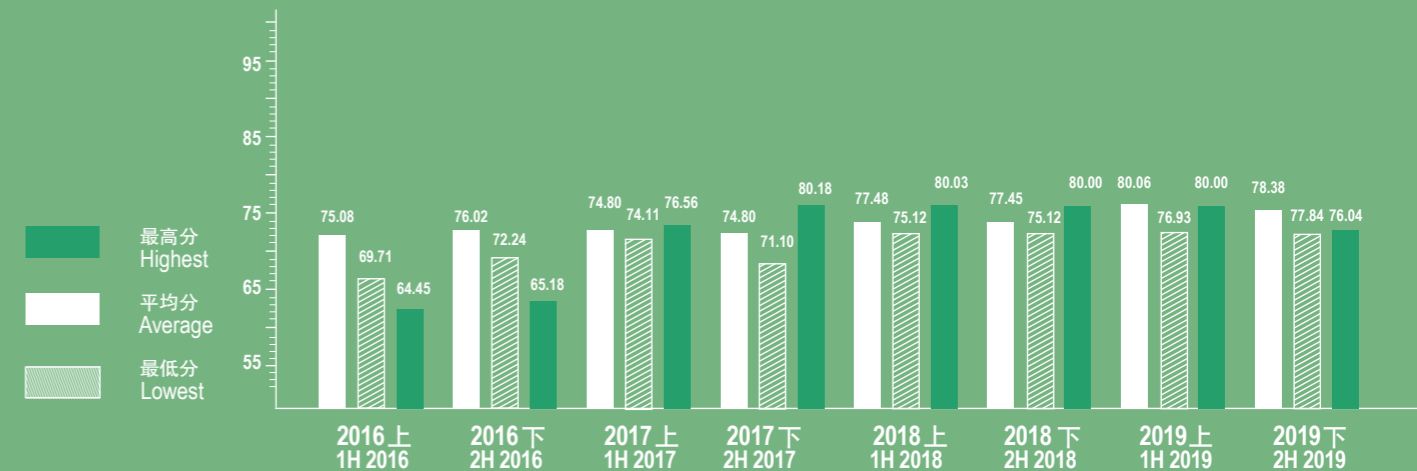
7. 在產品交付前，從客戶角度出發，針對觀感品質與功能性缺陷，通過定性及定量的方式對交付產品予以全面、客觀評價的評估方法。

7. Delivery assessment: 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.

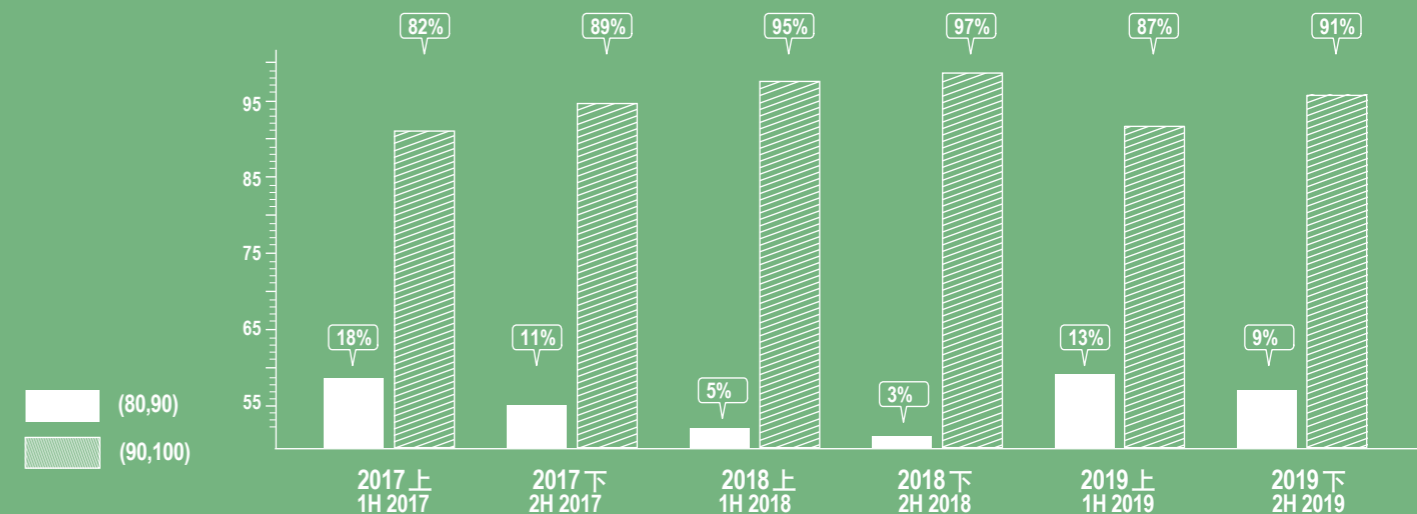
遠洋嚴格控制產品質量，年內未發生因質檢不合格而需要回收的產品質量事件。同時，為主動避免不必要的潛在風險，對於有可能因產品或服務質量造成的客戶損失，遠洋設置了專門的賠償流程。

Sino-Ocean has effectively controlled product quality, and no quality-related product was recalled in 2019. Meanwhile, as a proactive risk prevention measure, we have special compensation procedures in place with respect to losses caused to customers due to quality defects in our products or services.

交付評估 DELIVERY ASSESSMENT



實測實量 REAL-TIME TESTING



成績的持續提升是遠洋規範化管理的結果，嚴控前端策劃，過程深入項目現場支持和巡檢工作常態化，除此之外還：

The continuous improvement in results is attributable to Sino-Ocean's standardized management, stringent front-end planning, in-depth on-site project support and routinized inspections during the process. In addition, we also:

● 品質管控細節 DETAIL-ORIENTED QUALITY CONTROL

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，提升產品品質。

The management measures such as front-end scheme review, drawing review, drawing polishing, standard floor building inspection, material random inspection, model approach, key process inspection and acceptance, third-party process special assessment and construction quality seminar are adopted to improve product quality.

● 對客界面品質提升 IMPROVING APPEARANCE OF INTERFACE DELIVERED TO CUSTOMER

在部份項目推行室內牆面由粉刷石膏替代傳統抹灰，有效的保證了毛坯交付界面的觀感及實測合格率，減少空鼓開裂等缺陷發生；推行薄抹灰和高精度地面，客戶界面品質提升明顯。推行交付前實施業主開發日活動及高管驗房活動，提前發現問題規避風險。

In some projects, traditional lime plastering in interior walls was replaced with gypsum plastering, which is effective to ensure the look and actual pass rate of the delivered interface of the roughcast house, and to reduce defects such as hollowing and cracking. Thin plastering and high precision ground were implemented, the quality of the interface delivered to customer has improved significantly. Before the delivery, the property owner's open day activities and senior executives' home inspection activities are implemented to identify problems in advance to avoid risks.

● 改進施工工藝 IMPROVING CONSTRUCTION TECHNIQUES

推行遠洋特有的 SCS 新建造體系，加大智能爬架、裝配式建築、被動式建築、ALC 條板、鋁合金模板、鋁框木模、爬模、乾法施工等工藝的應用。

Sino-Ocean's unique SCS construction system has been implemented, and efforts were made to promote the application of advanced techniques such as intelligent climbing frames, assembly, passive buildings, ALC panels, aluminum alloy formworks, aluminum frames with wood molds, climbing molds and dry construction.

● 優化第三方評估體系，加大客戶界面質量風險的檢查力度；

Optimized third-party assessment system and strengthened inspection of risks associated with the quality of customer interfaces;

● 狠抓產品源頭質量，全年完成第三方材料飛檢 2 次，材料品類和項目全覆蓋；

Strengthened inspection on the product source and completed 2 unannounced inspections on third party materials in the year, fully covering all types of materials and items;

● 深度參與示範區、樣板間全過程工程實施各環節；

Deeply involved in all segments during the whole process of pilot area and showroom construction;

● 充份利用平台資源，全面推廣遠洋 SCS 工藝、工法體系，消除質量隱患；

Made full use of platform resources to comprehensively promote the SCS techniques and construction methods of Sino-Ocean, and solve hidden quality problems;

● 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；

Ensured harmonized operating standards for construction teams and effective performance of the in-project management system by strengthening trainings, internal and external communications and stringent test/appraisal operations;

● 持續加強維修管理工作，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。

Consistently strengthened maintenance and repair management, reinforced system building and refined service requirements to enhance service standards, and carried out special remediation targeting common and high-frequency issues to increase customer satisfaction.

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，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。

The quality inspection process of the Group's product and service projects complies with relevant national, industrial and regional standards as well as the Company's policies. In the event of any sub-quality products detected during the acceptance process, they will be reworked in a timely manner and delivered to the customer after passing the inspection.

● 夥伴健康 HEALTHY PARTNERS

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，積極響應“美麗中國”國家戰略。

We work and grow together with our partners to promote the development of the health industry and healthy living environment in China, striving to jointly create greater value for our customers for active response to the "Beautiful China" national strategy.

太古地產 SWIRE Properties

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 and 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遠洋太古里兩個城市綜合體精品項目，均已成為當地城市名片。

We have been partners of Swire Properties, a leader in sustainable development, for over 10 years. In our cooperation, by utilizing both parties' experience in developing and managing large commercial complexes and leveraging Sino-Ocean Group's extensive local experience in design implementation, construction optimization, cost control and project construction and Swire Properties' expertise in early positioning, planning, design and investment promotion operations and respecting local historical and cultural conventions, we have developed and launched two upscale urban complex projects, INDIGO (Beijing) and Sino-Ocean Taikoo Li Chengdu (Chengdu), both of which are widely recognized as local landmarks.



● Delos

2016年，遠洋集團與創立房地產業 WELL 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引入 WELL 標準，在中國的建築及人居環境中進一步推廣 WELL 標準。同時，遠洋也在不遺餘力的將因與 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。

雙方聯合打造的世界第二個、亞洲首個 WELL 人居實驗室也落址中國北京遠洋盈創健康產業園，並正在建設中。

In 2016, we established a strategic partnership with Delos, the American developer of the WELL standards of healthy buildings for the real estate industry, enabling us to take the lead to introduce the standards extensively to Chinese buildings and further promote their use in China's buildings and living environments. Furthermore, we have dedicated to aligning the healthy building concept brought by cooperation with Delos with the realities of China, aiming to spread the health concept more extensively to all industries we involved in.

The world's second and Asia's first WELL Habitat Laboratory jointly established by both parties also settled in Sino-Ocean Ying Chuang Wellness Industrial Park in Beijing, China, and is under construction.

● 鱗堂文化智庫 XITANG CULTURE THINK TANK

鱗堂文化智庫致力於中國傳統文化及非物質文化遺產傳承與發展，遠洋商業與其攜手為社會大眾輸入健康高雅的審美文化觀和積極的社會價值觀，打造擁有文化藝術背景和深厚歷史底蘊的文化商業項目。

Xitang Culture Think Tank is dedicated to conserving and promoting traditional culture and intangible cultural heritage of China. Sino-Ocean Commercial Property has worked closely with the Xitang team to instill in the public healthy aesthetics and positive social values, and to create cultural business projects with cultural and artistic background and profound historical implication.

● 健康投資 INVESTING IN HEALTH

從瞄準高端醫療護理市場的行業翹楚美中宜和，到獨家投資產後康復最大企業集團杏林護理；從錨定投資高端醫療影像裝備及影像中心連鎖服務企業銳視康，到獨家戰略投資國內領先醫療美容機構聯合麗格 C 輪，首次實現在醫療美容行業的落子，再到今年遠洋資本與保險機構共同發起愛爾眼科併購基金，這是遠洋資本在資管新規指引之下積極探索、拓展資產管理新型業務的具體體現，也是遠洋從資本端佈局大健康生態圈的又一力作。自 2017 年正式切入大健康賽道以來，遠洋資本已在短短不到兩年的時間內實現了在婦兒、產康、醫美、眼科、影像等垂直領域的投資佈局。

依托遠洋社區、房產物業，遠洋資本不但為優秀的健康企業運營提供合適經營場所，更為遠洋健康生活家的全面營造補足大健康生態鏈。

From Amcare (美中宜和), the industry leader focusing high-end medical aesthetic market, to Xing Lin Medical (杏林護理), the largest enterprise group with exclusive investment in post-natal rehabilitation; from AMIC (銳視康), the chain services enterprise targeting investment in high-end medical imaging equipment and imaging center chain services, to the exclusive strategic investment in BeauCare Clinics (聯合麗格), a domestic leading medical aesthetic company, through C Round of financing with the company, it is the first time the decision to engage in medical aesthetic industry has come true, and in this year, Sino-Ocean Capital and insurance institutions jointly launched Aier Eye Hospital M & A Fund, which is the reflection of Sino-Ocean Capital's active exploration and expansion of new asset management business under the guidance of new asset management regulations and another classical case of Sino-Ocean in building healthcare ecosystem from the capital side. Since Sino-Ocean Capital's official entry into the big health field in 2017, it has made the investment layout in the maternal, postpartum rehabilitation, plastic surgery, eyecare and medical imaging markets and other vertical fields shortly in less than two years.

Relying on Sino-Ocean communities, real estate and properties, Sino-Ocean Capital not only provides suitable operating places for excellent healthcare enterprise, but also supplement healthcare ecosystem in overall development of Sino-Ocean healthy living homes.

供應商管理

SUPPLIER MANAGEMENT

- 《供應商行為守則》
Code of Conduct for Suppliers
- 《遠洋集團供應商入庫標準》
Criteria for Entry into Suppliers List of Sino-Ocean Group
- 《廉潔自律承諾書》
Statement of Undertaking on Anti-Corruption and Self-Discipline
- 《供應商關聯性說明》
Statement on Affiliation between Suppliers
- 《供應商行為守則》
Code of Conduct for Suppliers
- 《遠洋集團供應商管理辦法》
Administrative Measures for Suppliers of Sino-Ocean Group
- 《供應商總評估分計算及等級評定標準》
Calculation of Total Score and Rating Standards for Supplier Evaluation

我們在《採購管理規範》和各項管理程序下進行規範化的誠信合作。集團制定公平公正的範本合同，要求各分中心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、公平競爭政策的培訓。

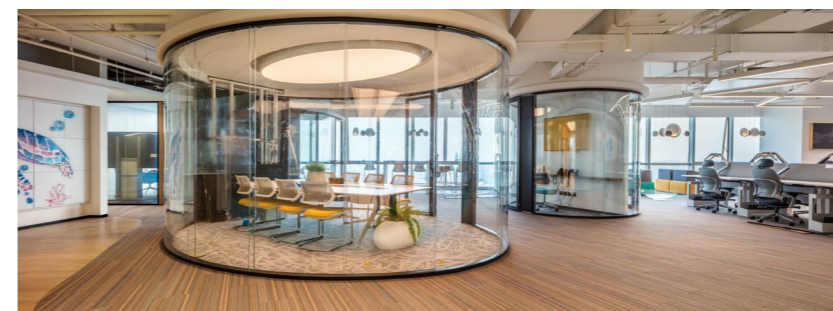
2018年，遠洋為了更明確貫徹責任理念，帶動供應商共同踐行，我們有針對性的補充了要求供應商共同履行社會責任的《供應商行為守則》，並修訂了《遠洋集團供應商入庫標準》；明確供應商考察團隊職責與團隊績效相關；在資信初審階段，要求供應商簽署《廉潔自律承諾書》、《供應商關聯性說明》、《供應商行為守則》並共同遵守。集團所有供應商均承諾遵守上述相關社會責任行為準則。供應商責任培訓績效達 100%。

2019年，發布新版《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值計算邏輯。

We enforce the "Code of Conduct for Procurement Management" and other management procedures to ensure effective regulation of and good faith in collaborations with partners. The Group has formulated fair and impartial sample contracts, and all subcenters are required to strictly implement and fulfill the contracts in good faith. Trainings on business integrity and fair competition policies are provided to employees and suppliers.

In 2018, for reinforcing accountability policies among suppliers, we developed the "Code of Conduct for Suppliers" that requires our suppliers to fulfil their social responsibilities and amended the "Criteria for Entry into Suppliers List of Sino-Ocean Group"; clarified the correlation between responsibilities and work performance of suppliers' review teams; requested suppliers to enter into a "Statement of Undertaking on Anti-Corruption and Self-Discipline", "Statement on Affiliation between Suppliers" and "Code of Conduct for Suppliers" during initial credit review for their joint compliance. All of our suppliers have committed to observe the above-mentioned relevant codes of conduct on social responsibilities, and the ratio of training on responsibilities performance by suppliers was 100%.

In 2019, we released a new version of the "Administrative Measures for Suppliers of Sino-Ocean Group", which covers the contents of supplier classification, inspection on entry into supplier list, supplier evaluation, etc., and the "Calculation of Total Score and Rating Standards for Supplier Evaluation", which elaborates the score calculation logic of supplier evaluation.



集團從環境保護、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（各省市分布情況詳見附錄 3）

Taking into account factors such as environmental protection, support to local economy and cost reduction, the Group encourages internal departments to choose suppliers near projects. As our projects located throughout the country, The Group manages and controls suppliers throughout China (refer to the appendix 3 for information on supplier distribution by province and city)

工程類 CONSTRUCTION SUPPLIERS 數量 QUANTITY 5,470	貨物類 FREIGHT SUPPLIERS 數量 QUANTITY 2,919	服務類 SERVICE SUPPLIERS 數量 QUANTITY 2,271
多元業務供應商 SUPPLIERS ACROSS ALL FIVE BUSINESS LINES 數量 QUANTITY 20,000+	開發業務供應商 DEVELOPMENT BUSINESS SUPPLIERS 數量 QUANTITY 10,660	

公司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、保密與迴避」等原則，全部通過「海鷗 II 招標平台」線上採購運行。每個步驟、環節均可以查閱網絡資料審核驗證，確保採購結果的公正公平。我們還制定了流程化的管理機制與合作夥伴定期交流，如《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反饋表，隨時了解合作夥伴情況。2019 年，審查供應商數量為 2,946 家。

遠洋還一直關注供應商的環境和社會表現，例如要求施工總承包單位必須提供環境、質量、職業健康管理體系認證書等。2019 年按該標準新引進的土建總包 58 家，機電總包 5 家，供應商資審標準均包含質量和職業健康管理認證，庫內土建總包和機電總包均有該項認證。

We manage our suppliers based on systematic and standardized 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. We have also developed proceduralized management mechanisms for regular exchanges with our partners, such as the "Contract Performance Assessment Criteria for Suppliers of Sino-Ocean Group (for Construction Engineering, Goods and Services)" in which it is expressly provided that strategic suppliers are subject to semi-annual reviews, and that "cooperation feedback forms" are collected from suppliers every two months to keep track of the partners' performance. In 2019, 2,946 suppliers were reviewed.

Sino-Ocean has always paid particular attention to the environmental and social performance of suppliers. For example, general construction contractors are required to provide environmental, quality and occupational health management system certifications. In 2019, 58 civil construction general contractors and 5 mechanical and electrical general contractors were introduced based on this criteria. Supplier qualification standards include quality and occupational health management certifications, and the general civil contractors and general mechanical and electrical contractors all held such certifications.

2019 年，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。相關的管理工作主要提升在：

IN 2019, OUR SUPPLIER MANAGEMENT SYSTEMIZATION AND STANDARDIZATION EFFORTS BEGAN TO BEAR FRUIT. RELATED MANAGEMENT WORK WAS ENHANCED IN THE FOLLOWING AREAS:

- 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；

A third-party material inspection plan was compiled concerning regular inspection of raw materials, including the inspection of interior and exterior environment by adopting criteria no less stringent than national-level standards;

- 為實現更好的對庫內資源的有效篩選、優質資源的針對性培育，對於供應商評價體系進行重塑，實現對於供應商資源所處行業內檔次的評定，供應商背景信息的全面採集、供應商資源下屬不同承包團隊的細化評價；

In order to achieve better effective selection of resources in the list and targeted cultivation of high-quality resources, the supplier evaluation system was reshaped to achieve the rating assessment of the supplier's resources in the industry, and thoroughly searching for supplier background information and detailed evaluation of different contracting teams under supplier resources;

作為健康建築的先行者，遠洋從以下三個方面帶領供應商共同提升產品健康屬性：

AS A PIONEER OF HEALTHY BUILDING, SINO-OCEAN HAS LED SUPPLIERS IN IMPROVING THE HEALTH PERFORMANCE OF THEIR PRODUCTS IN THE FOLLOWING THREE ASPECTS:

環保意識提升 ENHANCED ENVIRONMENTAL AWARENESS

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 enhanced employees' awareness of the importance of environmental protection and sharpened their environment management skills throughout the project development process, from production management all the way through to on-site management and control.

環保性能管控 ENVIRONMENTAL PROTECTION PERFORMANCE CONTROL

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。
Product environmental protection performance control applies not only to finished materials, but also to the selection of environmental-friendly raw materials; strict environmental control is implemented on production equipment as well as production standards.

環保施工要求 ENVIRONMENTAL FRIENDLY CONSTRUCTION REQUIREMENTS

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 developed a complete set of product construction process measures, and introduced key control processes and environmental protection policies to minimize gelatinization and woodworking and eliminate dust.

服務質量與責任

SERVICE QUALITY AND RESPONSIBILITY

遠洋服務旗下的多元業務應各項民生政策而生，並隨社會切實所需不斷創新和完善：

Sino-Ocean Service diversified its business lines in response to government policies on improving people's livelihood. Its business operations are continuously innovating and developing to cater for the needs of society:

服務質量 SERVICE QUALITY

集團針對客服工作制定了對應的指引文件，2019年在此指引下針對服務質量提升：

The Group has formulated a guidance document for customer service operations, and with the help of this document customer service quality in 2019 was improved:



加強前期介入管理工作，在前端規避可能發生的客戶風險問題；
Strengthened the early intervention management to avoid potential customer risk at the front end;



啓用第三方公司對交付前房屋品質進行檢查，監督項目交付品質；
Services of third-party companies were engaged for pre-delivery property quality inspections to guarantee satisfactory quality of properties delivered;



對集團住宅項目進行客戶滿意度調研，監督一線項目的客戶維護情況；
A residential property customer satisfaction survey was carried out to gauge the effectiveness of customer retention concerning frontline projects;



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；
Various communication campaigns and training courses were made available to customer service staff, including face-to-face communication of senior management with customer service staff at the first line;



根據系統內的客戶報修、投訴數據，進行分析解讀，供各專業提升改進產品質量和服務質量。
Customer maintenance requests and complaint data stored in the system were analyzed for each professional team to upgrade and improve product and service quality.

啓動了針對全國 40 個重難點項目物業基礎服務品質檢查。

針對 400 客戶端聲音，跟進基礎數據的問題整改，提升服務品質。

梳理重難點項目的重難點問題，跟進問題的處理進展，進一步提升服務質量。

Embarked on quality inspection of basic property services for 40 key projects across the country.

Followed up the rectification of problems based on the feedback from 400 customer platforms to improve service quality.

Listed the tough issues of key projects, followed up the processing progress of the issues to further improve the service quality.

集團視客戶服務為紐帶，將客服端口收集的客戶需求反饋給各專業條線；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，進一步預防重覆問題的發生，提升產品質量；並通過系統的、科學的管理評價體系確保產品交付質量。2019 年度，遠洋客戶的滿意度較 2018 年穩中有升，遠超行業總體水平。

2019 年全集團客戶滿意度 81 分，比 18 年 78 分提高 3 分，全集團忠誠度 61 分，比 2018 年 58 分提高 3 分，其中有 24 個項目滿意度成績比 2018 年均有不同程度的提高。

不同專業滿意度提升：2019 年客戶滿意度得分中有 10 個專業的滿意度都比 2018 年有提高。

不同生命周期滿意度提升：2019 年客戶滿意度得分準業主、磨合期、穩定期與 2018 年相比均有提升。

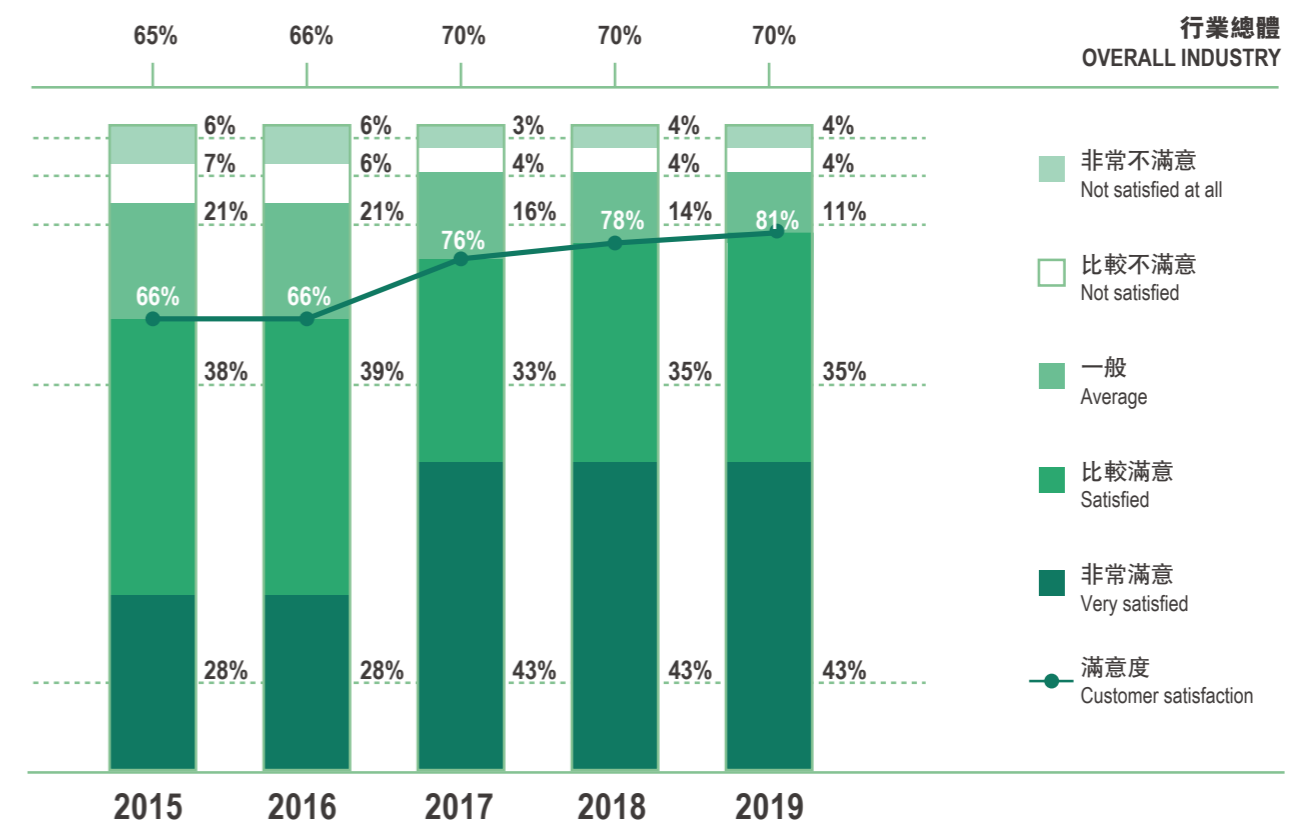
The Group regards customer service as a bridge through which customer feedback collected by customer service staff can be shared with various business lines. In addition, due attention is paid to the collection and arrangement of product defect cases to prevent similar issues from occurring again and improve product quality by sharing information of product defect cases; and the quality of products delivered is guaranteed through the adoption of an effectively organized management assessment system. In 2019, our customer satisfaction improved steadily as compared with 2018, outperforming the industry average.

In 2019, the customer satisfaction of the Group recorded 81 points, 3 higher than 78 points in 2018; 61 points for customer loyalty, 3 higher than 58 points in 2018. In particular, the customer satisfaction for 24 projects was higher than that of 2018 in different extent.

Improvement of customer satisfaction in different sectors: customer satisfaction of ten sectors in 2019 has improved from 2018.

Improvement of customer satisfaction at different life cycles: customer satisfaction at approaching period, running-in period and stable period in 2019 has improved from 2018.

遠洋客戶滿意度 SINO-OCEAN CUSTOMER SATISFACTION



● 客戶關係 CUSTOMER RELATIONS

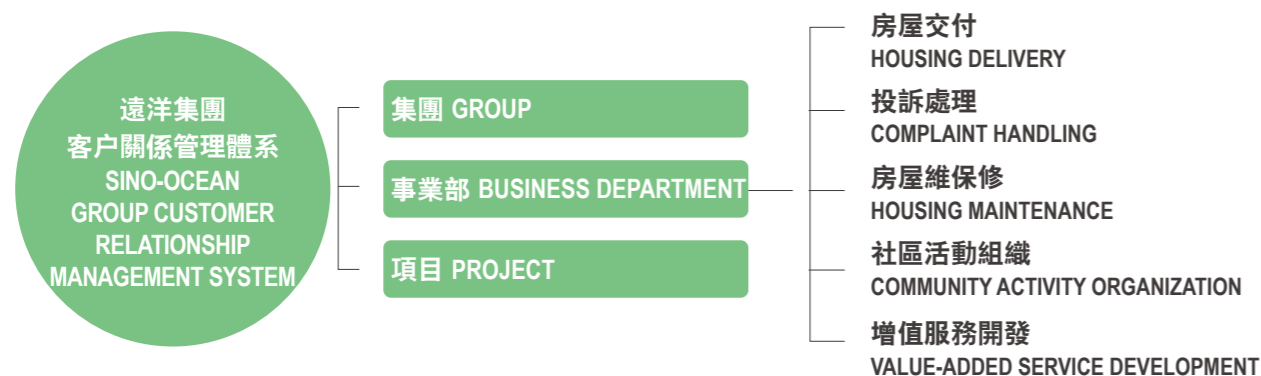
客戶承諾 COMMITMENT TO CUSTOMERS

遠洋集團十分重視對於客戶的承諾，並制定《遠洋集團推廣銷售行為規範》進行明確規定，如“信息應真實、完整、合法，遵守公平競爭、不詆毀競爭對手，不應含有虛假內容，不應誤導受眾”等，保證對客戶的承諾真實有效，保障客戶利益。

Sino-Ocean Group has attached great importance to its customers and developed the "Code of Conduct on Promotion and Sales of Sino-Ocean Group" with explicit provisions, such as "information shall be true, complete and legal, in compliance with the principles of fair competition and no defamation against competitors, contain no false, misrepresented and misleading contents to audiences", thus ensuring true and valid commitments to its customers and protecting its customers' interests.

遠洋集團設置了集團、事業部、項目三級的客戶關係管理體系。在房屋交付、投訴處理、房屋維保修、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 customer relationship management systems at the group, business department and project levels. We provide property owners with high quality and efficient services including housing delivery, complaint handling, housing maintenance, organization of community activity organization and value-added service development operations.



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，建立《遠洋集團保密工作規範》、《遠洋集團保密工作實施規範》、《遠洋集團客戶檔案資料管理指引》等制度文件對相關工作進行管理，從管理上、系統上對客戶信息的查詢權限進行了嚴格設置，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。同時，針對所有權限人員的系統密碼定期更新功能，保證權限人員的賬戶安全。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，嚴懲不貸。2019 年度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。

The Group has always attached great importance to the protection of customer information and consumer privacy. We regard customer information as commercial secrets, and formulated the "Confidential Work Rules of Sino-Ocean Group", the "Confidential Work Implementation Rules of Sino-Ocean Group" and the "Guidelines on Handling Customer Archives and Documents of Sino-Ocean Group" to manage relevant matters. We have implemented strict permissions on the inquiry of customer information from management and system; salespeople can only make inquiry of their own customers, while salespeople in charge of projects can only inquiry the customers of related projects, and query results cannot be exported. Meanwhile, the system passwords of all authorized personnel are regularly updated to ensure the account security of authorized personnel. Sales agencies that are confirmed to have exchanged customer information between different agencies will be severely punished. In 2019, compliance with customer information and privacy protection was good, with no events of leakage of customer information (resulting in complaints or other major impacts).

客戶投訴管理 CUSTOMER COMPLAINT MANAGEMENT

集團一貫以客戶為中心，重視客戶感受，各業務單位均設有對客溝通渠道，並開發投訴處理系統，實現了投訴管理的信息化，及時受理客戶投訴；在接到客戶投訴後第一時間流轉責任人處理，在投訴解決完畢後 2 日回訪；並已啓用覆蓋全國的 400 呼叫中心系統，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。

2019 年，遠洋地產全年共接受客戶投訴（含報修）356,779 條，解決 356,779 條，投訴解決率 100%。

The Group always focuses on customers and attaches great importance to customers experience. Each business unit has a customer communication channel and complaint handling system, which realizes informatized complaint management to promptly handle customer complaints. Customer complaints, upon receipt, will be transferred to responsible person for immediate handling, with a follow-up within two days after the resolution of the complaint. We have also set up a system of 400 call centers covering the entire country to accept complaints, answer questions and provide other services for customers of all businesses of Sino-Ocean Group. Agents will dispatch orders based on processing time limits and escalate issues as necessary to ensure the resolution of complaints.

In 2019, Sino-Ocean Real Estate received a total of 356,779 customer complaints (including repairs), all of which have been successfully settled, representing a 100% resolution rate.

400 呼叫中心系統
400 CALL CENTERS

356,779 條
CALLS

2019 遠洋地產全年共接受客戶投訴（含報修）
Total customer complaints (including repairs) received by Sino-Ocean Real Estate in 2019

100%

投訴解決率
Complaint resolution rate

356,779 條
CALLS

2019 遠洋地產全年解決客戶投訴
Total customer complaints resolved by Sino-Ocean Real Estate in 2019

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權限，積極高效的響應客戶訴求，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 and their losses are effectively addressed. Customer compensation claims were positively and efficiently tackled in compliance with relevant guidelines.

● 健康服務 HEALTH SERVICES

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服務，並通過定期走訪，根據對客戶的需求劃分了解，除了繼續配合舉辦針對性的活動，「遠洋會」圍繞健康主題進行著豐富的業主活動，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⁸。

遠洋億家以“在億起、享生活”為年度主題，做好季季有主題、月月有活動。既有春天的風箏節、6.1 親子運動會、夏季的納涼晚會、秋季的百家宴，詮釋遠洋社區文化“在億起 愛相隨”，也有圍繞改善社區環境、修繕設施設備的物業服務體現社區品質的“享生活 優+計劃”。2019 年開展促進公共健康的社區投入，開展健康義診、環境提升、遠洋益跑、親子運動會、清洗業主地墊、空調管線地暖管線等設施設備清洗維護、健康講座等類型的社區活動，全年共開展 1,400 餘場，累計參與客戶 33 萬人次。

遠洋億家對在管項目實施嚴格的四害防治工作標準，定期在園區重點地點對蚊蠅、蟑螂、鼠等四害依據嚴格的標準進行消殺，每日對垃圾收集點按照標準進行消殺，有效地控制了病媒傳染病，保護了社區公共健康。

We have provided a broad range of resident support and mental health services revolving around Sino-Ocean's residential products, and gained a clear understanding of the needs of different types of customers through regular home visits. In addition to targeted activities, the Ocean Club has held various healthcare events for property owners. We also support our customers to participate in sports and charitable activities organized by local communities, property management companies, the Group and the Sino-Ocean Charity Foundation, so as to create a harmonious community atmosphere and safeguard the physical and mental health of our customers⁸.



With the annual theme of “Living in Life (在億起) and Enjoying Life (享生活)”, Ocean Homeplus ensured themes in each quarter and activities in each month. In addition to interpret the community culture of “Living in Life (在億起) with Love Following (愛相隨)” through the kite festival in spring, the parent-child game on children's day, the evening party in summer and the hundred family banquets in autumn, it also reflects the “Enjoying Life (享生活) and Excellent Plus Plan (優 + 計劃)” of community quality focusing on the property services of improving the community environment and repairing facilities and equipment. In 2019, it promoted the community investment in public health and carried out over 1,400 community activities such as free health consultation, environmental improvement, Ocean Marathon running, parent-child games, cleaning of owners' floor mats, cleaning and maintenance of facilities and equipment such as air-conditioning pipelines and floor heating pipelines, with a total of 330,000 customers participated.

Ocean Homeplus followed strict four-pests prevention and control standards in projects under its management, regularly disinfected and killed mosquitoes, cockroaches, rats and other pests in key locations of the park according to strict standard, and disinfected garbage collection stations on a daily basis, which effectively controlled the spread of vector-borne diseases and protected community public health.

爲了更好地提升中國長輩的養老生活品質，作爲中國國際化養老事業的先行者，遠洋·椿萱茂肩負社會責任，積極響應國家養老倡導，不斷探索全球領先的養老理念、運營模式、照顧經驗養老服務體系，精耕細作國際化標準的核心服務體系，繪就中國高端養老服務新藍圖。

In an effort to enhance the living standards of the elderly in response the government's call for eldercare, Senior Living L'Amore, as one of the first movers in China's eldercare industry, has developed core service systems of international standards through continuous exploration of world-leading eldercare theories, operation models and nursing service systems, drawing the new blueprint for China's high-end eldercare services.



椿萱茂在不同的城市，不同的區域，均塑造一種溫馨的家庭和社區氛圍，滿足每位長輩對於家庭與親情的需求。同時在各城市採用國際養老服務理念及標準，保證各地長者享受到高品質的專業服務，成爲引領各城市高端養老服務水平的標竿。歷經多年發展，遠洋·椿萱茂以“立足北京、重點深耕、全國佈局”爲戰略思路，在京津冀、長三角、珠三角、長江中游、成渝五大城市群佈局連鎖發展，現已在北京、上海、廣州、天津、成都、重慶、武漢、蘇州、大連等城市，擁有超過 30 個項目約 15,000 張床位。養老產品線包括 CLRC 長者社區、CB 老年公寓、CBN 護理院，爲中國長輩提供全生命周期的各層級服務。

Senior Living L'Amore has created a warm family and community atmosphere in different cities and regions to meet the needs of senior citizens, giving them the experience of being cared for by family members. Meanwhile, it has adopted international concepts and standards of eldercare services in all cities to ensure that senior citizens of all places can enjoy high-quality professional services, thus making Senior Living L'Amore the benchmark for leading high-end eldercare services in all cities. Over the years, Senior Living L'Amore has set up locations in the five metropolitan regions covering the Beijing-Tianjin-Hebei Region, the Yangtze River, Pearl River Delta Regions, the Yangtze Mid-stream and Chengdu-Chongqing Regions, and currently operates more than 30 projects and some 15,000 beds in Beijing, Shanghai, Guangzhou, Tianjin, Chengdu, Chongqing, Wuhan, Suzhou and Dalian, adhering to a strategy that “focuses on Beijing and other major markets with a nationwide service network”. The eldercare product lines include the CLRC Senior Community, CB Senior Apartments and CBN Nursing Homes, which provide life-cycle services at all levels for Chinese senior citizens.

8. 更多與支持客戶參與運動及公益活動相關內容請見「築·就社區健康」章節中「綠色健康社區」板塊。

8. For more information on supporting customers' participation in sports and charitable activities, please see the section “Green Health Community” in “Building . Healthy Communities”.



椿萱茂，與傳統的養老不同，借鑒世界成熟的健康養老經驗，打造適合中國長輩的國際化健康管理服務。“保持健康、管理慢病、防控風險”包括美國運動醫學會和美國醫學會（AMA）正式提出的“運動是良醫”ACSM學術理念和健康促進項目，通過“定制化運動處方”等方式呵護入住長輩健康，延緩長輩衰老進程，讓長輩們老有所樂、老有所用，感受生命美好，更更好地規劃和享受退休後的生活，椿萱茂國際健康養老新生活方式，得到了全國各地入住長輩及其家屬的青睞。全面提升了長輩退休後的生活質量，真正將國人傳統被動的養老方式，引導為更加積極健康的生活方式。讓越來越多入住這裡的中國長輩獲得“健康、快樂、安心、有尊嚴”的幸福人生。

Unlike traditional eldercare businesses, Senior Living L'Amore offers health management services, drawing on time-tested healthcare and senior living service models from around the world. "Exercise Is Medicine" (EIM) is a theoretical notion and health promotion initiative proposed by the American College of Sports Medicine (ACSM) and the American Medical Association (AMA) based on "living healthily, managing chronic diseases and preventing risks". It adopts the "personalized exercise prescription" approach to extending healthy life, delaying the aging process and enabling the elderly to better plan for and enjoy their retirement. The new eldercare philosophy introduced by Senior Living L'Amore has gained traction among senior customers and their relatives. It has proven effective to improve retirement quality by replacing passive eldercare services with a more active lifestyle, benefitting an increasing number of senior Chinese parents by allowing them to enjoy a "healthy, happy, reassuring and dignified" retirement.

基於國際標準制定的體系，借鑒美國、歐洲和日本的經驗，椿萱茂在“健康管理服務、樂享生活服務、科學膳食服務、生活照料服務、失智照護服務”五大國際化標準的核心服務基礎上，用心照料長輩，用心踐行“家”的承諾，為中國長輩帶來了全新的國際化養老服務新選擇。

The Senior Living L'Amore system was developed based on international standards and successful service models in the U.S., Europe and Japan. On the basis of the five core services – health management, happy living, dietary management, nursing and caring and dementia care services, Senior Living L'Amore is committed to creating a "home" for senior Chinese citizens and providing them with a new choice of world-class eldercare services.

知識產權管理及品牌傳播

INTELLECTUAL PROPERTY RIGHT MANAGEMENT AND BRAND COMMUNICATION

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，以三級品牌管理體系實施管控。於 2019 年度內未發生重大違反市場推廣法律法規事件。我們注重品牌管理體系的建立與維護，尤其重視層級化商標使用、品牌輸出及知識產權保護等方面的管理，2019 年度主要：

In strict compliance with laws and regulations related to the advertising and promotion of product services, such as the Advertising Law of the People's Republic of China, the Group regularly updates relevant management rules and regulations. Management and supervision are conducted based on the three-tier branding system. In 2019, the Group had no major violations of market promotion laws and regulations. Due attention was paid to brand management system development and maintenance, especially the use of multi-layered trademarks, brand export and intellectual property right (IPR) protection. Related operations carried out in 2019 mainly include:

商標管理 TRADEMARK MANAGEMENT

集團重視知識產權管理領域的相關工作，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，通過商標註冊、版權登記、域名管理、培訓監督、維權與侵權應對等方式，維護自身知識產權利益。完成《遠洋集團商標管理規範》，並結合遠洋業務及產品特點分析了「全面保護，科學註冊」的商標註冊與管理方法，運用層級化的商標註冊體系。

The Group attaches great importance to intellectual property rights (IPR) management, and effectively safeguards its IPR through trademark and copyright registration, domain name management, training and supervision, rights protection and counteractions against infringement practices in strict compliance with the Trade Mark Law, Patent Law, Copyright Law and Anti-Unfair Competition Law, among other laws and regulations. The compilation of the "Code of Conduct for Trademark of Sino-Ocean Group" has been completed, and the trademark registration and management method of "comprehensive protection, and systematic registration" has been analyzed based on the characteristics of the Company's business operations and products, with a multi-layered trademark registration system adopted.

商標註冊 TRADEMARK REGISTRATION

截至 2019 年 12 月 31 日，以遠洋控股集團（中國）有限公司為主體已成功申請註冊商標共計 459 項（含初審公告）。

As of December 31, 2019, Sino-Ocean Holding Group (China) Limited as the principal, applied for and registered 459 trademarks (including those at the preliminary approval stage) in total.

知識產權保護
IPR PROTECTION

通過購買版權渠道字體建立集團字體庫，鼓勵和提示業務單位根據自身使用需求購買版權使用字體。

The Group has established its own fonts library by purchasing fonts through legitimate channels, and business units are encouraged to purchase font copyrights based on their actual business needs.

培訓監督
TRAINING AND SUPERVISION

除日常監督檢查和品牌能力建設外，還通過「品牌營銷法律合規培訓」進行基於著作權、肖像權、反不正當競爭基本原理的案例說明講解。

In addition to routine supervisory inspections and branding capacity building, we have also conducted trainings on the basic principles of copyrights, portrait rights and anti-unfair competition based on practical cases as part of the "Branding and Marketing Legal Compliance Training" program.

維權與侵權應對
RIGHTS PROTECTION AND
COUNTERACTIONS AGAINST
INFRINGEMENT

2019年，遠洋集團針對商標權益進行了更為全面的保護，匹配業務發展的需要適時適宜進行商標預判註冊與保全；針對“遠洋”商標的侵權傷害做出了積極的正面回應，依據《商標法》及相關法律法條，對各種侵權行為提交異議申請及通過法律訴訟，獲得了公正的保護。

In 2019, Sino-Ocean Group carried out more comprehensive trademark protection. Timely trademark registration and preservation are conducted in line with business development operations; in response to infringements on Sino-Ocean's trademarks, objections and lawsuits were filed against various infringement actions to ensure fair protection in compliance with the Trademark Law and other relevant laws.

品牌數字盤點
FACTS & FIGURES
OF BRANDING

由亞洲品牌研究院、中房智庫、中國房地產報等聯合發布，對房地產企業的品牌價值通過各個維度進行綜合測評，客觀計算地產企業的品牌價值和市場競爭力。遠洋集團以 690.32 億元的品牌價值蟬聯 2019 中國房地產品牌價值榜前 10 強。

Jointly released by (among others) Academy of Asian Brand, China Think Tank and China Real Estate Business to conduct comprehensive assessment on brand values of real estate enterprises from various dimensions by calculating the brand values and market competitiveness of real estate enterprises, Sino-Ocean Group ranked top 10 among Chinese real estate brands in 2019 again with its value at RMB69.032 billion.

69,032,000,000 品牌價值
BRAND VALUE

10 蟬聯 2019 中國房地產品牌價值榜前 10 強
RANKED AMONG THE TOP 10 CHINESE REAL ESTATE BRANDS IN 2019

2019年新增申請專利數(項) New patent application(s) in 2019	2019年新增授權專利數(項) New patent(s) granted in 2019
1	1

● 健康文化
HEALTH CULTURE

HEALTH



“健康”已經成為遠洋品牌的核心，除了在產品中著力落實以外，同時也非常注重“健康”文化的建立和傳播，希望通過遠洋的努力，可以帶動更多的人、更多的企業、機構對“健康”理念的認識、認可及採納。

“Health” now occupies a central position in our branding strategy and has been implemented in product design and development. Furthermore, a “health culture” has been established and promoted, with the aim of promoting the awareness, recognition and adoption of the “Health” concept among the community and businesses to a greater extent.



遠洋集團每年在“遠洋健康日”舉辦的“遠洋益跑”活動應運而生，這一健康活動帶領全國的員工、客戶、業主、合作夥伴、供應商、媒體朋友們共同攜手“益起跑更健康”，體驗“健康”倡導的同時，身體力行支持公益。

4月21日，“4.22 遠洋健康日”前夕，以“一路健康與愛同行”為主題的第三屆“遠洋益跑”城市接力賽全國首站活動於北京朝陽公園舉行，得到員工、客戶、媒體、合作夥伴、公益志願者等逾千名愛心人士的熱忱參與。

詳細內容可參見「精緻生活，社區健康」中“綠色健康社區”章節

“Ocean Marathon” event is held at the “Ocean Health Day” by Sino-Ocean Group every year. This health event advocates employees, customers, property owners, partners, suppliers and media across the country to act together to run for healthier life, through which we act for the advocacy of “Health” and practise in supporting the public welfare.

The first event of the third “Ocean Marathon” relay race themed “Go Ahead With Health and Love” was held in the Beijing Chaoyang Park on 21 April, the eve of “4.22 Ocean Health Day”, in which more than 1,000 people such as employees, customers, media, partners and charity volunteers participated enthusiastically.

For details, please refer to “Green Health Communities” section in “Sophisticated Lifestyle for Healthy Communities”



2016年6月，遠洋集團通過「品牌煥新」新聞發布會，第一次對外提出了全新品牌理念——「建築健康」，並出版了《建築健康》書籍，明確闡述了「建築健康」、「健康建築」、「健康生活家」理念。2017年，遠洋集團出版第二本書《健康生活家》。該書通過對「健康住宅」、「健康生活」和「健康家園」的闡釋，從實現人、建築、環境三者和諧健康的角度出發，系統性輸出「健康生活家」的健康理念。2018年11月，遠洋集團隆重推出第三本書《健康方法論》，把「建築健康」詳細內涵落實到項目上，給人們展示了一幅全景式的健康方法論。遠洋集團在出版的健康書籍上，如同建造項目一樣，遵循迭代升級之路，一步一個台階，從《建築健康》到《健康生活家》，再到《健康方法論》，形成自身的「健康三部曲」，關於健康理論逐漸臻於完善。

遠洋集團秉承“共同成長建築健康”的品牌理念，歷時多年探索、積累和沉澱，以循證學、醫學、創新方法論為理論基礎，自2018年起在全國近70個項目、1,401萬平米落地實施、3,986組實踐數據、122項創新反饋基礎上迭代升級研發出具有體系化、全面性和適用性，包含3大國際健康標準研究、21項健康專題研究、20項健康展示工具研發和30類、150餘種健康材料庫，形成了更適用於中國人身心健康的健康建築體系1.1。為了利於“健康”理念傳播，增加客戶感受，珍視客戶觸點，讓客戶沉浸體驗，感受遠洋所倡導的“健康”生活方式，在產品健康的基礎上，踐行大健康的智慧，使利益相關方均獲益於健康，是遠洋持之以恆的追求。

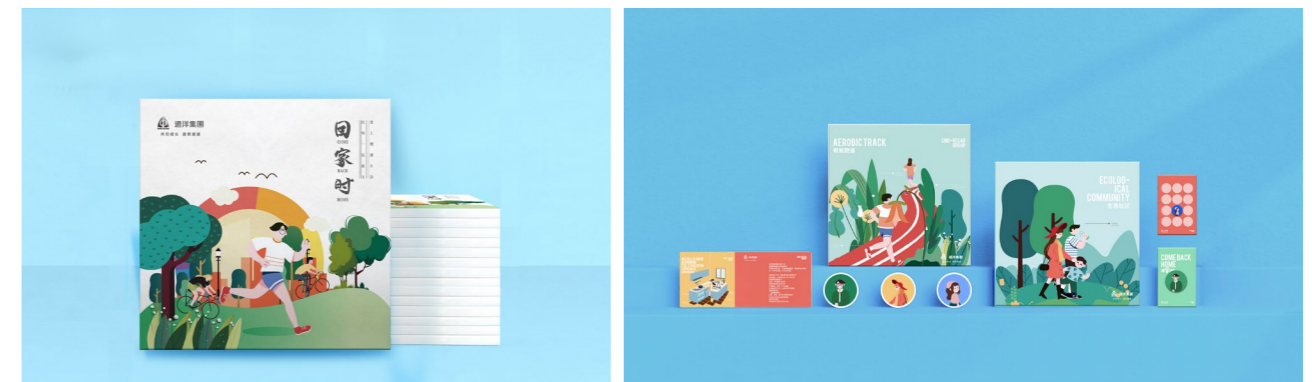
During the Sino-Ocean “Brand Facelift” press conference in June 2016, we unveiled the new branding concept “Building Health” and released a book expanding on the notions of Building Health, Healthy Buildings and Healthy Living. Our second book “Healthy Living,” published in 2017, gives a thorough account of healthy living based on detailed interpretations of “healthy homes,” “healthy life” and “healthy communities” from the perspective of harmonizing people, buildings, and the environment. Our third publication “Health Methodology” published in November 2018 shows people a panoramic of health methodology – that is, how principles of the Building Health are applied in real estate development projects. Similar to the healthy building approach, Sino-Ocean’s “health trilogy” – “Building Health,” “Healthy Living” and “Health Methodology” – introduces readers to healthy building theories step-by-step, and also serves as a reflection of how our understanding of healthy building has evolved over the years.

Guided by the brand philosophy of “Joint Growth, Building Health (共同成長，建築健康)” and after years’ exploration and accumulation, Sino-Ocean Group developed and updated a systematic, comprehensive, and applicable Sino-Ocean Healthy Building System 1.1 that integrates 3 international health standard studies, 21 health special research, 20 health display tool development in 30 categories, and more than 150 health databases and is more applicable to the physical and mental health of the Chinese people on the basis of application in nearly 70 landing projects with 14.01 million m², 3,986 sets of practical data and 122 innovative feedback since 2018 by using evidence-based practice, medical science and innovative methodologies as the three theoretical basis. In order to facilitate the spread of the “Health” concept and enhance customer experience, it valued customer contact and provide immersive experience for customer to enable them experience the “Healthy” lifestyle advocated by Sino-Ocean. The persistent pursuit of Sino-Ocean is to allow all stakeholder to benefit from Health through practicing the wisdom of great health on the basis of product health.

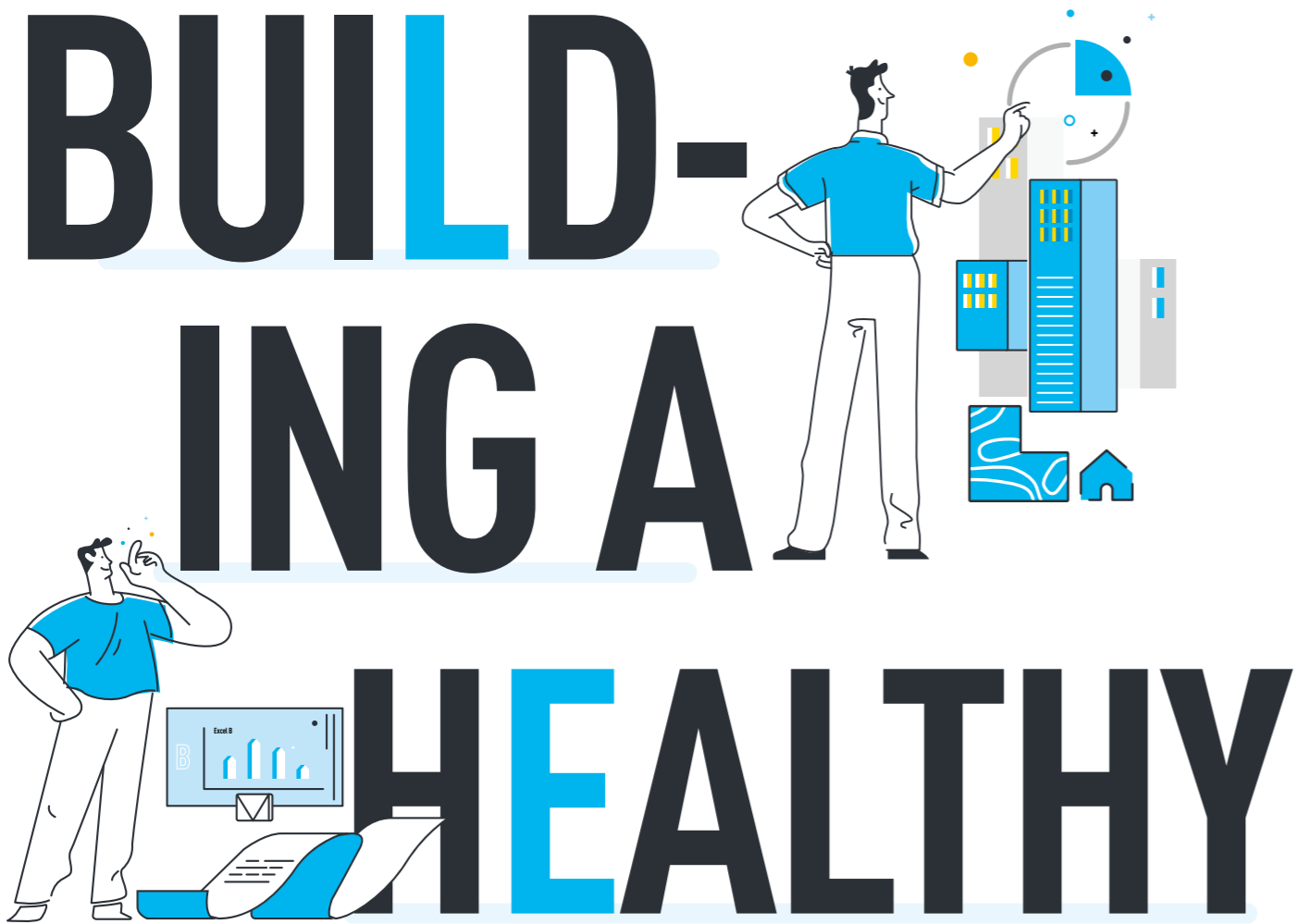
70
近70個項目
ABOUT PROJECTS

14,010,000M²
落地實施
FLOOR AREA

3,986
實踐數據
PRACTICAL DATA



BUILD- ING A HEALTHY



ENVIRON- MENT



03

第三部份 PART THREE

精耕細作 環境健康

DEDICATED PROJECTS FOR ENVIRONMENTAL HEALTH

生態的健康是遠洋所追求健康的根基，在升級人居健康的同時，我們更加注重人、建築與環境的共榮共生。

綠色健康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「建設美麗中國」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、夥伴及環境信息披露的方式參與「構建政府為主導、企業為主體、社會組織和公眾共同參與的環境治理體系」。

Ecological health serves as the foundation of the Building Health framework at Sino-Ocean. As we upgraded our healthy building methodologies, increasing emphasis has been placed on the harmonious co-existence of people, buildings and the environment.

Our green building standards have remained consistent. As an enterprise with broad influence on the environment, we actively supported the “Beautiful China” campaign and have been closely involved in the creation of an “environmental governance system led by the government, focused on enterprises, and participated in by social organizations and the public” through the development of green products and operations, eco-friendly offices and partnerships and information disclosure on the principle of seeking for excellence and in a meticulous way.

環境績效

ENVIRONMENTAL PERFORMANCE

集團一直以來都非常重視環境問題，嚴格按照《中華人民共和國環境保護法》、《中華人民共和國建築法》等進行環境問題相關管理。

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（由遠洋集團主導開發和運營的項目）和公司行政辦公⁹（遠洋集團行政辦公區域）兩個維度，根據各自對環境的實質性影響，針對關鍵績效數據進行收集統計。我們針對所有數據進行內部份析沉澱，並對其中重大且可靠的數據進行公開披露¹⁰。

The Group has always attached great importance to environmental issues and conducted environmental management in strict accordance with the Environmental Protection Law of the People's Republic of China and the Construction Law of the People's Republic of China.

Key environmental performance statistics and disclosure of related information provide the basis for continuous performance of our environmental responsibility and consistent improvement in environmental performance. Based on surveys and analyses of actual operations, we collected statistics on key performance metrics focusing on construction operations (projects in which Sino-Ocean acted as the main developer and operator) and corporate administration⁹ (Sino-Ocean Group's offices), taking into account their respective impact on the environment. We synthesized and analyzed all the data collected internally, and material and reliable information were publicly disclosed¹⁰.

2019年遠洋集團環境數據 SINO-OCEAN GROUP ENVIRONMENTAL DATA IN 2019

總體來看，本年度能耗數據均有所降低。環境數據的密度根據2019年營業額數據計算得出。

The overall energy consumption data for this year has been reduced. The intensities of environmental data are based on the business turnover in 2019.

● 基本數據 GENERAL DATA

不可再生能源及燃料消耗 NON-RENEWABLE ENERGY CONSUMPTION

	建設運營 CONSTRUCTION AND OPERATION		行政辦公 OFFICES	
	2018	2019	2018	2019
煤（噸）Coal (t)	65.33	41.54	0.00	0.00
汽油（升）Gasoline (l)	719,087.47	364,082.38	243,761.46	241,747.95
柴油（升）Diesel (l)	2,048,659.36	2,696,147.00	0.00	10,922.86
煤油（噸）Kerosene (t)	48.40	73.00	0.00	0.00
天然氣（立方米）Natural gas (m ³)	2,209,734.34	1,829,288.84	29,536.87	27,601.44
液化石油氣（噸）Liquefied petroleum gas (t)	190.83	9,916.56	33.40	38.01
外購電力（千瓦時）Outsourcing electricity (kWh)	205,594,176.88	110,367,248.39	10,903,068.22	9,042,678.75
外購蒸汽（gj）Outsourcing steam (gj)	161,417.00	233,527.48	78,416.90	216,045.86

9. 由於部份公司的辦公區域難以獨立統計，所披露的行政辦公數據包括部份外圍運營區域及對公眾開放的員工食堂。

9. Given the difficulty of counting some companies' office areas separately, the office data shown in the table include peripheral operating areas and staff cafeterias that are open to the public.

10. 本年度為信息系統首次全方位完整運行，由於我們在不斷加強科學系統化環境管理的建設，數據統計範圍及進一步核實會在下一年度的報告中進一步闡述。

10. The information system went into full-scale operation for the first time this year. As we continue to rationalize and improve environmental management, the scope of statistical data and further verification will be disclosed in detail next year.

	2018	2019
總能源消耗量（吉焦） TOTAL ENERGY CONSUMPTION (GJ)	872,997,332.78	724,405,305.95
能源消耗量密度（吉焦／萬元營收） INTENSITY OF ENERGY CONSUMPTION (GJ / RMB TEN THOUSAND REVENUE)	210.76	142.25
製冷劑總消耗量（KG） TOTAL REFRIGERANT CONSUMPTION (KG)	170,177.67	6,089.40
溫室氣體總排放量 ¹¹ （二氧化碳排放當量） TOTAL GREENHOUSE GAS EMISSION ¹¹ (TCO ₂ E)	48,870,819.02	40,538,973.14
溫室氣體排放密度（二氧化碳排放當量／萬元營收） INTENSITY OF GREENHOUSE GAS EMISSIONS (TCO ₂ E / RMB TEN THOUSAND REVENUE)	11.80	7.96
氮氧化物排放量（千克） NO _x EMISSIONS (KG)		2,298.64
硫氧化物排放量（千克） SO _x EMISSIONS (KG)		63.93

水資源（立方米）WATER RESOURCES (M³)

	建設運營 CONSTRUCTION AND OPERATION		行政辦公 OFFICES	
	2018	2019	2018	2019
市政供水（立方米）Public water supply (m ³)	5,866,877.28	14,629,615.96	203,614.49	117,138.64
收集雨水（立方米）Rainwater collection (m ³)	30,952.00	123,278.00	500.00	0.00
中水（立方米）Recycled water (m ³)	90,527.00	124,699.00	1,750.00	2,535.00
飲用純淨水（立方米）Purified drinking water (m ³)	41,742.28	183,430.79	1,071.19	963.55

	2018	2019
總耗水量（立方米） TOTAL WATER CONSUMPTION (M ³)	6,237,034.24	15,181,660.94
耗水量密度（立方米／萬元營收） WATER CONSUMPTION INTENSITY (M ³ / TEN THOUSAND YUAN REVENUE)	1.51	2.98
行政辦公總耗水密度（立方米／平方米） INTENSITY OF WATER CONSUMPTION IN OFFICES (M ³ /M ²)	2.88	1.47

無害廢棄物產出量（噸）NON-HAZARDOUS WASTE GENERATED (T)

建設運營 CONSTRUCTION AND OPERATION	2018	2019	行政辦公 OFFICES	2018	2019
木質材料垃圾 Wood waste	12,058.63	10,952.92	殘食垃圾 Wasted residual food	631.41	188.40
混凝土 Concrete	46,047.76	32,687.86	辦公室垃圾 Office trash	492.41	305.75
金屬類垃圾 Metal waste	10,627.39	3,262.44	廢棄家具 Discarded furniture	15.87	0.90
其他 Others	15,472.65	5,052.11	其他 Others	6.53	11.65

匯總 SUMMARY	2018	2019
無害廢棄物總量（噸） TOTAL NON-HAZARDOUS WASTE (T)	85,352.65	52,462.03
無害廢棄物密度（噸／萬元營收） INTENSITY OF NON-HAZARDOUS WASTE (T/ RMB TEN THOUSAND REVENUE)	0.02	0.01

11. 溫室氣體排放數據依據集團能源及燃料消耗估算所得。中國各電網碳排放係數參考國家發改委2015年發布的《2015年中國區域電網基準線排放因子》。

11. Greenhouse gas emissions data are based on the estimated energy and fuel consumption of the Group. The carbon emission factors of various power grids in China refer to the "Emission Factors for Purchased Electricity in Mainland China (2015)" published by the National Development and Reform Commission in 2015.

有害廢棄物產出量 (噸) HAZARDOUS WASTE GENERATED (T)

建設運營 CONSTRUCTION AND OPERATION	2018	2019
廢油漆和油漆容器 Wasted paint and paint containers	49.73	259.86
廢棄的防水塗料 Obsolete waterproof coating	13.62	29.60
過剩的木材防腐劑 Excess wood preservatives	10.27	50.97
醫療廢物 Medical waste	5.53	10.80
其他 Others	0.00	35.67
行政辦公 OFFICES	2018	2019
廢棄安保設備 Obsolete security equipment	0.00	0.00
廢棄電子電器產品 Obsolete electronic and electrical products	0.88	0.35
硒鼓與墨盒 Toner cartridge and ink cartridge	3.64	1.99
含汞螢光燈或節能燈 Mercury-containing fluorescent or energy-saving lamps	0.02	0.04
其他 Others	0.01	0.00
匯總 SUMMARY	2018	2019
有害廢棄物總量 (噸) TOTAL AMOUNT OF HAZARDOUS WASTE (T)	83.70	389.27
有害廢棄物密度 (千克 / 萬元營收) INTENSITY OF HAZARDOUS WASTE (KG/ T/ RMB THOUSAND REVENUE)	0.02	0.08

● 行政辦公亮點績效 PERFORMANCE HIGHLIGHTS IN OFFICES

廢棄物回收率保持 98% 以上；行政辦公資源消耗情況（水、電力、用紙）均出現了下降
The waste recovery rate remains above 98%; The consumption of resources (water, electricity, and paper) in offices has declined.

行政辦公廢棄物（包括無害、有害廢棄物）回收率較高 HIGHER RECOVERY RATE OF OFFICE WASTE (INCLUDING NON-HAZARDOUS AND HAZARDOUS WASTE)

無害廢棄物 NON-HAZARDOUS WASTES	2018	2019	同比減少 YEAR-ON-YEAR DECREASE
無害廢棄物總量 (噸) Total amount of non-hazardous waste (t)	1,146.21	506.70	55.8%
無害廢棄物回收量 (噸) Recovery of non-hazardous waste (t)	1,138.22	502.61	55.8%
資源消耗密度 RESOURCE CONSUMPTION INTENSITY	2018	2019	同比減少 YEAR-ON-YEAR DECREASE
行政辦公總耗水密度 (立方米 / 平方米) Intensity of water consumption in offices (m ³ /m ²)	2.88	1.47	49.0%
外購電力密度 (千瓦時 / 平方米) Outsourcing power intensity (kWh / m ²)	151.80	109.64	27.8%
辦公用紙總消耗量 (千克) Total office paper consumption (kg)	68,204.14	57,652.72	15.5%

● 建設運營亮點績效 PERFORMANCE HIGHLIGHTS IN CONSTRUCTION AND OPERATION

總能源消耗量 (吉焦)
TOTAL ENERGY CONSUMPTION (GJ)



溫室氣體總排放量 (二氧化碳排放當量)
TOTAL GREENHOUSE GAS EMISSIONS (TCO₂E)



在各利益相關方的監督和專家同事的努力下，我們將持續進行系統升級，以更好地提升集團管理能力及環境表現。
We will continue to upgrade the system to further enhance the Group's environmental performance under the supervision of various stakeholders and through the hard work of our specialists.

綠色施工 GREEN CONSTRUCTION

我們高度重視環境保護、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。集團嚴格遵守國家關於環境的法律法規和相關標準規範，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評審批程序，認真組織開展新項目的可行性評估和環境影響評價，並在當地環保部門批覆後據此進行開發安排，且在項目驗收、交付時，會進行《環境評估報告》實測，並在政府制定相關網站中進行公示，方便大眾監督。

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，我們避免對水、空氣、土壤等環境造成生態影響。我們保障產品全周期在排放物、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。

遠洋時刻關注排放問題，為固化相應工作流程，制定了集團內部制度標準，以保障產品全周期在排放物、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。於 2019 年度內，本集團未發生重大違反環境法律法規事件。

為改善作業人員的工作環境，建立與開發環境的和諧關係，推進營造項目現場施工管理標準化，依據《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》、《建築施工高處作業安全技術規範》、《遠洋營造安全文明施工視覺識別手冊》等相關規定要求，2018 年遠洋完成編製《遠洋集團營造項目現場文明施工管理標準》並於 2019 年進行落地執行。

We attach great importance to environmental protection and the philosophy of "green health" continuously reinforcing environmental education among our employees through staff training on energy conservation and environmental protection. We observed the Environmental Impact Assessment (EIA) procedures for construction projects, conducted effective feasibility evaluation and EIA on new projects, and made development and investment decisions in strict compliance with national laws, regulations and standards on environmental protection. We started our development upon approval by local environment authorities and published the EIA results on governments' relevant websites for public monitoring.

Real estate construction and development will 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 avoided ecological impacts on the environment such as water, air and soil. We guaranteed that the product lifecycle are controlled within the scope as required by the relevant laws and regulations in terms of the emissions, resource consumption and ecological impact, and thereby striving to achieve higher standards.

Sino-Ocean is concerned about emission issues all the time. Internal policies and standards related to emissions, resource consumption and ecological impact were introduced to routinize processes and ensure compliance with laws and regulations throughout product development cycles. Wherever possible, we made every effort to further improve the standards of our operations and products. The Group had no major violations of environmental laws and regulations in 2019.

In order to improve operating staffs working environment, create a harmonious relationship with the environment under development, and further standardize the on-site construction management of construction projects, Sino-Ocean completed the preparation of "Standards for Civilized On-site Construction Management of Construction Projects of Sino-Ocean Group" in 2018 according to the "Production Safety Law of the PRC", the "Environmental Protection Law of the PRC", the "Construction Law of the PRC", the "Technical Specifications for Construction Work Safety At Height", and Sino-Ocean's "Visual Identification Manual on Safe & Civilized Construction of Construction Projects", among other relevant requirements, which was implemented 2019.

在施工過程中，集團在穩步推進的綠色施工體系下注重：

WHILE STEADILY DEVELOPING THE GREEN CONSTRUCTION SYSTEM IN CONSTRUCTION PRACTICES, WE FOCUSED ON:



縮短施工周期
REDUCING CONSTRUCTION CYCLES

在多個項目落地實施全穿插施工，提高工效；
Fully interspersed construction has been introduced in various projects to optimize productivity;



改進施工工藝
IMPROVING CONSTRUCTION TECHNIQUES

推行遠洋特有的 SCS 新建造體系，加大智能爬架、裝配式、鋁合金模板、鋁框木模、爬模、乾法施工等工藝的應用；
Sino-Ocean's unique SCS construction system has been implemented, and efforts were made to promote the application of advanced techniques such as intelligent climbing frames, assembly and aluminum alloy formworks, aluminum frames with wood molds, climbing molds and dry construction;



健康工地、施工管理理念推廣
PROMOTION OF HEALTHY BUILDING SITES AND CONSTRUCTION MANAGEMENT

嚴格落實省市場塵管控制度及“六個百分百”，推行空氣在線檢測系統、噴淋系統、實時監控系統、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 level and "six hundred percent" were strictly implemented, the online air detection systems, spray facilities, real-time monitoring systems, site hardening coverage, and building closures were adopted to effectively control dust;



智慧化工地
SMART SITE MANAGEMENT

現場設置實名認證人臉識別道閘，實現現場人員實名化管理；現場佈設攝像頭，精確掌握現場實時動態；現場設置揚塵監控設備及噪聲監控設備，實時掌握現場噪聲及揚塵狀態，及時採取應對措施；部份項目推行利用 VR 虛擬現實技術搭建的教育培訓中心對現場進行安全管理教育；
Barrier gates empowered by real-name authentication and face recognition were set up at the site to realize real-name management of on-site personnel; cameras were set up at the site to accurately monitor the real-time dynamics of the site; dust monitoring equipment and noise monitoring equipment were set up at the site to monitor the noise and dust status of the site in real time and take timely measures if necessary; safety management education was conducted on site in some projects through an education training center powered by VR technology;



減少垃圾排放
WASTE REDUCTION

選用裝配式建築、使用鋁框木模快拆體系、過樑構造柱一次成型、ALC 廠家排版加工、石膏薄抹灰等措施在提升品質同時減少垃圾排放；
Adoption of prefabricated buildings, quick release system with aluminum frame wood molds, one-time molding of lintel structure columns, layout and processing by ALC manufacturers, thin plastering techniques and other measures resulted in improved quality and a reduction in waste generation;

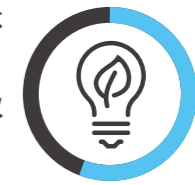


控制傳統污染
TRADITIONAL POLLUTION CONTROL

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苫蓋，控制揚塵污染；
Fully-enclosed garbage station, cleaning device at the entrance, and mobile fog cannon at the on-site earthwork construction site were set up and the exposed earthwork was covered with a green net to control dust pollution;

為全力打造綠色產品，遠洋形成了自身的綠色建築標準，並在實踐過程中不斷升級完善。如：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。

We developed our own green building standards to facilitate green product construction and continuously improved the standards through practice. For example, all projects were constructed in accordance with the 65% energy saving and 30% green space rate requirements; green building technologies have been systematically applied, and high-end commercial property projects received LEED certification from the U.S. Leadership in Energy and Environmental Design Awards.



65%
節能標準
ENERGY SAVING STANDARD



30%
綠地率
GREEN SPACE RATE



北京遠洋天著春秋榮獲綠建三星 Ocean Epoch (Beijing) won the Green Building 3 Star

綠色建築項目
GREEN BUILDING PROJECTS



綠色建築項目 (個)
Green building projects (number)

截至 2019 年底，遠洋集團已註冊 97 個綠色建築項目，註冊總面積超 14,400,200 平方米 (2019 年集團對於綠色建築統計時間進行了調整，請以此數據為準)。各類型各標準綠色建築。

As of the end of 2019, Sino-Ocean Group had registered 97 green building projects with a total registered GFA of over 14,400,200m² (In 2019, the Group adjusted the statistical time for green buildings, please refer to this data) for green buildings of various types and standards.

其中 2019 年註冊面積約 638,177 平方米。綠色建築詳情請參見本報告「精研細行，建築健康」“健康戰略及落地——綠色建築與健康建築”章節。更多詳細內容請參見本報告第二章「精研細行，建築健康」“健康建築，綠色建築”篇章。

Of them, GFA of 638,177m² was registered in 2019. For further details on green building, please refer to the sections headed "Polished Management for Healthy Building" "Health Strategy and Implementation - Green Building VS. Healthy Buildings" in this report. For more details, please refer to sections headed "Polished Management for Healthy Building" - "Green Building VS. Healthy Buildings" in this report.



2019 年集團對於綠色建築統計時間進行了調整，請以此數據為準
In 2019, the Group adjusted the statistical time for green buildings, please refer to this data
註冊總面積 (平方米)
Total registered area (m²)



2019 年註冊面積 (平方米)
Registered area in 2019 (m²)

綠色健康運營

GREEN HEALTHY OPERATIONS

集團多元業務和職能單位在集團節能減排綠色運營的要求下，以其各自專業所長，踐行並不斷提升綠色運營能力，全方面協同保障遠洋的生態環境友好表現。

遠洋集團在地產項目建設過程中，十分注重減少對於環境增加的負擔，倡導施工材料盡量做到重覆使用，由施工安排回收、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。

Leveraging their respective strengths, our business and functional units have consistently practiced the healthy building philosophy and improved green operations capacity, in line with the Group's call for saving energy and reducing emissions in business operations. Concerted efforts were made to guarantee the Group's high eco-friendly performance.

During real estate project development, Sino-Ocean prioritizes minimizing negative impacts on the environment through building material recycling. Metal and wood waste are recycled by professional service providers, and used concrete is used to build temporary roads at new construction sites.

● 避免土地閒置 MINIMIZING IDLE LAND

集團重視國家對於“避免土地閒置”的要求，在2018年正式發布《遠洋集團關於落實開發業務快周轉工作的通知》及《遠洋集團快周轉項目示範區標準化》等相應一系列策略指引文件，要求加快開工等工作進度。各相關部門持續跟蹤相關通知、標準等文件落實情況，及時作出相應補充及修訂，切實有效避免土地閒置可能性。

2019年，集團發布《遠洋集團開發業務快周轉實施指引》再次明確快周轉要求和具體實施策略，發布《遠洋集團產品標準化管理辦法》促進快周轉實現。

In 2018, the Group formally issued a serial of strategic guidance documents, such as the “Notice from Sino-Ocean Group on Implementing Accelerated Turnover for Development Projects” and “Standardization of Demonstration Areas in Accelerated Turnover Projects of Sino-Ocean Group”, to comply with the national requirement of “minimizing idle land” and accelerate construction progress. Besides continuously following up on implementation of such notices and standards, all relevant departments made supplements and revision in a timely manner, so as to minimize the possibility of idle land practically and effectively.

In 2019, the Group issued the “Guidelines for the Implementation of the Fast Turnover of Development Business of Sino-Ocean Group”, which clarifies again the requirements for fast turnover and specific implementation strategies, and issued the “Administrative Measures for the Products Standardization of Sino-Ocean Group”, aims to promote the realization of fast turnover.

遠洋旗下優秀的城市公司可以做到：

THE FOLLOWING MEASURES HAVE BEEN PUT IN PLACE AT OUR CITY-LEVEL BRANCHES:



建立節能減排考核制度 ENERGY SAVING AND EMISSION REDUCTION PERFORMANCE APPRAISAL

- 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
- 以利提高參與人員積極性

- Regular appraisals for energy saving and emission reduction are carried out
- The findings are linked to the teams' work performance
- Incentivize team members



建立節能減排標準化 工地公示制度 DISCLOSURE OF SITE STANDARDS ON ENERGY SAVING AND EMISSION REDUCTION

- 在施工現場的展示區設立節能減排公示牌
- 公布節能減排主要責任人、工作目標及指標、主要措施

- Energy saving and emission reduction bulletins are set up on construction sites
- Specifying the people responsible for energy consumption and emission reduction, work targets and KPIs and key measures



加強節能減排宣傳 ENERGY SAVING AND EMISSION REDUCTION PUBLICITY CAMPAIGN

- 由行政部門牽頭綜合各職能中心、通過組織日常宣傳、每季度組織節能減排知識競賽等方式使節能減排工作深入人性，促進節能減排工作的開展

- Staff awareness of the importance of energy saving and emission reduction has been reinforced through routine publicity activities and quarterly energy saving and emission reduction quizzes organized by the administration department in collaboration with functional centers

● 節約用水

WATER CONSERVATION

集團十分重視節約用水，通過多種手段倡導節約用水：

THE GROUP ATTACHES GREAT IMPORTANCE TO WATER CONSERVATION AND ADVOCATES WATER CONSERVATION THROUGH VARIOUS MEANS:

遵從政策 COMPLIANCE POLICY	集團相關節水政策均參照各辦公所在地當地政府倡導的節水政策進行實施 The related water-saving policies of the Group are implemented with reference to the water-saving policies advocated by the local governments in each office location
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 The words “water conservation” and related posters are posted at relevant locations in the workplace to prevent water waste
施工現場 CONSTRUCTION SITES	於項目建設地，倡導節約用水，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 Water conservation is advocated at the project construction site through recycling rainwater at qualified sites, and collecting rainwater for cleaning the construction site
物業管理 PROPERTY MANAGEMENT	於遠洋集團旗下物業管理公司——遠洋億家所管理的社區，因地制宜採取雨水收集，回用於社區保潔等工作 Rainwater is collected according to local conditions and reused for community cleaning and other work in the community managed by Ocean Homeplus, a property management company under Sino-Ocean Group

● 案例CASE

遠洋東方境世界觀（武漢）計劃實施“海綿城市”設計 SPONGE CITY DESIGN ADOPTED IN ORIENTAL WORLD VIEW (WUHAN)

海綿城市是推動綠色建築建設，低碳城市發展，智慧城市形成的創新表現，是新時代特色背景下現代綠色新技術與社會、環境、人文等多種因素下的有機結合。國家大力推行海綿城市建設之時，武漢成爲重要試點城市之一。遠洋東方境世界觀（武漢）項目積極響應武漢市政府號召，將海綿城市建設理念運用到住宅建設當中，以生態優先、因地制宜及經濟可行性規劃原則，根據項目建設的實際情況進行海綿城市理念的應用與推廣，有效整合住區內部水資源，完善生態環境，提升住區內部的景觀質量，實現人與自然環境和諧共處的重要理念。2019年，項目的1A、2、3、8號四個住宅地塊已通過海綿城市方案報審，並獲取批覆。

Sponge city is an innovative platform that promotes the construction of green buildings, the development of low-carbon cities, and the development of smart cities which integrates modern green technologies and social, environmental, and human factors. In the context of the characteristics of the new era, the PRC vigorously promoted the construction of sponge cities, and Wuhan was selected as one of the key pilot cities. We actively responded to the call of the Wuhan Municipal Government and in the Oriental World View (Wuhan), we applied the concept of sponge city in residential construction. Based on the planning principles of ecological priority, adapting to local conditions and economically feasibility, the sponge city concept was promoted and applied in the project according to its actual situation, where we effectively integrated water resources within the residential area, improved the ecological environment, improved the quality of the landscape inside the residential area, and realized the harmonious coexistence of people and the natural environment. In 2019, the sponge city scheme for four residential plots Nos. 1A, 2, 3, and 8 of Oriental World View (Wuhan) has reviewed and approved.

設計依據 DESIGN BASIS

《國務院辦公廳關於推進海綿城市建設的指導意見》（國辦發[2015]75號）、《海綿城市建設技術指南——低影響開發雨水系統構建（試行）》（2014年）、《武漢市海綿城市規劃技術導則（試行）》（2019年）及其他相關文件。

"Guiding Opinions of the General Office of the State Council on Promoting the Construction of Sponge City" (Guobanfa [2015] No. 75), "Technical Guidelines for Sponge City Construction-Low Impact Development Rainwater System Construction (Trial)" (2014), Wuhan Technical Guidelines for Sponge City Construction (Trial) (2019)" and other related documents.

規劃原則 PLANNING PRINCIPLES

首先是生態優先：優先利用自然排水系統與低影響開發設施，實現雨水的自然積存、自然滲透、自然淨化和可持續水循環，提高水生生態系統的自然修復能力，盡量保證地塊開發前後的水文狀態不變。

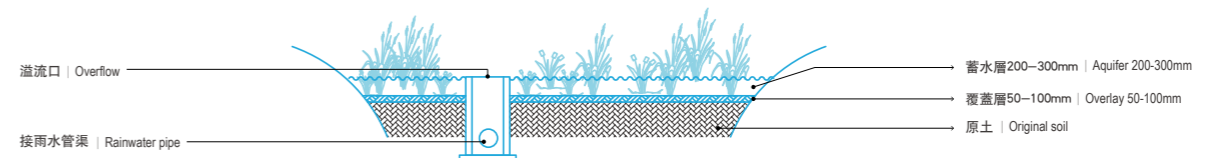
其次要做到因地制宜：在尊重地塊原有城市屬性功能前提下，利用生態的理念進行地塊的海綿城市設計，使海綿城市建設與地塊建設方案緊密結合。

再次要考慮經濟可行：在滿足功效的前提下，選擇經濟的技術措施，降低建設成本。

Firstly, ecological priority: natural drainage systems and low-impact development facilities shall be given priority to achieve the natural accumulation of rainwater, natural infiltration, natural purification and sustainable water cycling, thus improving the natural restoration capacity of the water ecosystem, and ensuring the hydrological status before and after the development of the plot keep unchanged.

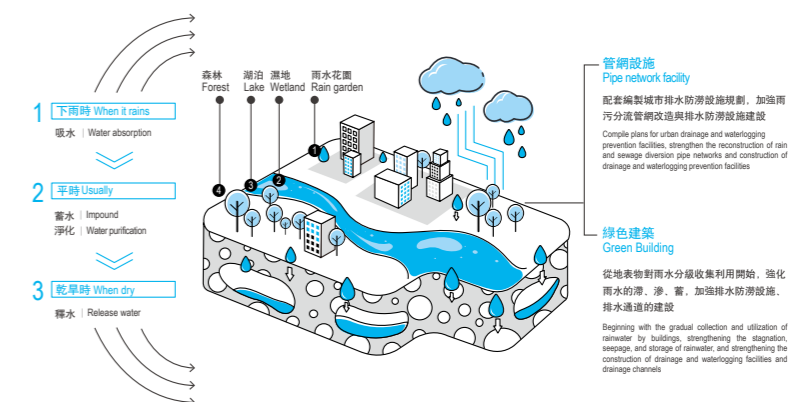
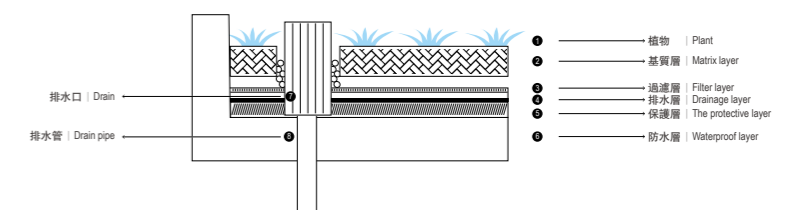
Secondly, adapting to the local conditions: on the premise of respecting the original urban attributes and functions of the plot, the ecological concept shall be adopted to design the sponge city of the plot, so that the sponge city construction and the plot construction plan are closely integrated.

Thirdly, economic feasibility: in addition to meet the functional utility, economic technical measures shall be taken to reduce construction costs.



項目利用樓棟周邊分散設置下沉綠地和部份中心景觀區設置雨水花園，保證雨水可以匯入下沉綠地，滿足蓄水需求。利用小區集中綠化，設置多處集中海綿設施，通過下沉綠地和雨水花園實現雨水消納和面源污染削減，減少雨季小市政排水壓力，改善社區居住環境，使整體小環境更加健康、舒適。

The project uses green lands scattered around the building to set up sunken green lands and uses part of central landscape areas to set up rain gardens to ensure that rainwater can sink into the submerged green lands to meet water storage needs. The centralized greening of the community shall be utilized to set up multiple centralized sponge facilities, with aims to realize rainwater absorption and reduction of non-point source pollution through sunken green lands and rain gardens, improve the living environment of the community, and make the overall environment more healthy and comfortable.



• 案例CASE

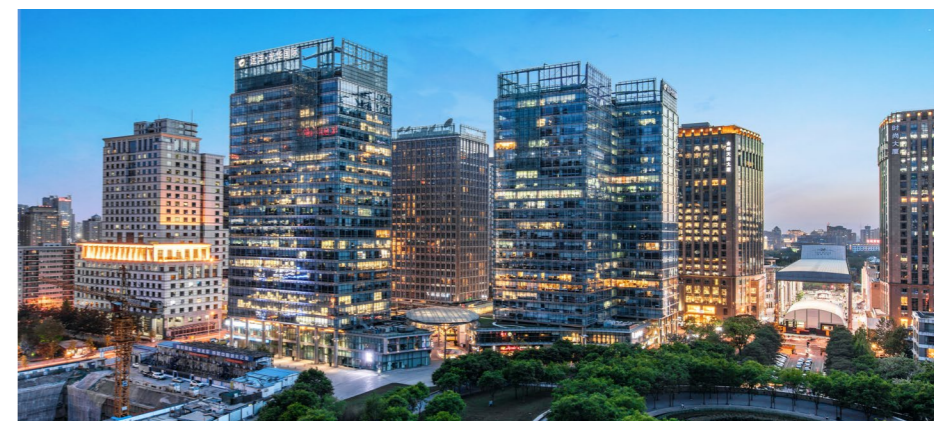
遠洋光華國際（C座）項目獲得 BOMA 中國 COE 認證、360 認證
OCEAN OFFICE PARK (BLOCK C) RECEIVED BOMA CHINA COE CERTIFICATION AND 360 CERTIFICATION

2019年3月11日，遠洋光華國際（C座）BOMA中國建築管理卓越認證（COE認證）在北京正式授牌。這是北京CBD區域首個、全國第三個具有國際運營管理體系的商業寫字樓項目，不僅標誌着該項目將樹立CBD區域樓宇運營管理的全新標杆，也成為遠洋集團在國際運營資產管理發展中的重要里程碑。CBD區域領導、遠洋集團領導、BOMA中國官方人員、國內外寫字樓行業專業人士及多家媒體出席授牌儀式，共同見證這一重要時刻。遠洋光華國際（C座）嚴格遵守BOMA《商業地產標準運營流程制定指南》要求，對內部運營管理體系進行全面梳理與查漏補缺，建立並堅守一整套符合國際運營管理標準的流程。

On March 11, 2019, BOMA China COE Certification was officially granted to Ocean Office Park (Block C) in Beijing. This is the first commercial office building project in Beijing's CBD area and the third in the PRC with an international operation management system. It not only marked that the project will set a new benchmark for building operation management in the CBD area, but also was a important milestone for Sino-Ocean in the development of international operating asset management. CBD area leaders, Sino-Ocean Group leaders, BOMA China officials, domestic and foreign office building industry professionals and many media attended the ceremony to witness this important moment. In strict compliance with the requirements of BOMA's Guide to Developing a Standard Operating Procedure Manual, in Ocean Office Park (Block C), comprehensive review of internal operation management systems and checks for gaps are conducted to establish and adhere to a set of processes that comply with international operation management standards.

2019年7月，在獲得BOMA中國COE認證之後短短5個月，遠洋光華國際C座正式獲得BOMA國際360認證，成為國內第一家獲得此項國際運營管理標準的寫字樓項目。遠洋光華國際通過BOMA培訓體系，堅守國際化運營管理標準，在能源管理可持續發展方面，項目運營人員通過一系列管理措施，使項目當年冷機節能率達到33%、照明節能達到60%、熱力節約6000GJ、節水9000噸。能源管理工作會持續在日常的運營管理工作中。BOMA360認證通過對“項目建築運營管理”、“能源管理”、“培訓管理”、“營銷與溝通管理”和“環境管理”等五項全方位考評，其中包括了對水、電資源的利用、空氣質量管理、廢棄物管理進行嚴格評審，最終一舉拿下BOMA國際360認證，登上國際舞台。

In July 2019, in just 5 months after obtaining BOMA China COE Certification, Ocean Office Park (Block C) officially obtained BOMA International 360 Certification, becoming the third office project in China to obtain this international operation management standard. Ocean Office Park has adopted the BOMA training system and adheres to international operation and management standards. In respect of sustainable development of energy management, project operators have adopted a series of management measures to enable the project to achieve a cooling energy saving rate of 33%, lighting energy saving of 60%, heat power saving of 6000GJ and water saving of 9,000 tons. Energy management will be implemented constantly in daily operations management. Upon strict reviews in the management of electricity, water resources, air quality management, and waste management and all-round assessment in respect of the "project construction operation management", "energy management", "training management", "marketing and communication management" and "environmental management" in the BOMA360 Certification, Ocean Office Park (Block C) finally was granted BOMA International 360 Certification, and gained access to the international platform.



BOMA中國是國際建築業主與管理者協會（中國）簡稱，推出對資產整體管理的專業性給予認可的計劃，該計劃被稱為建築管理卓越認證（簡稱COE認證）。獲得BOMA中國COE認證是商業建築達到國際運營管理水平的最好證明。

BOMA國際360認證，為全球商業地產行業最佳實踐設定了標準，它由BOMA國際（國際建築業主與管理者協會）頒發，旨在表彰在建築管理和運營方面具有全方位卓越表現的商業地產項目。BOMA國際BOMA360認證從樓宇運營管理的6個主要領域最佳實踐出發，評估建築運營管理、樓宇安全與風險管理、培訓管理、能源管理、租戶關係、環境管理，全六項通過評估的建築方能獲得BOMA360認證。

BOMA China is the abbreviation of the Building Owners and Managers Association (China), and has launched a program that recognizes the professionalism of overall asset management. This program is known as the Certificate of Excellence Certification (COE Certification). Obtaining BOMA China COE Certification is the best proof that commercial buildings have reached the level of international operation and management.

The BOMA International 360 Certification sets the standard for best practices in the global commercial real estate industry. It is granted by BOMA International (Building Owners and Managers Association) to recognize commercial real estate project with all-round excellence in building management and operations. BOMA360 certification is conducted from the six aspects of building operation management best practices, i.e. building operations management, building safety and risk management, training management, energy management, tenant relationship and environmental management. If the assessment of above aspects are all passed, BOMA360 Certification will be granted.

2020年2月15日，BOMA中國COE認證獲全球房地產可持續發展基準GRESB認可，成為首個獲得「ESG（環境、社會、治理）國際評級機構GRESB」認可的中國建築管理認證。

On February 15, 2020, such BOMA China COE Certification was recognized by the Global Real Estate Sustainability Benchmark (GRESB), becoming the first Chinese building management certification to be recognized by the "ESG (Environmental, Social, Governance) International Rating Agency GRESB".



● 生態恢復與治理

ECOLOGICAL RESTORATION AND TREATMENT

三亞大茅河道清理

SANYA DAMAO RIVER COURSE CLEARING WORK



2019 年已完成河道治理

Watercourse treatment work completed in 2019

為籌備首屆中非農業合作論壇，選取大茅遠洋生態村作為河道治理示範點，治理工程包括：滾水壩上游約 300 米範圍內的河道疏浚工程、邊坡擴挖工程、河底及坡腳拋石工程、彎道段右岸邊坡護砌工程（約 50 米）及工程區河道管理範圍內生態修整及林地改造工程。2019 年已完成建設 800 米濱河步道、一處 1,500m² 濱河休閒平台。

大茅河的治理，以“原生態河道為主，人工景觀措施為輔”的治理理念，“不砍樹、不裁彎，保持原生態”的手法，在完善防洪、排澇、灌溉、截污等功能系統的同時，有效保護河道內生態的多樣性及防止水土流失，構建良好循環功能的水生態系統。讓大茅河由過去以防洪安全為核心的傳統河道向適應鄉村振興大局，集防洪灌溉、富民美村多功能於一體的水利風景、生態屏障轉變。

In order to prepare for the first China-Africa Agricultural Cooperation Forum, Damao Sino-Ocean Eco-village was selected as a demonstration site for watercourse treatment. The treatment projects include: river dredging works within approximately 300 meters upstream of the rolling dam, slope expansion engineering, river bottom and slope foot riprap project, right bank slope protection project (about 50 meters) in the bend section, and ecological restoration and forest land reconstruction projects within the watercourse management area of the project area. In 2019, the 800-meter riverfront walkway and a 1,500 m² riverside leisure platform have been completed.

The treatment of Damao River is based on the management philosophy of "keeping original ecological river course, supplemented by artificial landscape", and "not cutting trees, not cutting bends, maintaining the original ecology". In addition to improving functional system such as flood prevention, drainage, irrigation, and interception, it can effectively protect the ecological diversity in the river course and prevent water and soil loss, and build a water ecosystem with good recycling functions. The Damao River was transformed from the traditional river channel that used flood prevention and safety as the core function to water conservancy landscapes and ecological barriers which adapts to the overall situation of rural rejuvenation and integrates multiple functions such as flood control irrigation, enriching and beautifying village.

● 生物多樣性保護

BIODIVERSITY CONSERVATION



遠洋十分關注生物多樣性保護。三亞大茅村背靠海南甘什嶺省級自然保護區，坐擁 1200 畝的三濃水庫，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。

遠洋將 1,728 m² 的溫室改造成為集熱帶特色植物觀賞、標本展覽、昆蟲飼養觀察、環境教育於一體的自然生態館，免費向公眾開放。

同時，遠洋充份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。2019 年遠洋發起全國首屆自然博物主題設計競賽，吸納來自倫敦藝術學院、東京大學等國內外各界社會力量關注大茅村，深入挖掘在地的自然文化，收獲 106 份自然博物課程和裝置設計作品。未來，遠洋將給大茅村打造為“中國自然博物研學第一村”，成為國內外遊客接受自然體驗、環境教育的目的地。

Sino-Ocean focuses on biodiversity conservation. Sanya Damao Village is situated in Ganshiling Nature Reserve, and embraces a 1,200 mus of Sannong Reservoir and a 12-kilometer Damao River. It boasts of a variety of natural ecological landscapes such as water systems, mud flat, plains, mountains and rain forests.

Sino-Ocean has transformed the 1,728 m² greenhouse into a natural ecological pavilion integrated with tropical plant viewing, specimen exhibition, insect breeding observation, and environmental education, which is open to the public for free.

In addition, Sino-Ocean makes full use of the natural ecological resources of Damao Village, insists on not damaging the ecological environment, does not build large installations, and focuses on the promotion of natural education and environmental conservation. In 2019, Sino-Ocean launched the first natural museum theme design competition, which attracted people from various circles at home and abroad, such as the London School of the Arts and the University of Tokyo, to pay attention to Damao Village. By deeply exploring the local natural culture, 106 natural museum courses and installation design works were collected. In the future, Sino-Ocean will develop Damao Village into the "No. 1 Village of Natural Science Research in China" and become a destination for domestic and foreign tourists to receive natural experiences and environmental education.

綠色健康辦公

GREEN HEALTHY OFFICES

為保障辦公人員的低碳環保行爲，我們施行了一系列制度措施：

WE ADOPTED A SERIES OF POLICIES AND MEASURES TO ENFORCE LOW-CARBON PRACTICES AMONG EMPLOYEES:

- 綠色辦公行爲及文化倡導和監督；
Promotion and supervision of green office practices and culture;
- 通過《遠洋集團境內及港澳地區出差服務規範》細化差旅制度，明確差旅政策，杜絕不必要的公務出行，實現節能減排；
Through the introduction of "Standards of Sino-Ocean Group for Business Travel Services in Hong Kong and Macau", business travel regulations were refined to eliminate unnecessary business trips, thus achieving energy saving and emission reduction;
- 增加視頻、電話會議設備，減少“會面”差旅；
Video- and tele-conferencing to reduce meeting travel;
- 鼓勵自帶飲具，減少一次性紙杯、瓶裝水使用；
Employees are encouraged to bring their own water bottles to minimize consumption of disposable cups and bottled water;
- 提倡打印的東西要事先檢查好，沒有錯誤再打印，避免產生廢紙；
Double check before printing to reduce paper waste;
- 堅持雙面打印、複印，雙面重覆利用、減少紙張浪費；
Double-sided printing to reduce paper waste;
- 鼓勵垂直健身、使用樓梯，減少不必要的電梯運行；
Taking the stairs is encouraged as form of exercise to reduce unnecessary use of elevators;
- 關注空調溫度，減少不必要的能源消耗；
Reduce energy consumption by setting comfortable air-conditioning temperatures;
- 辦公室提供全方位空氣淨化設備，同時確保辦公場所空氣質量監控無死角；
Air purifiers are provided in the office and air quality monitoring is ensured in every corner;
- 採用線上會議室預定系統，提高效率同時，減少紙張消耗；
Online conference room reservation system was adopted to improve efficiency and reduce paper consumption;
- 減少辦公位綠植，增加公區綠植覆蓋面積，增加整體辦公空間舒適度；
Reducing green plant in office space and increase green plant in public areas to make offices more enjoyable;
- 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。
Provide hazardous waste collection devices, and waste is recycled or disposed of by professional service providers.

綠色夥伴

GREEN PARTNERS

早在 2015 年，遠洋資本就明確了「大環保」作為股權投資重點賽道的投資策略。包括盈創再生資源有限公司、北京仁創生態環保科技股份公司以及航天凱天環保科技股份有限公司等在內的多家“大環保”領域被投企業，積極地發揮各自專長，持續為社會貢獻生態、健康價值。

Back in 2015, Sino-Ocean Capital identified environmental protection as a strategic priority for equity investment operations. It has invested in a number of environmental businesses including Incom Recycle Co., Ltd., Beijing Rechsand Ecological Environmental Protection Science & Technology Co., Ltd. and Aerospace Kaitian Environmental Technology Co., Ltd. These businesses have continuously contributed to the creation of ecological and health living values for Chinese society, deploying unique resources in their respective fields.

廢棄物循環利用 WASTE RECYCLING

北京盈創再生資源回收有限公司是“智能固廢回收自助機具及回收系統整體解決方案”提供商及運營商，其子公司擁有年處理廢舊飲料瓶 3 萬噸的食品級再生聚酯切片生產線，該生產線工藝和產品曾獲得原國家衛生部、原國家質檢總局認可，曾達到美國食品藥品監督管理局（FDA）、國際生命科學學會（ILSI）標準。

Incom Recycle Co., Ltd. is a provider and operator of “intelligent solid waste recycling self-service machines and recycling system solutions”. Its subsidiary has a food-grade recycled PET chip production line with an annual processing capacity of 30,000 tons of used beverage bottles. The processes and products of the production line have been accredited by the former Ministry of Health and the former AQSIQ, and meet the standards of the U.S. Food and Drug Administration and International Life Sciences Institute (ILSI).



海綿城市建設 SPONGE CITY DEVELOPMENT

北京仁創生態環保科技股份公司主要面向海綿城市的建設提供生態治理綜合解決方案的定制化服務，應用於道路與廣場、建築與小區、公園與綠地和城市水系統、農田改良，並配套以核心砂基透水、濾水、淨水產品等。

Beijing Rechsand Ecological Environmental Protection Science & Technology Co., Ltd. specializes in the development of ecological governance solutions customized to sponge city development projects. Its products and services have been widely applied in many areas ranging from roads and plazas, buildings and communities, and parks and green spaces to urban water supply systems and farmland amelioration, with key sand base permeable, water filtration and water purification accessories provided.



綠色健康裝飾 GREEN AND HEALTHY DECORATION



從健康設計、健康材料、健康工藝、健康管理、健康檢測、健康評估幾個方面出發，嚴控施工過程。

The construction process is strictly controlled in respect of healthy design, healthy materials, healthy technology, healthy management, healthy testing and healthy assessment.

設計方面 IN RESPECT OF DESIGN

在設計的各個階段即與其他各專業同步，在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；

It is aligned with other process at all stages of the design. By fully considering the needs of social development, the necessary interfaces and conditions are reserved to provide the possibility of future building quality upgrades and function expansion;

材料方面 IN RESPECT OF MATERIALS

以現有 WELL 項目為基礎，建立健康材料資源庫，所用材料皆從健康裝飾資源庫中選擇，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 the existing WELL project, healthy material resource depots are established. All materials are selected from the healthy decoration resource depot, and material storage warehouses are divided by adsorptive, volatile, flammable and general categories to avoid material cross pollution and eliminate potential safety hazards;

工藝方面 IN RESPECT OF TECHNOLOGY

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，踐行裝配化；

In respect of technology, through the upgrading and optimization of the process, the use of various types of glue on the site is reduced, the emissions of hazardous substance are reduced, and the air quality is improved, so as to achieve less use of glue; the use of wood-based materials is reduced to avoid damage to the human body's various systems due to the excessive formaldehyde and VOCs in the air resulting from materials and substandard quality, so as to achieve less use of wood; replacing the on-site processing with factory assembly-line operations to reduce wet work items, thereby reducing dust pollution to the indoor environment and achieving extensive use of assembly-line operation;

管理方面 IN RESPECT OF MANAGEMENT

從防塵、抑塵、噪聲控制、節水、光污染、廢棄物處理、成品保護和保潔、工人防護、資料管理等方面入手，積極踐行健康裝飾管理舉措；

We actively implement healthy decoration management measures in dust prevention, dust suppression, noise control, water saving, light pollution, waste treatment, finished product protection and cleaning, worker protection and data management;

檢測方面 IN RESPECT OF TESTING

著重於空氣、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；

We strictly implement various national regulations on indoor air standards in the three aspects of air, materials, and environmental protection, and randomly inspect on-site materials during construction. If it fails to satisfy the standards, replacement will be made immediately;

評估方面 IN RESPECT OF EVALUATION

將健康裝飾各個元素進行分解，共設置 68 項分項內容，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。其中尤為側重環保方面的數據與指標。

Elements of the healthy decoration are broken down with a total of 68 sub-items. Gold standards is set for above 90 point, silver standards for between 80-90 points and unqualified for below 80 point. In particular, the data and indicators of environmental protection are placed extra emphasis.

綠色生態環境綜合服務 GREEN ECOLOGICAL ENVIRONMENT SERVICES



航天凱天環保科技股份有限公司以綠色生態環保智慧城市、綠色生態美麗鄉村、綠色生態工業園區和綠色生態健康家庭為核心業務領域，是國家環保部授予的首批 17 家環境服務試點單位“AAA”級環保信譽企業及中國環保產業協會副會長單位。

Aerospace Kaitian Environmental Technology Co., Ltd.'s core businesses include eco-friendly smart city, eco-friendly countryside, eco-friendly industry parks and green households. It is one of the first 17 environmental service pilot companies designated by the Ministry of Environmental Protection, and has been appointed as “AAA Trusted Environmental Protection Enterprise” and Vice Chairman of the China Association of Environmental Protection Industry (CAEPI).

• 案例CASE

盈創成立於 2008 年。2012 年，盈創在國內成功研發物聯網智能回收機，並構建了回收物來源及流向全程可控的智能管理平台。2015 年，盈創和挪威陶朗集團 (TOMRA GROUP) 成立合資企業，共同開拓全球智能回收機具市場。2017 年，盈創獲遠洋集團入股投資。

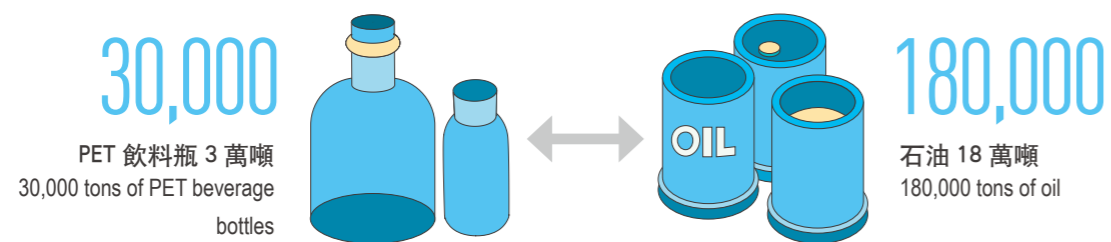
盈創秉承再生資源可持續利用倡導者、再生資源利用行業系統方案提供者、再生資源利用行業關鍵產業踐行者的定位，重點聚焦一次性標準包裝物押金製回收體系設計、建設與運營，食品級循環再生利用工廠建設與運營和抱樸再生 BOTTLOOP 可持續生活方式品牌運營三大戰略業務。

作為國內食品級再生聚酯切片生產企業，生產線工藝和產品曾獲得原國家衛生部、原國家質檢總局認可，曾達到美國食品藥品監督管理局 (FDA)、國際生命科學學會 (ILSI) 標準，並曾通過可口可樂、達能等跨國公司認證。盈創食品級再生工廠具備“可持續循環模式”，年處理 PET 飲料瓶 3 萬噸，相當於年節約石油 18 萬噸。

Founded in 2008, Incom Recycle developed China's first IoT-based intelligent recycler in 2012 and established an intelligent management platform to track the source and flow of recycled materials throughout the recycling process. In 2015, Incom Recycle established a joint venture with a Norway company, TOMRA Group to jointly explore the global intelligent recycling machine market. In 2017, Incom Recycle received the investment of Sino-Ocean Group.

Positioning itself as an advocate of sustainable utilization of renewable resources, a provider of system solutions in the renewable resource utilization industry and a practitioner of key sectors in renewable resource utilization industry, Incom Recycle specializes in three strategic businesses, namely design, construction and operation of disposable standard package deposit and recycling systems, construction and operation of food-grade recycling factories and operation of BOTTLOOP recycling lifestyle brand.

As a Chinese producer of food-grade recycled PET chips with its processes and products of the production line being accredited by the former Ministry of Health and the former AQSIQ, meeting the standards of the U.S. Food and Drug Administration and International Life Sciences Institute (ILSI), and being certified by multinational corporations, such as Coca Cola and Danone, Incom Recycle's food-grade recycling factories adopt the "sustainable recycling model" with an annual processing capacity of 30,000 tons of PET beverage bottles, equivalent to an annual savings of 180,000 tons of oil.



2019 年起，盈創開始在國內推動“零廢棄全流程解決方案”落地。

針對日常辦公、會議、賽事、演出及其他各類大型活動，提供全流程零廢棄解決方案諮詢與執行，降低每一場活動的資源消耗和廢棄物對於環境的負面影響，提高資源再生利用效率。

盈創抱樸再生為 2019 年草莓音樂節、第十屆財新峰會及中國杯帆船賽等活動提供了“零廢棄全流程解決方案”，從前期籌備、綠色設計、中期運營、垃圾分類到後期資源再生利用，提供整體諮詢和運營服務。減少資源的浪費，不斷探索和踐行可持續生活方式。

Since 2019, Incom Recycle has started to promote the adoption of "a full-process zero-waste solution" in China.

Incom Recycle provides consultation and execution services of a full-process zero-waste solution for daily office work, conferences, events, performances and other large-scale activities, to reduce the resource consumption of each event and the negative impact of waste on the environment, and improve the efficiency of resource recycling.

Incom Recycle's BOTTLOOP provided "a full-process zero-waste solution" for the 2019 Strawberry Music Festival, the 10th Caixin Summit and the China Cup International Regatta to offer an overall consultation and operation service for the preparation and green design at early stage, operation and waste sorting at middle stage, and resource recycling at late state to reduce the waste of resources and continuously explore and practice the sustainable lifestyle.



BUILDING



04

第四部份
PART FOUR

精心塑造 人才健康

DILIGENT BUILDING FOR HEALTHY HUMAN CAPITAL

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。我們相信，塑造遠洋人才的個人價值，才能更好地共創遠洋價值。

The Group has formulated and implemented employment policies in compliance with laws and regulations. By taking several carefully designed measures, we fully protect employees' rights and interests, attach great importance to their safety and well-being, and provide incentives, guidance and training to encourage career development among staff members. We believe that employees can make greater contributions to the Company's development by redefining their individual values.

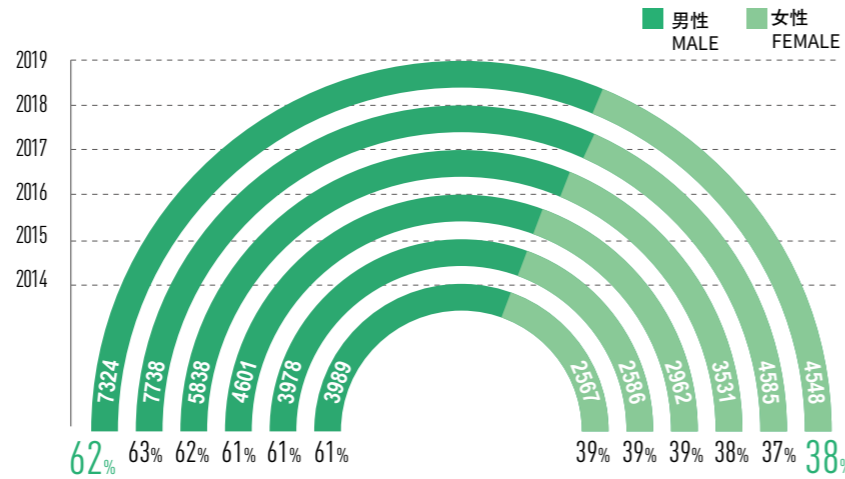


人才概況 TALENT OVERVIEW

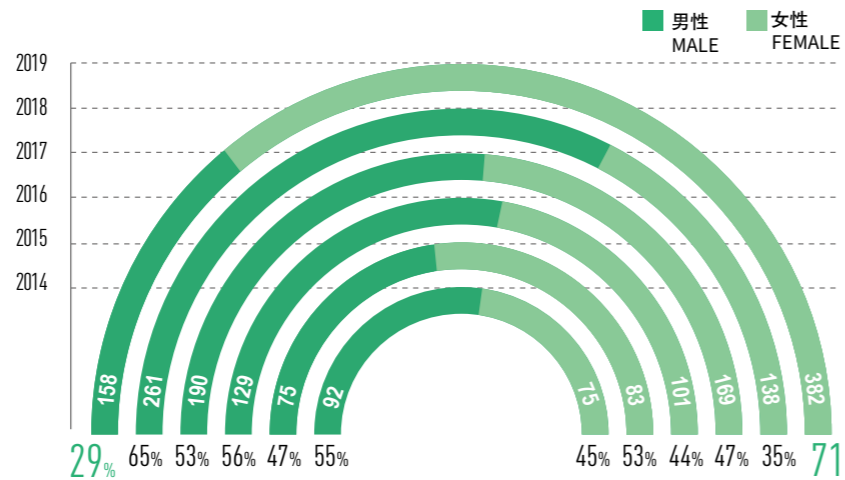
員工概況 EMPLOYEE

員工總數 TOTAL EMPLOYEE HEADCOUNT

正式員工合計 TOTAL FORMAL EMPLOYEES

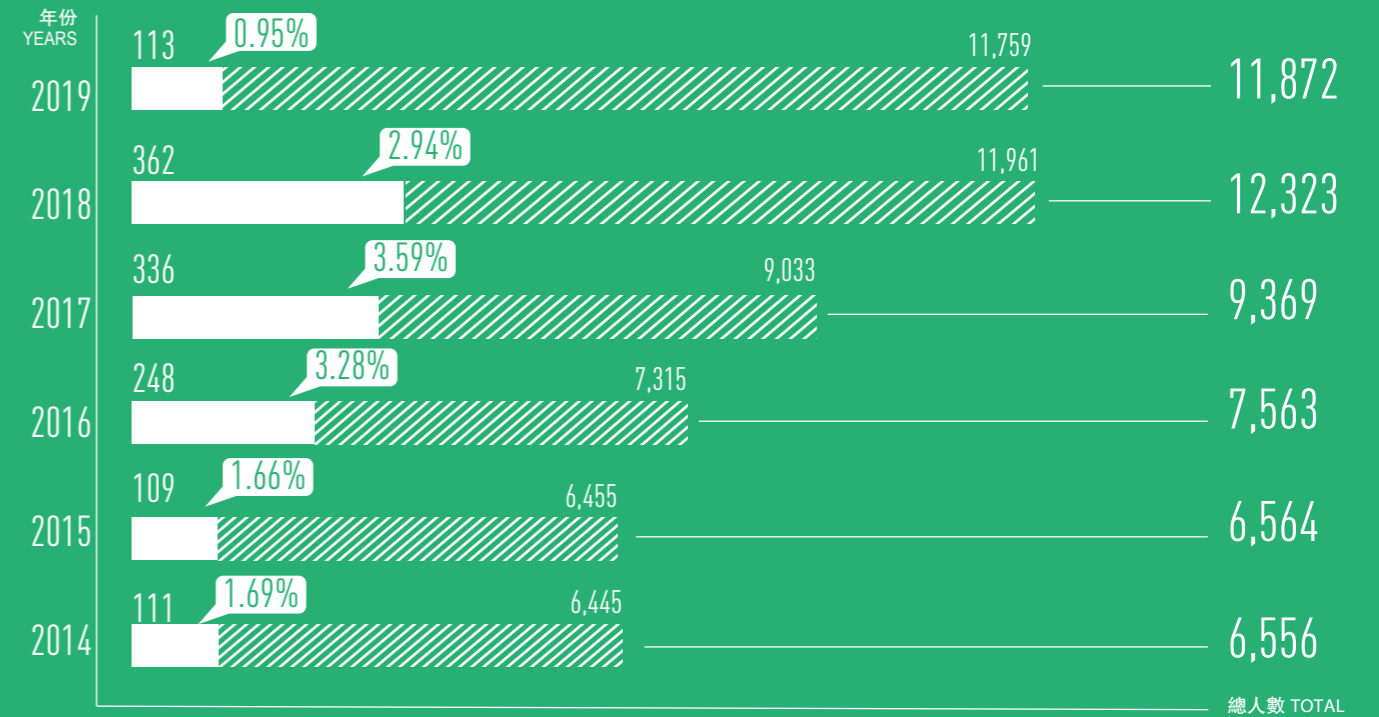


非正式員工合計 (不含勞務派遣) TOTAL INFORMAL EMPLOYEES (excluding outsourcing labours)

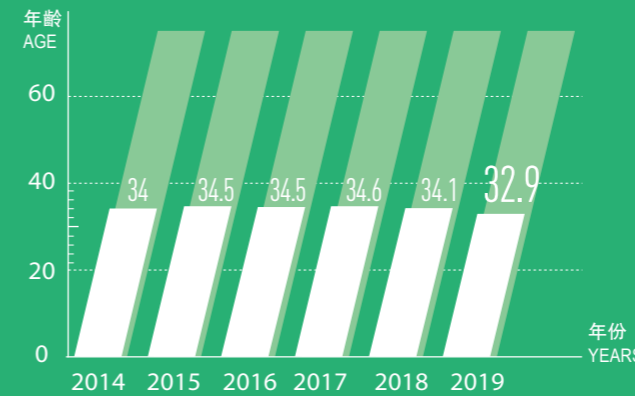


僱傭類型 EMPLOYMENT TYPES

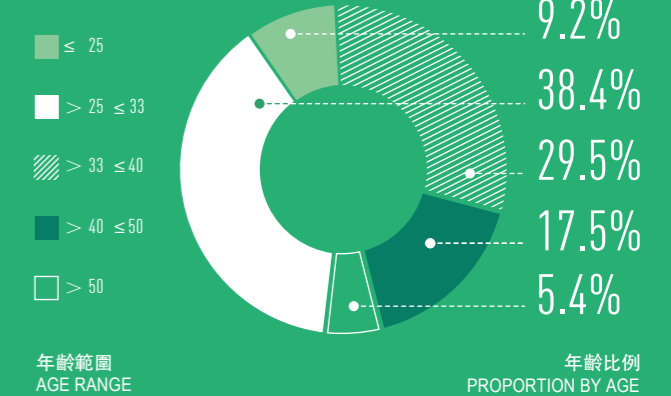
■ 高管 SENIOR MANAGEMENT ▨ 員工 EMPLOYEES ▨ 比例 % OF TOTAL



員工平均年齡情況 AVERAGE AGE OF EMPLOYEES



2019年員工年齡分佈 EMPLOYEES BY AGE (2019)



各事業部員工人數情況 (各事業部所涉及城市請見附錄4) EMPLOYEES BREAKDOWN BY DEPARTMENT (Please refer to Appendix 4 for the cities involved in each business unit)

事業部 BUSINESS UNIT	開發事業一部 DEVELOPMENT DEPARTMENT 1 ¹²	開發事業二部 DEVELOPMENT DEPARTMENT 2 ¹³	開發事業三部 DEVELOPMENT DEPARTMENT 3 ¹⁴	開發事業四部 DEVELOPMENT DEPARTMENT 4 ¹⁵	產品營造事業部 PRODUCT CREATION DEPARTMENT ¹⁶	商業地產事業部 COMMERCIAL REAL ESTATE DEPARTMENT ¹⁷	寫字樓事業部 OFFICE BUILDING DEPARTMENT ¹⁸	資本運營事業部 CAPITAL OPERATION DEPARTMENT ¹⁹	客戶服務事業部 CUSTOMER SERVICE DEPARTMENT ²⁰	香港公司 HONG KONG COMPANY ²¹	遠嘉經紀 YUANJIA BROKER ²²
2016	302	161	414	279	1,472	385	154	138	3,616	34	373
2017	438	299	250	291	2,420	355	151	201	4,164	44	509
2018	661	576	297	374	3,228	389	164	577	4,942	59	825
2019	1,093	662	625	524	1,848	413	216	289	5,165	64	119

(2019年，集團精細化管理取得重大進展，以項目和業務為中心運行“4+8”新經營管理體系，並進行相應的管理變革和人才適配。)

(In 2019, the Group made significant progress in refined management, operating a new “4 + 8” management system centered on projects and businesses, and corresponding management changes and talent adaptation.)

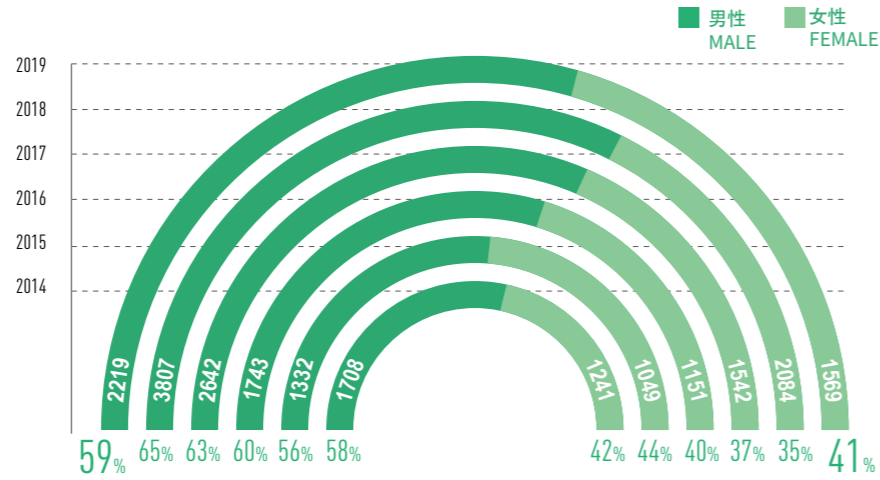
● 新員工概況 NEW EMPLOYEE

新員工總數 NUMBER OF NEW EMPLOYEES

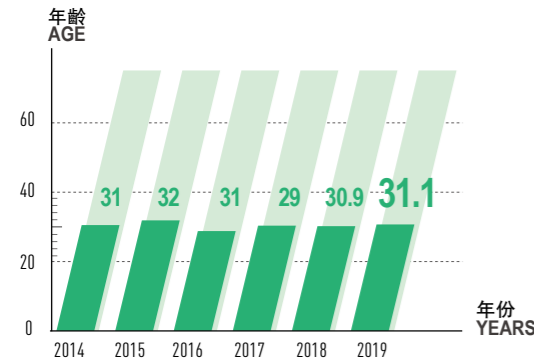
新員工合計
TOTAL NEW EMPLOYEES
2019

3,788人
PEOPLE

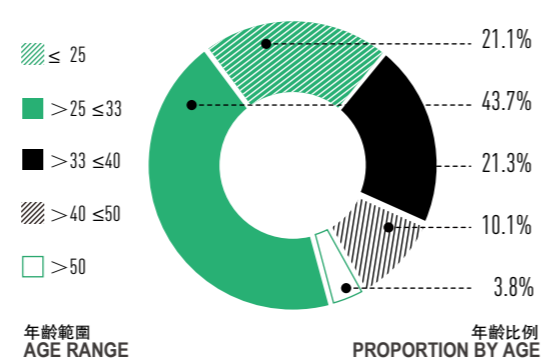
2018 5,891
2017 4,184
2016 2,894
2015 2,381
2014 2,949



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



2019年新員工年齡分布 NEW EMPLOYEES BY AGE (2019)



各事業部新員工人數情況 NEW EMPLOYEES' BREAKDOWN BY DEPARTMENT

事業部 BUSINESS UNIT	2015	2016	2017	2018	2019
開發事業一部 DEVELOPMENT DEPARTMENT 1	57	73	232	345	168
開發事業二部 DEVELOPMENT DEPARTMENT 2	70	37	188	473	139
開發事業三部 DEVELOPMENT DEPARTMENT 3	156	144	209	176	119
開發事業四部 DEVELOPMENT DEPARTMENT 4	37	76	181	237	103
產品營造事業部 PRODUCT CREATION DEPARTMENT	371	410	993	1,653	574
商業地產事業部 COMMERCIAL REAL ESTATE DEPARTMENT	107	121	114	117	81
寫字樓事業部 OFFICE BUILDING DEPARTMENT	21	64	87	70	32
資本運營事業部 CAPITAL OPERATION DEPARTMENT	48	60	76	75	85
客戶服務事業部 CUSTOMER SERVICE DEPARTMENT	1,349	1,654	1,736	1,941	2,273

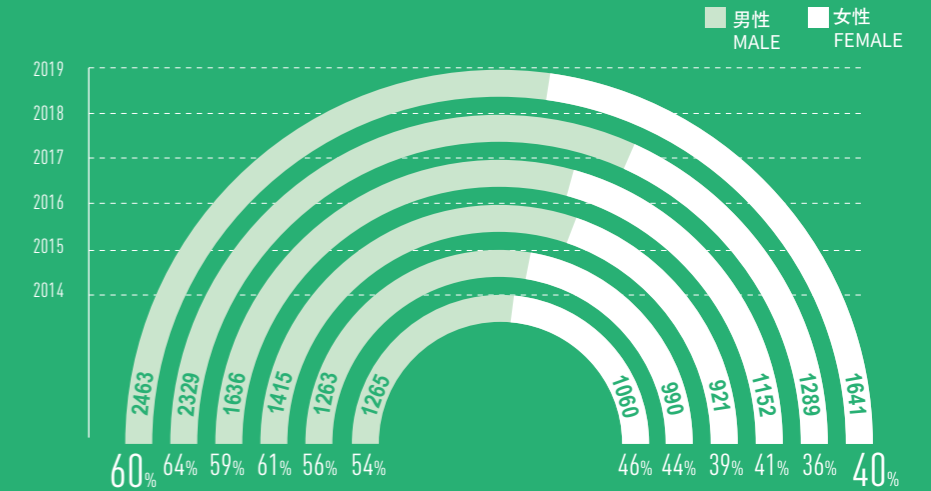
● 員工流失概況 EMPLOYEE TURNOVER

流失員工總數 TOTAL NUMBER OF EMPLOYEE TURNOVER

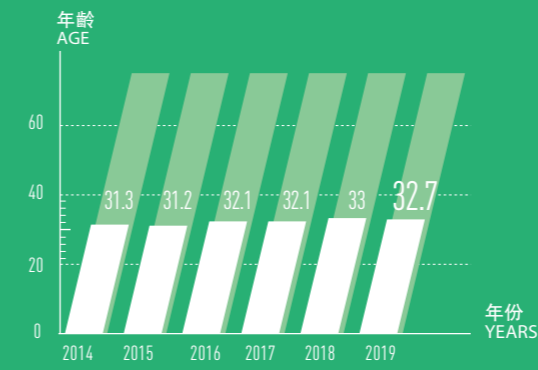
流失員工合計
TOTAL LOST EMPLOYEES
2019

4,104人
PEOPLE

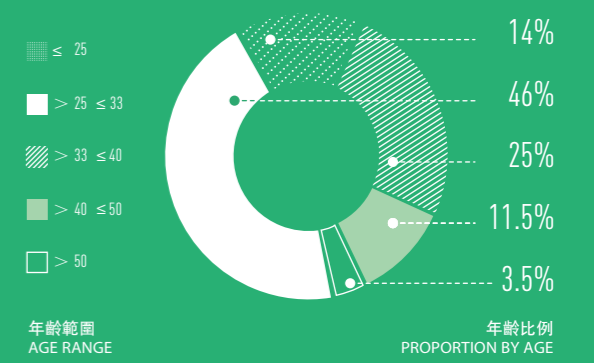
2018 3,618
2017 2,788
2016 2,336
2015 2,253
2014 2,325



流失員工平均年齡情況 AVERAGE AGE OF LOST EMPLOYEES



2019年流失員工年齡分布 LOST EMPLOYEES BY AGE (2019)

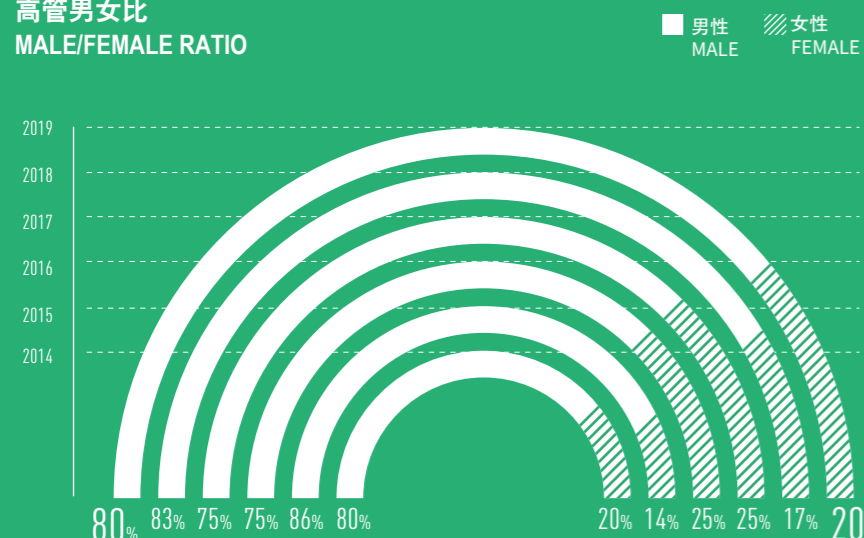


各事業部流失員工人數情況 (各事業部所涉及城市請見附錄4) TURNOVER BY DEPARTMENT (Please refer to Appendix 4 for the cities involved in each business unit)

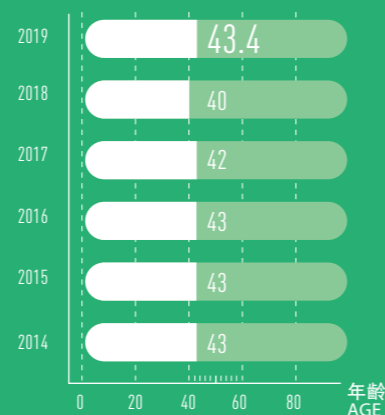
事業部 BUSINESS UNIT	2015	2016	2016平均離職率 2016 AVG. TURNOVER	2017	2017平均離職率 2017 AVG. TURNOVER	2018	2018平均離職率 2018 AVG. TURNOVER	2019	2019平均離職率 2019 AVG. TURNOVER
開發事業一部 ¹² DEVELOPMENT DEPARTMENT 1 ¹²	122	51	8.56%	82	21.50%	139	24.7%	370	33.9%
開發事業二部 ¹³ DEVELOPMENT DEPARTMENT 2 ¹³	80	40	10.99%	64	26.50%	189	39.2%	251	37.9%
開發事業三部 ¹⁴ DEVELOPMENT DEPARTMENT 3 ¹⁴	81	95	15.86%	83	26.00%	104	34.9%	199	31.8%
開發事業四部 ¹⁵ DEVELOPMENT DEPARTMENT 4 ¹⁵	17	36	12.86%	52	17.00%	161	42.4%	146	27.9%
產品營造事業部 ¹⁶ PRODUCT CREATION DEPARTMENT ¹⁶	387	362	23.28%	498	25.20%	931	31.4%	497	26.9%
商業地產事業部 ¹⁷ COMMERCIAL REAL ESTATE DEPARTMENT ¹⁷	28	41	9.47%	87	22.90%	76	20.4%	99	14.2%
寫字樓事業部 ¹⁸ OFFICE BUILDING DEPARTMENT ¹⁸	13	33	17.74%	33	19.80%	57	37.2%	50	23.1%
資本運營事業部 ¹⁹ CAPITAL OPERATION DEPARTMENT ¹⁹	9	36	19.35%	25	14.10%	37	16.4%	43	6.7%
客戶服務事業部 ²⁰ CUSTOMER SERVICE DEPARTMENT ²⁰	1,383	1,466	27.09%	1,644	42.80%	1,571	34.2%	2,413	46.7%

● 高管情況 SENIOR MANAGEMENT

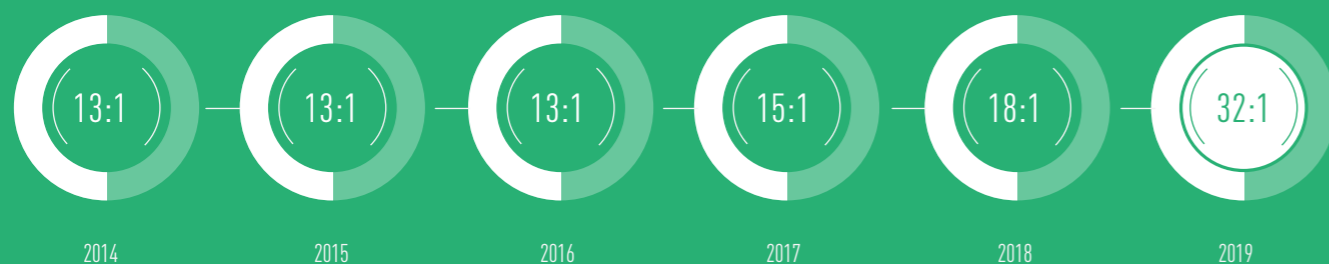
高管男女比
MALE/FEMALE RATIO



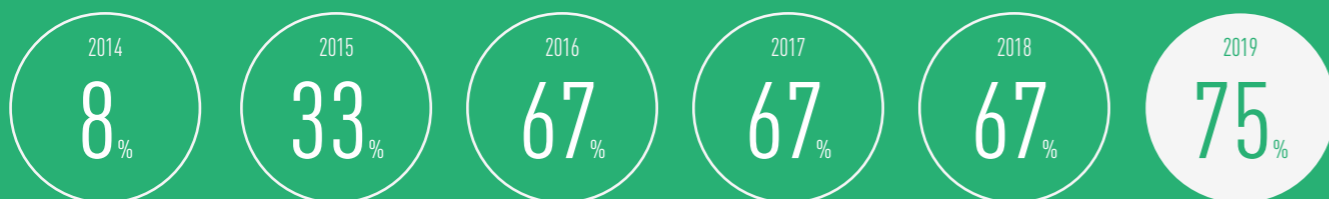
● 高管平均年齡
AVERAGE AGE OF
SENIOR MANAGEMENT



高管漢族和少數民族比
SENIOR MANAGEMENT PROPORTION OF THE HAN TO THE MINORITY NATIONALITIES



聘用當地高層管理人員佔高管的比例
RATIO OF LOCALLY RECRUITED SENIOR MANAGEMENT



僱傭政策及遵循

EMPLOYMENT POLICIES AND COMPLIANCE

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、解聘等方面的僱傭制度，如《員工工作時間規範》、《員工休假申請規範》、《人員引進規範》、《錄用管理標準》、《勞動爭議管理規範》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》、《勞動爭議調解仲裁法》、《企業勞動爭議協調調解規定》。相關規定中明確集團在各環節中不得以性別、年齡等因素對候選人進行差別化對待，在招聘時不添加違檢項目。

In order to protect the legitimate rights and interests of employees and establish good labor relations, the relevant management for employment system of the Company in terms of working hours, holiday guarantee, recruitment and dismissal, such as "Standards for Employee's Working Hours", "Standards for Employee's Vacation Application", "Standards for Staff Introduction", "Recruitment Management Standards" and "Labor Dispute Management Standards", are in strict compliance with the provisions of Chinese labor laws, and the management documents of which are formulated with reference to Chinese laws and regulations, such as the Labor Law of the People's Republic of China, the "Labor Contract Law of the People's Republic of China", the "Law on Mediation" and "Arbitration of Labor Disputes" and "Labor Dispute Coordination" and "Mediation Regulations of Enterprise". The relevant provisions clearly stipulated that the Group shall not discriminate against job applicants based on gender or age, and do not add illegal items during recruitment.



公司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。招聘時，系統篩查發現年齡低於 16 周歲的應聘者時將會發出預警，無法進行入職流程，避免童工。2019 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 strictly enforces the government's ban on child labor and forced labor, and any violations have been investigated and handled according to law. During applicant screening, warnings are 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 labor related regulations have occurred in 2019.

集團以「業績」和「進步」作為激勵基礎，形成以利潤、業務和戰略為核心的激勵體系，在此框架內充份授權一線業務管理單元，對表現優秀、勇於承擔的「奮鬥者」團隊和個人進行及時、重點激勵，鼓勵員工與公司共同成長。同時不斷優化、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部優秀人才的能力。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 adopts a "performance" and "progress" based staff incentive program, where the focus is placed on profits, business operations and development strategies. Frontline managers are authorized to reward outperforming, responsible and enterprising teams and employees in a timely manner to encourage staff members to develop together with the Company. Furthermore, the pay system has been continuously developed and improved to ensure our competitiveness in the labor market. Given the Group's diversified business lines, business-specific pay management models have been developed to attract external talents and retain core staff members. The Group has formulated staff benefit and retirement policies in compliance with national retirement regulations.

除根據國家有關法律、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外，公司還為員工提供：
In addition to contributions to paying social insurance and the housing provident fund for all employees in accordance with relevant national laws, regulations and local policies, the Company also provides employees with:

五險一金 FIVE TYPES OF SOCIAL INSURANCE AND HOUSING PROVIDENT FUND	年度健康體檢 ANNUAL PHYSICAL CHECKUP
	中秋慰問金 MID-AUTUMN FESTIVAL CASH GIFT
補充醫療保險 SUPPLEMENTARY MEDICAL INSURANCE	購房優惠等福利 HOMEBUYER DISCOUNTS
生日慰問 BIRTHDAY CASH GIFT	喪葬慰問 FUNERAL CONSOLATION MONEY
節日慰問 HOLIDAY CASH GIFT	福利年假 WELFARE ANNUAL LEAVE
洗衣費 LAUNDRY ALLOWANCE	產前檢查假等 PRENATAL CHECK-UP LEAVE



2019 年人均帶薪年休假天數
THE AVERAGE PAID LEAVE TAKEN IN 2019

6.84 天²³ /DAYS²³



集團總部員工起薪 / 當地最低工資比例
STARTING SALARY AT GROUP HEADQUARTER / LOCAL MINIMUM WAGE:

2.2:1 男 /MALE 3.83:1 女 /FEMALE



2019 年員工滿意度分數為 (滿分 5 分)
EMPLOYEE SATISFACTION IN 2019 (OUT OF 5 POINTS)

4.55 分 /POINTS

2019 年遠洋集團北京區域安排 27 名殘疾人士就業，努力解決殘疾人士就業，承擔社會責任。

In 2019, Sino-Ocean Group recruited 27 people with disabilities in Beijing, with efforts made to resolve the employment of the disabled and assume social responsibilities.

23. 統計口徑包含年假和福利年假，不含病假、事假及產假，本數據根據系統內上線單位額度天數統計核算，因系統正在不斷更新完善，數據涵蓋範圍將更加全面。

23. Statistics include data on annual leave and do not cover sick, unpaid or maternity leave. The data is prepared based on the quota (number of days) assigned to units included in the system. Statistics will cover more items as the system continues to be upgraded in the future.

權益保障

EMPLOYEE INTEREST PROTECTION

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%。

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。例如在招聘環節，嚴格保守候選人信息，杜絕任何形式的信息洩漏。

我們的工會建立了完善的員工申訴機制，員工可以根據需要向工會提交申訴。2019 年，嚴格履行職代會主席團會議制度全體成員參與審議公司涉及員工權益制度 1 項，主席團成員表決率 100%，通過民主協商進行了修訂，制度通過率 100%。

公司還制定了困難員工幫扶的制度和標準，實現管理的規範化，通過完善的特困員工需求溝通渠道，可以及時精準困難慰問，並利用多種渠道和形式給予幫扶。2019 年，公司採用深入一線員工送溫暖關懷慰問、重大疾病適當經濟救助等多種形式，適當補給救濟員工生活經濟困難。全年送溫暖關懷慰問一線員工 9,029 次，送溫暖慰問品價值 76.45 萬元；其中特殊員工群體幫扶 3 人次，幫困資助金 2.5 萬元。

Sino-Ocean standardizes labor contract management practices in strict compliance with the "Labor Contract Law" and other relevant national laws. We sign labor contracts with all employees (100% contract signing rate) in accordance with law.

The Company prohibits any forms of violation of employees' personal privacy, and discloses information on staff rewards and disciplinary measures imposed on regulatory offenses based on company policies and rules, upholding the principle of "seeking truth from facts". Job applicants' information is treated with strict confidentiality to avoid data leakage.

Our Labor Union has established a comprehensive employee complaint mechanism, whereby employees can submit complaints to the union according to their own needs. In 2019, we strictly enforced the presidium joint meeting system of the Labor Union Workers Congress, and members of the presidium participated in deliberation on one proposal involving staff interests. All members cast a ballot (100% voter turnout). An amendment was made through democratic consultation, with a pass rate of 100%.

A financial aid mechanism is in place to provide assistance to employees with financial difficulties, with eligibility criteria formulated for standardized management. Eligible staff members can communicate their needs via multiple channels, and the Company can accurately identify employees with special needs and offer support in various forms. In 2019, we reached out to frontline employees and offered poverty relief for those with financial difficulties through consolation events and financial aid for people with critical illnesses. We organized consolation events benefiting 9,029 persons in 2019, and gave out RMB764,500 worth of consolation gifts. Another RMB 25,000 was provided to three employees with financial difficulties.

送溫暖關懷慰問員工
CONSOLATION EVENTS

9,029 次 /TIMES

送溫暖慰問品價值
WORTH OF CONSOLATION GIFTS

764,500 元 /RMB

特殊員工群體幫扶
SUPPORT PROVIDED TO SPECIAL EMPLOYEE GROUPS

3 人次 /PERSON-TIMES

幫困資助金
PROVISION OF POVERTY RELIEF FUNDS

25,000 元 /RMB

發展與培訓

DEVELOPMENT AND TRAINING

公司的學習發展工作以“721”人才培養模型為基礎，結合以“賽”帶“訓”的方式，為業務職能提供經過系統培養並富有奮鬥進取精神的優秀人才。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”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，推動員工成長。除一線物業、銷售人員外，其餘定期接受績效和職業發展考核的員工達 100%。

集團員工晉升、績效管理都嚴格按照制度《職級管理標準》、《遠洋集團績效管理辦法》進行。

《遠洋集團學習發展管理工作指引》中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。

集團 2019 年全年培訓總學時 487,268 小時，人均學時 41.04 小時。女性員工人均學時 40.71 小時，男性員工培訓總時長 41.25 小時，中基層員工人均學時 40.25 小時，高層員工人均學時 123.1 小時，高管及員工受訓比例均為 98%。培訓類別主要包括：新員工入職培訓；管培生訓練營；專業類培訓；管理類培訓；高管深造類學習等。

Staff education and career development are carried out based on the “721” training model, combining “competition” with “coaching” activities, with the aim of ensuring a reliable supply of systematically trained and aspiring professionals for all business units. “Reporters” 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 HR management tools. Except for frontline property management and sales staff members, regular performance and career development appraisal has been conducted for all other employees.

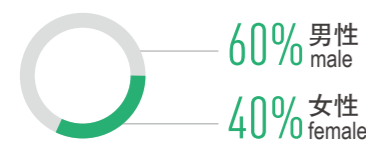
The promotion and performance management of the Group employees are strictly carried out in accordance with the rules: “Position Grade Management Standards” and “Performance Management Measures of Sino-Ocean Group”.

“The Guidelines for Learning and Talent Development Management of Sino-Ocean Group” clearly stipulates the employee training system of the Group contains the duties and scope of the training divisions at all levels, and the main form and content of training.

In 2019, the Group conducted 487,268 total hours of training throughout the entire year, with an average of 41.04 study hours per person. Female employees averaged 40.71 hours, male employees averaged 41.25 hours, mid-level employees averaged 40.25 hours, and senior management employees averaged 123.1 hours. 98% of senior management and employees have received training. The training categories mainly include: induction training for new employees; management trainee training camp; professional training; management training; and senior executive education.

集團參訓總人數 (2019) TOTAL NUMBER OF EMPLOYEES OF THE GROUP ATTENDING THE TRAINING(2019)

11,635 人 / PEOPLE



男性員工培訓總時長 (小時) Total training hours of male employees (hours)	302,106
女性員工培訓總時長 (小時) Total training hours of female employees (hours)	185,162
高級管理層培訓總時長 (小時) Total training hours of senior management (hours)	14,033
普通員工培訓總時長 (小時) Total training hours of general employees (hours)	473,235

公司也鼓勵和尊重人才的多元化，不歧視員工，另外，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），營造工作環境中的開放、平等氛圍。並採取措施進行監督。2019 年，未發生歧視事件。

The Company also encourages and respects the diversity of talents and does not discriminate against employees. In addition, the Group's “Nomination Committee” reviews the structure, number, 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) to create an open and equal atmosphere in the work environment, and took measures to monitor its implementation. In 2019, no incident of discrimination occurred.

安全健康

SAFE AND HEALTH

● 員工健康 EMPLOYEE WELL-BEING

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》、《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。集團同時提倡人文健康與工作生活平衡。除了提供健康體檢和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。

Sino-Ocean is not a champion of “building-health” only, and 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 “Labor Law of the People's Republic of China”, “Regulations on Work-Related Injury Insurance”, “Regulations on the Labor Protection of Women Workers”, and “the Law of the People's Republic of China on Prevention” and “Control of Occupational Diseases”. The Group promotes personal well-being to help maintain work-life balance. In addition to free physical check-ups and a diverse range of employee events aimed at making work at Sino-Ocean more enjoyable, we organized health-themed activities to improve the overall employee well-being. Furthermore, employees are encouraged to take part in sports and charitable activities during leisure time, contributing to their own physical and mental health as well as the well-being of the community.

2019 年遠洋集團在關注員工健康方面做了諸多舉措。
We organized many employee health promotion activities in 2019.

- 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；
We offered employee clubs that cater to personalized tastes and interests, and a wide variety of club events were organized;
- 豐富員工工作生活的各項日常活動：祝福生日會、節日主題轟趴、手工藝製作、傳統文化鑒賞、非物質文化遺產品鑒、職工運動會、健步走系列活動……
Various social events to improve work life: birthday parties, holiday parties, arts and crafts events, traditional culture and intangible cultural heritage appreciation activities, sports meets and hiking...

4 月 22 日遠洋健康日
“SINO-OCEAN HEALTH
DAY” (APRIL 22)

04.22

每年的 4 月 22 日是屬於遠洋人自己的節日——“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。自 2017 年起，“遠洋益跑”已經連續兩屆成為遠洋集團聯結內外部受眾的遠洋品牌活動，旨在推動內外部受眾對“健康”品牌形象認知再上新台階，助力營銷、員工、客戶工作開展。此項活動將長期舉辦，打造成為遠洋專屬的運動 IP。

April 22 is the “Sino-Ocean Health Day,” a new way of celebrating Earth Day that promotes positive, healthy and eco-friendly lifestyles. The “Ocean Marathon” has been held in the past two years since 2017 as a branding event that connects internal and external audiences, raising the public's perception of the Company as a health brand while facilitating marketing, HR and customer service operations. Ocean Marathon will be hosted on a long-term basis to forge a corporate identity among athletics lovers.

6月12日遠洋司慶日
COMPANY ANNIVERSARY (12 JUNE)

1993年6月12日遠洋集團正式成立，每年6月12日遠洋集團都會和員工一起來慶祝自己的生日。

Sino-Ocean was officially established on 12 June 1993, and we celebrate the Company's anniversary together with employees on 12 June every year.

健康活動 / 體貼的員工關懷 HEALTH EVENTS / EMPLOYEE CARE

01 健康關懷 PHYSICAL HEALTH

健康生活理念的引導
GUIDE TO A HEALTHY LIFESTYLE CONCEPT

健康理療
FREE PHYSICAL THERAPY

健身房福利
FREE EMPLOYEE GYM

健康類講座
LECTURES ON FITNESS-RELATED TOPICS

體檢報告解讀
PHYSICAL CHECKUP REPORT ANALYSIS

各類員工健康活動
VARIOUS EMPLOYEE HEALTH ACTIVITIES

.....

02 家庭關懷 FAMILIES ACTIVITIES

家庭日 / 親子活動
EVENTS FOR FAMILIES

生態藝術園遊覽
ECOLOGY PARK AND ART SHOW TOURS

摩比思維館求知
INTELLECTUAL DEVELOPMENT SERVICES AT MOBBY STEM CENTER

傳統文化館參觀
TRADITIONAL CHINESE CULTURE EXHIBITIONS

風箏製作
KITE CRAFTS

戶外採摘燒烤
ORCHARD BARBECUE

蛋糕DIY
BAKERY DIY

.....

03 生活關懷 LIFE CARE

享受供應商優惠政策
SUPPLIER DISCOUNTS

保險類產品團購
GROUP BUYING OF INSURANCE PRODUCTS

通信家電類產品優惠
TELECOMMUNICATION AND HOME APPLIANCE DISCOUNTS

疾病疫苗類產品優先享受
FAST-TRACK ACCESS TO NEW VACCINES

員工菜園
STAFF VEGETABLE GARDEN

.....

04 工作關懷 HEALTHY WORKPLACE

一線慰問
SPECIAL THANKSGIVING EVENTS FOR FRONTLINE EMPLOYEES

WELL 金級標準的新辦公區
WELL-CERTIFIED NEW OFFICE BUILDING

開放自由的空間
OPEN SPACE

輕鬆舒適的工作氛圍
RELAXED AND COMFORTABLE WORKING ATMOSPHERE

共享透明的工作理念
SHARING TRANSPARENT WORK PHILOSOPHY

.....



集團總部辦公區 2019 年獲鉑金級 WELL 認證™ GROUP HEADQUARTERS OFFICE BUILDING RECEIVES PLATINUM WELL CERTIFICATION™ IN 2019



以“健康成長”為企業文化理念的遠洋集團，一直致力於構建健康的企業、健康的團隊、健康的員工“三位一體”的和諧關係。

With the concept of "healthy growth" as the corporate culture, Sino-Ocean Group has been committed to establishing a harmonious and healthy relationship among enterprises, teams and employees.

2018年，遠洋集團遵照遠洋健康建築體系及鉑金級 WELL 認證的雙重標準，匠心打造新辦公空間。遠洋集團將整個辦公區的資源最大限度地讓渡給員工使用，在約 6,700 平方米中容納員工近 300 位，千平方米內綜合人均面積達 8.1 平方米。同時，新辦公區還通過提供多種模式可變換的辦公空間，使員工在多元化、人性化的工作模式中享受到工作的便捷高效。

In 2018, according to the dual standards of Sino-Ocean's healthy building system and platinum-level WELL certification, Sino-Ocean Group developed new office spaces. Sino-Ocean Group has allocated the resources of the entire office area to its employees to the maximum extent, accommodating nearly 300 employees in about 6,700 square meters, and per capita area in 1,000 square meters was 8.1 square meters. At the same time, the new office area also allows employees to enjoy convenient and efficient work in a diversified and humanized work mode by providing a variety of modes of transformable office space.

在改善員工工作環境的同時，集團同樣關注員工的身體健康，為提升員工的健康質量，在煥新後的遠洋總部辦公區內，特設“中醫理療小屋”，並提供理療設備，定期邀請中醫理療師為員工提供按摩理療，幫助員工放鬆身心，提升員工滿意度。在新辦公區中，“員工菜園”中的無土栽培蔬菜深受員工好評，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。

While improving the working environment of employees, the Group also pays attention to the physical health of employees. In order to improve the quality of employees' health, in the newly renovated Sino-Ocean Headquarters office area, a "TCM Physiotherapy Room" is set up, and physiotherapy equipment is provided. Physical therapists are invited to provide massage therapies for employees to help them relax and improve their satisfaction. In the new office area, the soilless cultivated vegetables in the "Employee Vegetable Garden" are well received by employees. Employees can not only witness growth and health in the greenery, but also enjoy fresh organic seasonal vegetables.



遠洋集團的煥新，不僅依據 WELL 標準調整了辦公空間，更是重塑了健康成長的企業文化理念，引導開放、共享、平等的企業氛圍。我們相信，健康的環境，健康的團隊和員工，將會幫助本集團以健康、開放、智慧的胸懷擁抱充滿挑戰的未來。

In the renovation, Sino-Ocean Group not only adjusted the office space based on the WELL standard, but also reshaped the corporate culture of healthy growth and created an open, shared and equal corporate atmosphere. We believe that healthy environment, team and employees will help the Group embrace a challenging future with a healthy, open and intelligent mindset.

● 安全管控 SAFETY CONTROL

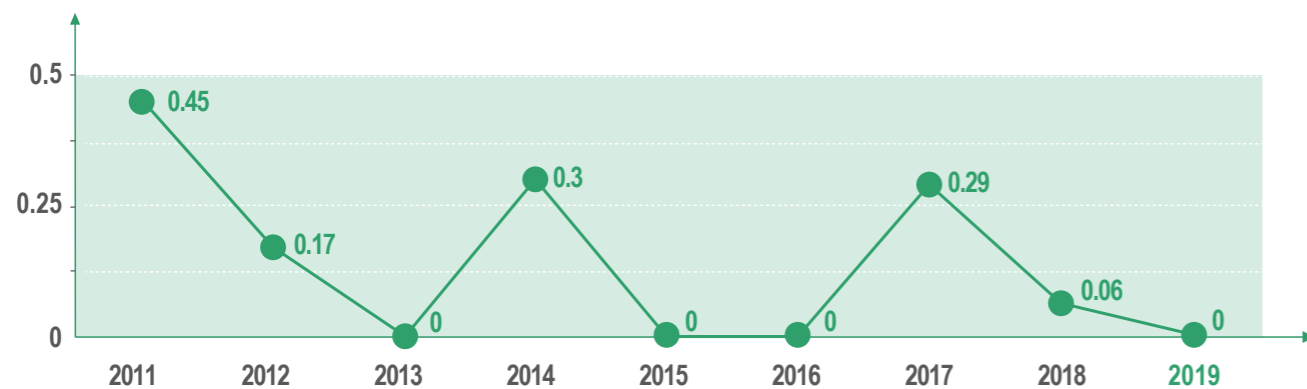
遠洋集團堅持“安全第一、預防為主、綜合治理”的方針，本著“責任清晰、監督有力”的原則，建立了完善的安全管理制度體系，覆蓋集團各業務單元，為日常安全監管提供了有力支撐。遠洋集團安委會是遠洋集團最高安全管理機構。主要任務是在集團總裁的領導下，貫徹國家安全管理法律法規和行業標準、規範，研究安全工作中的重大舉措，協調、解決安全管理中的重大問題，指導全集團的安全工作，針對安全管理中帶有普遍性和傾向性的問題提出指導性意見。安委會主任由集團主管安全工作的高管擔任。安委會委員由各事業部及安委會其他成員單位安全主管高管擔任。安委會全體會議至少半年召開一次。該管理制度是指導集團安委會日常工作的重要文件。

2019年，集團範圍內未發生較大及以上級別生產安全事故；百萬平米事故率持續處於行業地位，體系運行平穩，安全風險整體可控。

Following the principles of "prioritization of safety and integrated safety control focusing on hazard prevention" and "clear division of responsibilities and effective supervision," Sino-Ocean Group has developed a comprehensive safety management system covering all business units, as the foundation for work safety supervision and management in routine business operations. Sino-Ocean Group Security Committee is the highest safety management organization of Sino-Ocean Group. The main tasks are to implement national security management laws and regulations and industry standards and rules under the leadership of the Group's president, study major measures in relation to security work, coordinate and resolve major issues in security management, guide the security management of the Group, and provide directive opinion for the universal and ordinary issues in relation to security management. The chairman of the Security Committee is the senior executive in charge of security work of the Group. The members of the Security Committee comprised of senior executives in charge of safety management in the various business units and other divisions under the Security Committee. The meeting of the Security Committee is held at least once half a year. This management system is an important document that guides the daily management work of the Security Committee of the Group.

In 2019, there were no major or material production safety accidents in the Group; the accident rate per 1 million square meters maintained lower level in the industry, the operation system was in good order, and safety risks were under control.

歷年百萬平米事故率統計
ACCIDENT RATE PER 1 MILLION SQUARE METERS



2019年安全檢查合格率100%；百萬平米事故率0；集團員工死亡人數為0。北京地區2人發生工傷，工傷損失工作天數為1個工作日。

2019 safety check pass rate: 100%; Accident rate per 1 million square meters: 0; 0 work-related deaths. 2 work-related injuries in Beijing area, and 1 working day lost due to work-related injuries.

集團連續三年員工死亡人數為0。

The Group recorded 0 work-related death for three consecutive years.

安全施工 WORK SAFETY



在集團的安全應急管理機制下，制定有《安全事故應急救援預案》，成立了安全事故應急領導小組，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。

建立了“集團—事業部（平台公司）—項目”三級應急管理體系，每一層級均應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政策，並定期組織應急預案培訓及演練，定期對應急預案的合理性進行評審。

The Group has released the "Safety Accident Emergency Aid Program" and set up an emergency steering group under the safety emergency management framework. All branches and subsidiaries have also formulated their own contingency plans and formed emergency steering groups, with well-developed emergency management systems established at various levels.

A three-level emergency management system of "Group-Division (Platform 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 implemented the emergency graded response policies for accidents, organized regular training and drills on emergency plans, and regularly reviewed the rationality of emergency plans.

安全教育與培訓 SAFETY EDUCATION AND TRAINING



2019年，集團堅持精準賦能，結合各業務單元實際問題，借助開復工、大型設備專項整治、運營業務年末安全保障契機，共建共享、創新組織形式，共組織12次專題培訓，覆蓋19個城市的131個項目，助力各業務單元及項目一線專業管理能力快速提升。新項目安全培訓覆蓋率為100%。

職業安全健康培訓總時長（小時）
Total training hours of occupational safety and health(hours)

4,900

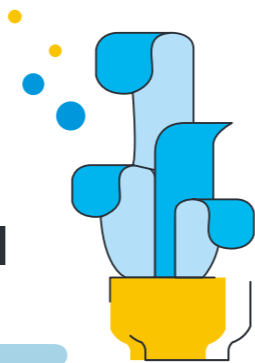
In 2019, by adhering to precise empowerment, based the actual problems of each business unit, and taking advantage of opportunities for resumption of work, overhaul of large-scale equipment, and security guarantees of operating business at the end of the year, the Group organized 12 special trainings in co-building and shared and innovative form, covering 131 projects in 19 cities and helped the rapid improvement of professional management capabilities of various business units and projects. Safety training coverage of new projects was 100%.

BUILDING



HEALTHY

COMMUN-



NITIES



05

精緻生活 社區健康

SOPHISTICATED LIFESTYLE FOR HEALTHY COMMUNITIES

第五部份 PART FIVE

遠洋集團長期關注並支持所運營社區及更廣泛區域的發展，努力以“建築健康”理念倡導下轄事業部、公司，支持周邊社區、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，發揮具體項目承辦方，協同各利益相關方共同從三個主要社會影響角度為社區相應的可持續發展目標助力。

Sino-Ocean Group has always supported local community building at its managed housing developments and in the surrounding areas and strives to encourage the its business divisions and subsidiaries to support surrounding communities, villages and cities to achieve a beautiful life under the concept of "Building Health". With Sino-Ocean Charity Foundation as a platform for fulfilling social responsibilities, relying on project organizers, we collaborated with related parties to boost sustainable community development focusing on three aspects of the social impacts of community building.

社會影響角度 SOCIAL IMPACTS	具體項目 EVENTS/CAMPAIGNS	對應 SDG SDG TARGETS
支持鄉村振興 SUPPORTING RURAL REVITALIZATION	支持農業創新發展：攜手中國農科院與中環易達，共同打造國家農業科技創新園升級後的重要板塊——國際設施園藝產業孵化中心 Supporting agricultural innovation and development: Working with the Chinese Academy of Agricultural Sciences and AgriGarden, we jointly build a key upgraded platform of the National Agricultural Science and Technology Innovation Park - the International Facility Horticulture Incubation Center	1. 消除貧困 1. No Poverty  3. 良好健康與福祉 3. Health & well-being 
	鄉村扶貧賦能：探索“農業+教育”“農業+旅遊”“農業+文化”等多產業融合發展模式；為村民進行培訓，提供就業機會 Rural poverty alleviation and empowerment: exploring multi-industry integrated development models such as "agriculture + education", "agriculture + tourism" and "agriculture + culture"; conducting training for villagers and offering job opportunities	10. 縮小差距 10. Narrowing the gap 
綠色健康社區 GREEN HEALTHY COMMUNITY	健康（環保）公益項目：建築健康（城市／鄉村）基金，遠洋益跑 Health (Environmental Protection) Public Welfare Project: Healthy Building (Urban / Rural) Fund, Ocean Marathon	3. 良好健康與福祉 3. Health & well-being 
	參與城市可持續建設、常態化運營社區公益、老社區新綠色項目 Engaging in sustainable urban construction, normal operation of community public welfare, new green projects in old communities	1. 消除貧困 1. No Poverty 
功勳老人關懷 CARING FOR VETERANS	中國脊梁 China Backbone Health Care Plan	3. 良好健康與福祉 3. Health & well-being 
教育及助學 EDUCATION & FINANCIAL ASSISTANCE FOR STUDENTS	小夥伴成長計劃、愛唱響民族文化傳承、小公民創新公益項目、全國大學生社會實踐 Little Partners Education Sponsorship Scheme, Singing for Love Ethnic Cultural Heritage Performance Fund, Little Citizen Innovation Public Welfare Project and Students-in-Action Awards	4. 優質教育 4. High-quality education  10. 減少不平等 10. Reduced inequality 

助力社區發展

SHARING BENEFITS WITH COMMUNITIES

遠洋支持當地社區建設，助力鄉村發展，支持鄉村振興。在四區規劃定位下，遠洋集團以產業導入和生態保護為支點，從生態、生產、生活三個方面，融合美麗鄉村、田園綜合體的發展思路，努力將大茅區域打造成為產業興旺、生態宜居、鄉風文明、治理有效、生活富裕的樣板項目。

Sino-Ocean Group provides supports in the local community development, rural development and rural revitalization. Guiding by the Four-areas planning, Sino-Ocean Group takes industrial introduction and ecological protection as the fulcrum. From the three aspects of ecology, production and life, Sino-Ocean Group integrates the concept of beautiful village and countryside garden into its development, and strives to develop the Damao area into a model project with thriving industry and livable ecology, civilized custom, effective governance and wealthy life.

● 支持鄉村振興 SUPPORTING RURAL REVITALIZATION

隨着黨的十九大提出實施“鄉村振興戰略”，中國農業現代化的發展正在進入大發展的時期，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，發揮各自優勢，相互支持，攜手共進，盡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。

2019年7月，遠洋集團與中國農科院戰略攜手，以參與建設“國際設施園藝產業孵化中心”為起點，未來就農業現代化、農業技術成果轉化、國家農業重點實驗室以及農業高峰論壇等方面展開緊密合作，共同推動中國農業振興和發展。該中心的功能設施包括：中國農科院綜合展廳、各研究所科研成果展示、國際創新技術展示、產業孵化中心、以及農業高峰論壇等。以此為示範項目，結合北京市、海澱區以及中關村發展定位，立足首都、整合國際、輻射全國，打造中國農業技術的旗艦樣板。

With the "Rural Revitalization Strategy" proposed at the 19th National Congress of the Communist Party of China, the development of China's agricultural modernization is entering a period of great development. Sino-Ocean Group is focusing on the country's "Rural Revitalization Strategy" and the Company's "Industrial and Principal Business Coordination Strategy" and leveraging its strengths in project construction, capital operation, achievement transformation and market operation, Sino-Ocean Group worked with scientific research units and relevant enterprises to exert their respective advantages and support each other to realize the industrialization and commercialization of modern agriculture as early as possible, and finally put agricultural research result into market.

In July 2019, strategic cooperation entered into between Sino-Ocean Group and the Chinese Academy of Agricultural Sciences, starting with engaging in the construction of the "International Facility Horticulture Industry Incubation Center". In the future, they will carry out close cooperation in agricultural modernization, transformation of agricultural technological achievements, national key laboratories and agricultural summit forums to jointly promote the revitalization and development of China's agriculture. The center's functional facilities include: the comprehensive exhibition hall of the Chinese Academy of Agricultural Sciences, scientific research results display of various research institutes, international innovation technology display, industrial incubation center, and agricultural summit forum. Taking this as a demonstration project, aligning with the development positioning of Beijing, Haidian District and Zhongguancun, by being rooted in the capital, integrating the international resource, and expanding to national coverage, we will create the flagship model of Chinese agricultural technology.



11月，遠洋集團作為積極參與、支持農業現代化建設的企業代表受邀出席2019中關村論壇。遠洋集團董事局主席、總裁李明在論壇中表示，農業發展不僅與農民和農村有關，還與城市化進程、社會進步、國家富強緊密相關。遠洋集團在投資開發、項目建設、資本運作、成果轉化、市場運營等方面積累了豐富資源和經驗，未來遠洋願與包括農科院、中環易達等在內的科研機構、產業各方進一步加強交流與合作，探索農業產業融合的新思路，為提升農業產業化發展的效率和價值做出貢獻。加快“鄉村振興”進程，服務於國家戰略。

In November, as a corporate representative actively participating in and supporting agricultural modernization, Sino-Ocean Group was invited to attend the 2019 ZGC Forum. In the forum, Li Ming, Chairman of the Board and CEO of Sino-Ocean Group, stated that agricultural development is not only related to farmers and rural areas, but also closely related to urbanization, social progress, and prosperity of the country. Sino-Ocean Group has accumulated abundant resources and extensive experience in investment development, project construction, capital operation, achievement transformation and market operation. In the future, Sino-Ocean Group is ready to further strengthen exchanges and cooperation with scientific research institutions and industry parties including the Academy of Agricultural Sciences and AgriGarden, explore new ideas for the integration of agricultural industry, and make its contribution to improve the efficiency and value of agricultural industrialization. To serve the national strategy, Sino-Ocean Group will support to accelerate the process of "Rural Revitalization".



● 鄉村扶貧賦能 RURAL POVERTY ALLEVIATION

為了更好的參與國家深度扶貧、脫貧攻堅戰，2019年全年，北京遠洋之帆公益基金會在扶貧專項（包括助學教育）資金達426萬人民幣，惠及中國10多個地區約20萬人次。特別是首屆“一帶一路”國際合作高峰論壇舉辦以來，遠洋之帆累計投入助學教育領域和發展援助超過1,000萬元，受益總人數超過6萬人次。

遵照中國在2018年發布的鄉村振興國家戰略，遠洋從產業興旺、生態宜居、鄉風文明、治理有效、生活富裕五個方面開展對三亞市大茅村的鄉村建設。

In order to better participate in the country's campaign of extreme poverty alleviation and poverty eradication, in 2019, Beijing Sino-Ocean Charity Foundation invested RMB4.26 million in poverty alleviation (including education aid), benefiting approximately 200,000 people in more than 10 regions across China. In particular, since the inauguration of the first "Belt and Road" International Cooperation Summit Forum, Sino-Ocean Charity Foundation has invested a total of more than RMB10 million in education aid and development assistance, benefiting more than 60,000 people in total.

In line with China's National Strategy for Rural Rejuvenation released in 2018, Sino-Ocean conducted rural construction of Damao Village in Sanya from five aspects: industrial prosperity, ecological livability, rural civilization, effective governance and affluent life.

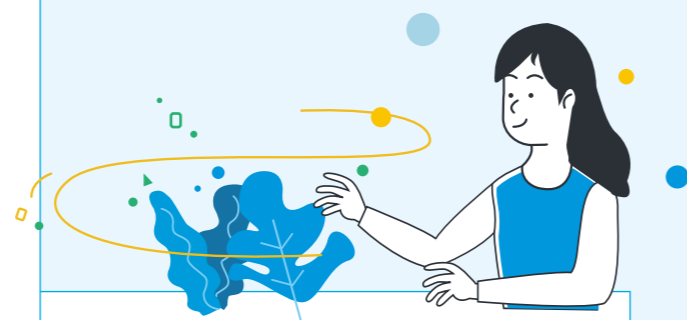
大茅村是一個以傳統農業為主的村子，立足農業產業發展，遠洋以發展“熱帶特色高效農業”為基底，通過現代農業技術推廣和特色農產品規模化普及，為中高端市場提供安全、生態、健康的精品農產品，培育在地農產品品牌。

與此同時，探索“農業+教育”“農業+旅遊”“農業+文化”等多產業融合發展模式，是遠洋在推動大茅村可持續發展的另一實踐。遠洋集團基於自身在投資開發、項目建設、資本運作、成果轉化、市場運營等方面積累的豐富資源和經驗，在大茅遠洋生態村項目的建設過程中，積極參與破解民生、土地、產業、資金等難題，與村委會一起實現組織治理良好發展，促進產業融合、生態文明建設。2018年大茅村村民人均收入提升到13,568元，較2017年提高57%，土地價值提高18倍。2019年12月10日，大茅遠洋生態村被指定為首屆三亞中非農業合作論壇的唯一參觀地，成為向世界展示中國農村農業發展水平的窗口。

Damao Village is a traditional agriculture-based village. Rooted in the development of the agricultural industry, Sino-Ocean has developed the "tropical and highly efficient agriculture" as the basis. Through promotion of modern agricultural technology and the extensive spread of featured agricultural products, Sino-Ocean provides safe, ecological, and healthy fine agricultural products for high- and medium-end market, and fosters local agricultural product brands.

Further, exploring the multi-industrial integration development model of "agriculture + education", "agriculture + tourism" and "agriculture + culture" is another practice of Sino-Ocean to promote the sustainable development of Damao Village. Leveraging on its abundant resources and extensive experience accumulated in investment and development, project construction, capital operation, achievement transformation and market operation, Sino-Ocean Group was actively involved in addressing people's livelihood, land, industry and funds issues in the construction process of the Damao Sino-Ocean Eco Village project. Joint efforts were made with the village committee to achieve a good development of organizational governance, promote industrial integration and the construction of ecological civilization. In 2018, the per capita income of villagers in Damao Village increased to RMB13,568, representing a 57% increase over 2017, and the land value increased 18 times. On December 10, 2019, Damao Sino-Ocean Eco Village was designated as the only visiting place for the First Sanya China-Africa Agricultural Cooperation Forum and became a window to show the world's rural agricultural development level to the world.

產業扶貧是手段，人才賦能是根本。大茅村首期建設項目——大茅共享農莊向在地村民提供固定崗位 52 個和兼職崗位 30 餘個，就業村民平均年齡 41 歲。前不久榮獲“大茅村 2019 年度優秀員工”稱號的村民吉麗霞是大茅村一名“80 後”農民，2017 年，聽說遠洋集團投建的高科農業溫室正在招工，可就近上班，每天八個小時工作制，立刻前來應聘。雖然順利簽約入職，但剛進溫室作業，面對數據繁多的機器設備和標準細緻的操作要求，吉麗霞感覺很是“費腦”。經過農業技術員的培訓，在兩個月的實踐和學習中，她逐漸可以獨立擔任從種植到採摘的全流程作業。現在，除了對自己工作精益求精外，還經常指導新來的工友，甚至能夠主動發現問題及時反饋給技術團隊，從農民到產業工人——這名“80 後”農村婦女實現了真正的轉型，“奮鬥的過程雖然艱苦，但是結果是甜美的、幸福的”，吉麗霞用實際行動詮釋了奮鬥的意義。



Industrial development is a means to alleviate poverty, and fundamental solution is talent empowerment. The first phase of Damao Village construction project, Damao Sharing Farm, offered 52 fixed positions and over 30 part-time positions to local villagers with the average age of employed villagers of 41 years. Ji Lixia, a villager who won the title of "Daomao Village Outstanding Employee of the Year 2019" is a "1980s generation" farmer in Damao Village. In 2017, when she knew about that the Hi-Tech Agricultural Greenhouse invested by Sino-Ocean Group was recruiting workers and could work nearby at eight hours a day, she came to apply for a job at once. Although she successfully entered into a working contract, when she just entered the greenhouse, and faced with equipment with a ton of data and standardized and detailed operating requirements, Ji Lixia felt very "tough". After receiving training from an agricultural technician, in two months of practice and learning, she could gradually take on the whole process from planting to picking. Now, in addition to improving her work, she often guides new workers, and can even actively discover problems and feed them back to the technical team in a timely manner. From farmers to industrial workers, this "1980s generation" rural woman has realized a real transformation, "Although the process of struggle is arduous, the result is sweet and happy". Ji Lixia explained the meaning of struggle with actual actions.

● 積極支持當地生態建設

PROACTIVELY SUPPORTING LOCAL ECOLOGICAL CONSTRUCTION

黨的十八大以來，國家把生態文明建設納入中國特色社會主義事業的總體佈局，使生態文明建設成爲“五位一體”總體佈局中不可或缺的部份，進一步表明了生態文明建設的重要戰略地位。遠洋集團特別設立了生態專業公司。遠洋生態緊隨國家戰略，將工匠精神 and 綠色智慧融入生態修復實踐過程中。公司將以此項目爲契機，繼續加強與院士工作站的深度合作，提升集團市場競爭力，爲實現“青山綠水”，建設“美麗中國”而努力！

2019 年，遠洋生態以 PPP、EPC 項目模式涉足水生態治理業務，成功獲取並順利實施了上饒櫛溪河綜合治理項目、石家莊市滹沱河生態景觀（二期）工程施工四標段項目、青島市即墨區墨水河—龍泉河城區段水生態治理工程、北京 CBD 城市森林公園建設項目、北京市延慶區京藏高速（八達嶺林場段）沿線景觀提升工程等生態環境建設項目，爲生態文明建設做出了自己的貢獻。

遠洋生態是遠洋集團旗下，以風景園林規劃設計、工程建設、生態環境修復、生態城鎮綜合開發爲主營業務的專業服務平台，專注於爲客戶提供集研發、設計、建設和運營於一體的解決方案，打造具備核心資源要素的生態環境運營服務商。

Since the 18th CPC National Congress, the PRC has incorporated ecological civilization construction into the overall layout of the socialist cause with Chinese characteristics, deeming ecological civilization construction as an integral part of the overall layout of the "Five in One" and further indicating the key strategic position of ecological civilization. Sino-Ocean Group has specially set up an ecological professional company. In line with the national strategy, Sino-Ocean Ecology incorporates craftsmanship and green wisdom into the process of ecological restoration. The Company will take this project as an opportunity to continue to strengthen in-depth cooperation with academician workstations, enhance the Group's market competitiveness, and make more efforts to achieve "green mountains and clean water" and build a "beautiful China".

In 2019, Sino-Ocean Ecology was engaged in the water ecological treatment business under PPP and EPC models, successfully acquired and implemented ecological construction projects such as Shangrao Zhuxi River Comprehensive Treatment Project, Shijiazhuang Hutuo Rider Ecological Landscape (Phase II) Construction Four Bidding Section Project, Qingdao Jimo District Moshui Rider- Longquan River Urban Section Water Ecological Treatment Project, Beijing CBD Urban Forest Park Construction Project, and Landscape Improvement Project along Beijing-Tibet Expressway (Badaling Forest Farm Section) in Yanqing District, Beijing, making its own contribution for ecological civilization.

Sino-Ocean Ecology is a professional service platform engaged in landscape planning and design, engineering construction, ecological environment restoration and comprehensive development of ecological towns. It is a subsidiary of Sino-Ocean Group, focusing on providing customers with a solution that integrates research and development, design, construction and operation with an aim to build an ecological environment operation service provider with core resource elements.

社區“共益”

SHARING BENEFITS WITH COMMUNITIES

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「讓愛心成爲行動」的遠洋之帆公益基金會的大力支持下，不僅使更多遠洋人親身參與，充份鼓勵他們帶動了親朋好友、客戶、夥伴甚至陌生人共同助力了從抗戰老兵健康醫療、兒童自信培養、民族文化傳承、城鄉交流、公民教育，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持各地的區域、鄉村、城市建設、及健康理念的傳播和更廣泛堅立當中。

In 2019, through continuous promotion of "micro-philanthropic, inclusive and sustainable" charity campaigns, the Group managed to engage more employees in related initiatives with the strong support of the Sino-Ocean Charity Foundation, a champion of "putting love into action". The employees also invited friends and relatives, clients, business associates and even strangers to take part in a charitable causes such as healthcare for war veterans, confidence-building for children, ethnical cultural heritage preservation, urban-rural exchanges, public education, popular sports and other social development campaigns. Meanwhile, it also guided the Group's professional resources to support the regional, rural, urban construction, and the spread and wider practice of health concepts.

	2016	2017	2018	2019
基金會捐贈 (人民幣 百萬元) DONATIONS FROM THE FOUNDATION (RMB MILLION)	5.44	2.96	8.15	6.94
帶動社會捐贈 (人民幣 百萬元) DONATIONS FROM OTHER SOURCES (RMB MILLION)	60.57	1.76	6.79	2.83
扶貧相關投入 (人民幣 百萬元) POVERTY ALLEVIATION RELATED INVESTMENT (RMB MILLION)	58.39	4.99	7.27	4.26
志願者服務時間 (小時) VOLUNTEER SERVICE HOURS (HOURS)	32,168	46,364	56,948	60,486
志願者人數 (人) NO. OF VOLUNTEERS (PERSONS)	1,209	5,211	7,710	8,196
項目直接受益人數 (人) NO. OF DIRECT BENEFICIARY (PERSONS)	51,000	57,000	59,000	60,000
影響人數 (人) NO. OF PEOPLE AFFECTED (PERSONS)	2,115,000	3,106,658	3,628,500	4,454,500

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了解受助群體的真實情況，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，2019 年度，集團共直接帶動 8,196 位志願者付出了 60,486 小時的志願服務，其中包括客戶、員工、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 customers' and local communities' needs and opinions through the Group's social media accounts; the 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 Sino-Ocean Club 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 2019, we enlisted 8,196 volunteers including customers, employees, partners and other stakeholders, spending a total of 60,486 hours in volunteer services.

綠色健康社區

GREEN HEALTHY COMMUNITIES

● 公益品牌項目 PUBLIC WELFARE BRAND PROJECT

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。2010 年，爲進一步統籌集團社會責任履行、社會捐贈行爲，制定《公益慈善性社會捐贈管理規範》、《公益慈善性質社會捐贈操作工作指引》等文件，同步集團責任履行意識，規範化慈善行爲及相應流程。

經過多年運作，遠洋集團對外捐贈總額超過 1.2 億，遠洋之帆公益基金會平台也已孕育出多個公益品牌項目，集團正以此爲平台，帶領城市公司、專業公司、合作夥伴、客戶等，積極投身於公益慈善事業，爲健康社區、社會共同努力。

Since the establishment of Sino-Ocean Group in 1993, it has actively devoted itself to social charity and continued to implement social responsibilities. In 2008, Beijing Sino-Ocean Charity Foundation was officially established in the Beijing Municipal Civil Affairs Bureau to promote charity in an orderly manner and organize volunteers to actively participate in charity. In 2010, in order to further coordinate the Group's social responsibility fulfillment and social donation behaviors, we formulated the "Public Charity Social Donation Management Regulations" and "Public Welfare Social Donation Operation Guidance" and other documents to synchronize the Group's responsibility fulfillment awareness, standardize charitable behavior and corresponding process.

After years of operation, the total amount of external donations of Sino-Ocean Group has exceeded RMB120 million, Sino-Ocean Charity Foundation has also cultivated a number of charity brand projects. The Group is using this as a platform to lead city companies, professional companies, partners, customers, etc. to actively participate in public welfare and charity, and work together for a healthy community and society.

遠洋健康（環保）公益計劃 SINO-OCEAN HEALTH (ENVIRONMENTAL PROTECTION) CHARITY PROGRAM



2019 年，4 月 22 日，遠洋之帆公益基金會理事長李建波在第三屆“遠洋益跑”首跑活動現場宣布正式啓動了“2019 遠洋健康（環保）公益計劃”。該項目除了包括一年一度的“遠洋益跑”外，還在今年首次設立 100 萬元的“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活動及相應建設。

On April 22, 2019, Li Jianbo, Chairman of the Sino-Ocean Charity Foundation announced the official launch of the "2019 Sino-Ocean Health (Environmental Protection)

Charity Program" at the scene of first event of the third "Ocean Marathon". In addition to the annual "Ocean Marathon", "Sino-Ocean Building · Health Fund" with initial capital of RMB1 million was established for the first time this year to support communities, villages, or cities to conduct building health activities and relevant development.



遠洋建築健康基金 SINO-OCEAN BUILDING HEALTH FUND

2019年遠洋健康公益內涵再升級，今年首次設立100萬元的“遠洋建築·健康基金”，用以支持重點城市和鄉村開展圍繞建築健康、環境健康方向的建設。

2019年3月，海南分公司向基金會提交方案以申請建築健康基金，用來進行大茅村自然生態館改造及大茅村生態堆肥試驗。

大茅村的美麗環境要求平衡建築和環境之間的關係，園林垃圾回收利用和污水沉澱池就是具體表現之一。這些生態舉措可用於處理可循環垃圾，有助於發展循環生態建設，以有效地滿足鄉村經濟生態發展的需求。大茅村已構建“自然博物教育”框架，IP培育“中國自然博物第一村”。相關的健康基金投入方案還在持續升級。

建築健康基金可以促進集團“建築·健康”理念全面落地，樹立“遠洋健康”公眾形象，廣泛傳播“建築·健康”定位及理念。



In 2019, the Sino-Ocean Health Charity Program was upgraded. In the year, the RMB1 million of "Sino-Ocean Building Health Fund" was established for the first time to support the development of building health and environmental health in key cities and villages.

In March 2019, the Hainan branch submitted a proposal to the foundation to apply for a building health fund, which intended to apply in carrying out the renovation of the Damao Village Natural Ecological Museum and the Damao Village Ecological Composting Pilot Project. The beautiful environment of Damao needs a balance between the building and the environment. Garden waste recycling and sewage sedimentation ponds are the concrete examples. These ecological measures can be taken to dispose of recyclable waste and help to develop a cycling ecological system to effectively meet the needs of rural economic and ecological development. Damao Village has established a "natural museum education" framework, and cultivated the IP of "No. 1 village of natural museums in China". The related health fund investment program is still being upgraded.

The building health fund enables us to promote the full implementation of the Group's "Building Health" concept, create a public image of "Healthy Sino-Ocean", and widely spread the positioning and concept of "Building-Health".

第三屆遠洋益跑 THE THIRD OCEAN MARATHON



本屆“遠洋益跑”在活動場地設置了一面“BUILDING HEALTH”（“建築·健康”）圖案的創意塗鴉牆，每一位跑者都可在這一充滿個性標籤的牆面繪製自己心中的“健康色彩”，共同構築“建築·健康”的美好圖景。同時，在2KM與4KM處設置跳繩與折返跑打卡環節，用互動為跑者帶來獨特健康體驗。

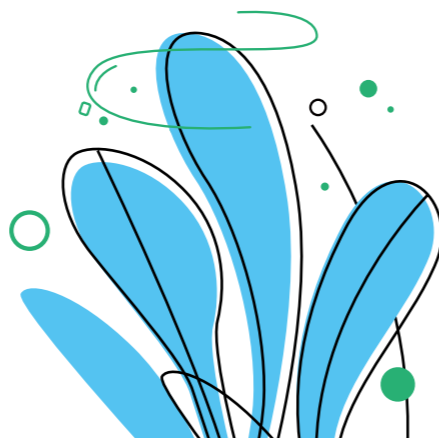
遠洋益跑是遠洋健康公益計劃的主要載體，參賽者完成指定公里數後，將由遠洋集團捐出公益金用於公益項目，自2017年首屆舉辦以來已獲得諸多城市公司及共益夥伴的支持。

2019年全國共有13個城市公司參賽，超過3,000名志願者積極參與，參與者有遠洋的員工、客戶、遠洋社區業主、合作夥伴等等，所有參與者每完成指定路程5km的益跑，遠洋集團便會為山區孩子捐出30元助學金，為“小夥伴成長計劃”資助的學生提供助學金和有聲讀物。

A creative graffiti wall with a "BUILDING HEALTH" pattern was erected at the venue the Ocean Marathon. Each runner was expected to draw his own "healthy colors" on this wall, and jointly create a beautiful picture of "BUILDING HEALTH". In addition, skipping ropes and time recording link for shuttle run are set up at 2KM and 4KM to provide a unique healthy experience for runners through interaction.

Ocean Marathon is the main platform of the Sino-Ocean Health Charity Program. After the participants have completed the specified number of kilometers, corresponding donations are made by Sino-Ocean Group for public welfare projects. Since its debuting in 2017, it has received support from many companies and partners.

In 2019, a total of 13 companies participated in this campaign across the country, with more than 3,000 volunteers participated in actively. Participants included Sino-Ocean's employees, customers, Sino-Ocean's community owners, partners, and so on. A donation of RMB30 would be made by Sino-Ocean Group to the children in the mountainous areas if participants completed the 5km charity marathon on the specified route, and student grant and audio books would be provided to the students under the "Little Partner Education Sponsorship Scheme".



老社區，新綠色²⁴ OLD NEIGHBOURHOOD GREENING²⁴

2019年，“老社區·新綠色”環保公益活動作為遠洋健康公益計劃的特別活動在石家莊拉開帷幕，在石家莊各個小區共開展5季活動。用綠色行動走進老舊小區，以實際行動改變舊城以煥新顏。用健康生活家的理念，帶給城市更多改變。

In 2019, "Old neighbourhood Greening environmental-protection public welfare activity", as a special event of the Sino-Ocean Health Charity Program, kicked off in Shijiazhuang, and a total of 5 sessions of activities were held in various communities in Shijiazhuang. We renovate the old community with our greening action and rejuvenate the old city with our concrete action to bring more change to the city with the concept of healthy living home.



通過社區塗鴉、垃圾分類知識講座、跳蚤市場、遠洋社區圖書角、家庭整理課堂、落葉堆肥知識等活動，提高老舊小區的生活環境和人文環境，改善居住環境並提升居住者的幸福感，讓每個人都成為健康生活家。

Living environment and human environment of the old community are improved through community graffiti, garbage sorting knowledge lectures, flea markets, Sino-Ocean community book corners, home tidy-up classes and knowledge on fallen leaves composting, thus improving the happiness of residents and making everyone have a healthy living home.

除集團層面，我們也鼓勵在各地的集體和個人，發起或參與社區活動。通過2012年起設立的「遠洋社會責任風尚獎」的歷年舉辦情況，已經呈現出越來越多各地項目活動在更多的社區生根發芽。

In addition to group-level campaigns, we encourage local teams and employees to organize and participate in community activities. The evolution of the "Responsible Role Model of Sino-Ocean" awards, which was established in 2012, over the years indicates that an increasing number of local community events have been held by Sino-Ocean teams at different levels.

24. 「老社區，新綠色」行動針對老舊社區，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. 26. The "Old neighbourhood Greening" environmental protection charity campaign was launched in 2006. The campaign is aimed at old communities, through which environmental improvement or renovation demonstration projects were developed and environmental education activities were organized in respect of the aspects of multi-channel utilization and conservation of water resources, promotion of native plant cultivation, renewable resource utilization, energy conservation and emission reduction in more than 800 communities in 17 provinces and cities, with at least 40 million people benefited from the campaign.

教育及助學

EDUCATION AND FINANCIAL AID

在教育及助學方面，集團主要通過在教育扶持方面積累了十年經驗、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 fulfills its commitments to education and student sponsorship through the Sino-Ocean Charity Foundation, a philanthropic venture that specializes in education support and has more than 11 years' practical experience in education funding.

● 公益品牌項目 PUBLIC WELFARE BRAND PROJECT

小夥伴成長計劃 LITTLE PARTNER EDUCATION SPONSORSHIP SCHEME



“小夥伴成長計劃”（原項目名稱“心手相連”助學支持計劃），是遠洋之帆公益基金會設立的核心項目，涵蓋助學金、獎學金、關愛基金、愛唱響和民族文化傳承等子項目。基金會還吸引社會力量為學生們提供助學金、提供廣闊舞台、為改善其學習和生活狀況做出努力。

2019年，該計劃共實現資助16所學校690人。截至目前，基金會累計資助76餘所學校的超過6萬名學生，並為17所學校提供《十萬個為甚麼》與《中華上下五千年》書籍，為少數民族貧困學校進行圖書角建設獻出一份愛心，希望讓更多的孩子走出大山進入城市的機會，了解並掌握民族中華民族文化。



The "Little Partner Education Sponsorship Scheme" (formerly known as "Connecting Hands and Hearts" Education Aid Scheme), is a core project founded by the Sino-Ocean Charity Foundation, which comprises of grant funds, scholarships, care funds, Singing for Love and inheritance of national culture projects. The foundation also attracts other parties to provide students with scholarships, provides them a broad stage, and works to improve their learning and living conditions.

In 2019, the scheme funded a total of 690 students in 16 schools. Until now, the foundation has funded over 60,000 students in more than 76 schools, and has donated "100,000 Whys" and "Five Thousand Years of Chinese Nation" books to 17 schools and funded the construction of book corner for minority schools in the impoverished area and gave more children opportunity to get out of the mountains and enter the city, and understand and master the Chinese national culture.

“愛唱響”民族文化傳承 “SINGING FOR LOVE” ETHNIC CULTURAL HERITAGE PERFORMANCE FUND



“愛唱響”系列公益活動於2014年首度開展，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。2019年，共有2所學校項目申請4.3萬元文化展演基金，並在青海、海南各地實現民族文化展演。

Debuting in 2014, 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. In 2019, 2 schools applied for RMB 43,000 as their cultural performance funds, and their ethnic culture performances were conducted in Qinghai and Hainan.

小公民創新公益項目 LITTLE CITIZEN INNOVATION PUBLIC WELFARE PROJECT



“小公民”創新公益活動由“園丁獎”項目演化而來，2016年與中國少年兒童新聞出版總社、《輔導員雜誌社》合作正式設立。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。



Formerly known as the “Teachers Awards,” the “Little Citizens” Innovation Charity Project was co-founded by China Children’s News Press and “Instructor” magazine in 2016 to promote the engagement of children and teenagers in social work as “little 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.

2019年，遠洋之帆公益基金會特別設立“小公民微課堂”公益教育項目，鼓勵城市學生將自己所掌握的學識與技能，通過錄製自拍教學視頻，以設立網絡專題視頻庫和U盤的形式分享給山村孩子，將城市與山村聯結。一方面給予城市孩子展示所學技藝的平台，展現當代小學生勇於創新、積極向上的精神面貌，從小培養孩子們的公益心。另一方面滿足山村孩子對文化多層次的需求，讓更多孩子有機會接觸到不同的課程體驗、不同的學習方法、不同的文化差異，幫助孩子打開視野，為未來走向社會打下思想的基礎。

小公民“微課堂”項目啓動以來，共徵集了50+個作品，獲得了126,312個點讚，孩子們用行動支持了這些優秀的“微課堂”。除此之外，遠洋之帆公益基金會還在暑假舉辦了落地“微課堂”——小公民民族文化夏令營。基金會跨越2629公里的距離，將北京、香港以及海南黎族的小公民們齊聚一堂，讓孩子們現場展示自己的“微課堂”同時感受大茅遠洋生態村的自然魅力。

In 2019, the “Little Citizens Micro Class” Charity Education Project was founded by the Sino-Ocean Charity Foundation to encourage urban students to use their knowledge and skills and record their teaching videos in online video library and USB flash disk to share them with the children living in mountain village and establish connection between the cities and the mountain villages. On the one hand, it provides a platform for urban children to display their skills, presents the spirit of innovation and positive spirit of contemporary elementary school students, and cultivates children’s charity mindset from an early age. On the other hand, it caters to the multiple needs of children in mountain villages, makes more children accessible to different curriculum experiences, different learning methods, and different cultures, helping children to open their horizons and lay a foundation for their future.

Since the launch of the “Little Citizens Micro Class” project, a total of 50+ works have been solicited with 126,312 likes by followers. Children acted to support these outstanding “Micro Classes”. In addition, the Sino-Ocean Charity Foundation also organized a “Micro Class”-- Little Citizens National Culture Summer Camp during the summer holiday. The foundation brought together small citizens from Beijing, Hong Kong and the Li nationality in Hainan spanning a distance of 2,629 km, they were encouraged to show their “Micro Class” on the spot and feel the natural charm of Damao Sino-Ocean Eco Village.



今年的99公益日，遠洋之帆又組織小公民們積極參加“小小公益傳播官”活動，孩子們各自組隊為公益而戰在活動期間為“小夥伴秋季助學金”募捐宣傳。小夥伴秋季助學金將為每位貧困的山區孩子提供每學期500元的學費或生活費。99公益日活動的3天，小公民們共計24支戰隊組隊參與，約217人參加了活動並輻射4,179顆愛心，並最終籌得23,796.34元善款。

On September 9 Charity Day in the year, Sino-Ocean Charity Foundation also organized little citizens to actively participate in the “Little Charity Ambassadors” activity, and the children teamed up to make their contributions for public welfare, in which they advertised the “Little Friends Autumn Scholarship” donation activity. We provided tuition or living expenses of RMB500 per semester to students from mountain villages through the “Little Friends Autumn Scholarship”. In three-day event, a total of 24 teams with about 217 little citizens participated in, which received 4,179 donations, and raised RMB 23,796.34.

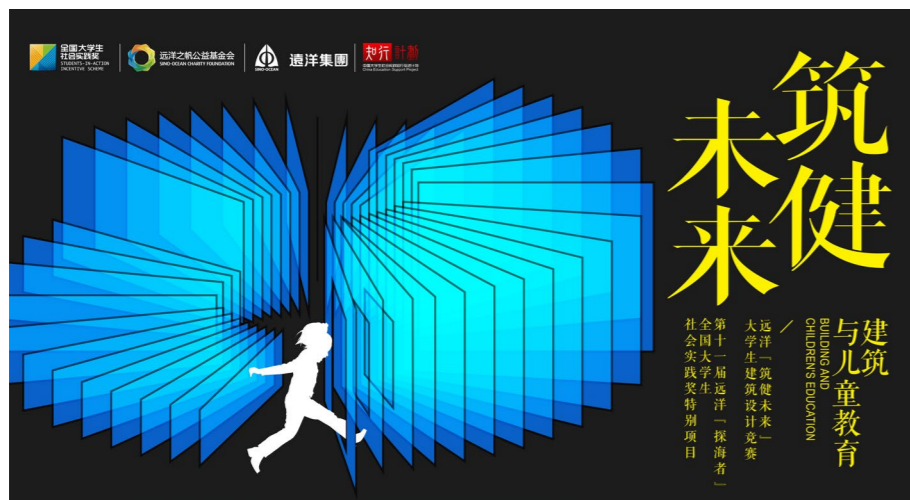


“探海者”全國大學生社會實踐獎
SEAFARING STUDENTS-IN-ACTION AWARDS



遠洋“探海者”全國大學生社會實踐獎於2009年創立，是在團中央學校部的指導下，面向全國開展的社會實踐項目，也是團中央學校部“中國大學生社會實踐知行促進計劃”核心項目。該項目主要目的是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。

Founded in 2009, under the leadership of the Central Committee of the Communist Youth League of China, the Seafaring Students-in-Action Awards have been offered on a nationwide scale for teams of higher education graduates. It is also the core project of the “China Education Support Project” under the CYL Central School Department, which is designed to support student 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.



2019年，遠洋“探海者”全國大學生社會實踐獎（簡稱“實踐獎”）開展“築·健未來”大學生建築設計競賽，支持大學生聚焦“建築與兒童教育”主題，了解鄉村留守兒童文化教育需求，設計健康、生態、實用的兒童教育建築，以專業知識和能力，支持鄉村留守兒童教育發展。

In 2019, the “Building·Healthy Future” undergraduate architectural design competition under the Seafaring Students-in-Action Awards (the “Action Award”) was launched to support college students to focus on the theme of “architecture and children’s education” and understand the cultural education need of left-behind children in the countryside, design healthy, ecological and practical children’s education buildings, and support the rural education development of left-behind children with their professional knowledge and ability.



項目自啓動以來，獲得多方認可，各高校累計提交42份作品，開展6次項目考察、1次項目答疑。通過知行計劃系統、高校及大學生傳播矩陣，項目聚焦92萬+關注，項目影響總人數超過158萬。公益項目服務主營業務，打造專業領域生態圈，影響未來建築人，助力提升遠洋業務發展。

Since the launch of the program, it has been well recognized by many parties. We received 42 works from higher education institutions, carried out 6 inspections on project, and 1 Q & A activity on project. Through the Students-in-Action program and the spreading matrix of colleges and universities, the program attracted 920,000+ followers and benefited 1.58 million people. The charity program aligns with the main business, with an aim to build an ecosystem in its field, benefit future builders and help enhance the development of Sino-Ocean’s businesses.

提交作品 | SUBMITTED WORK



關注 | FOLLOWERS



影響人數 | AFFECTED PEOPLE



賽事獲得頂級高校的認可，清華大學、同濟大學、浙江大學、東南大學、天津大學、重慶大學、哈爾濱工業大學、華南理工大學等建築領域著名高校參與申報，全面提升賽事專業水準及知名度。賽事共收到18所高校，40支團隊申報，最終提交42份作品；參賽高校中，“985”、“211”高校共15所，佔比83%；建築“老四校”4所，佔比100%。賽事進行中，有51位教授、副教授、碩導等教師鼎力支持，給予各校參賽團隊專業指導。

賽事邀請建築專業、媒體及教育界知名人士參與項目初評評審會及終評評審委員會，並為參賽學生們提供了專業指導和點評，為學生們對於“健康理念”、建築設計、兒童建築需求的認知都上升了一個層次。本次賽事精選的優秀作品也將收錄成集，在2020年進行更廣泛的分享。

The competition was recognized by top-level universities. Well-known universities in the construction field such as Tsinghua University, Tongji University, Zhejiang University, Southeast University, Tianjin University, Chongqing University, Harbin Institute of Technology, South China University of Technology participated in the competition, which made the professional level and popularity of the competition to be improved in an all-round way. We received a total of applications on 42 works from 40 teams in 18 colleges and universities. Among the participants, there were 15 “Project 985” and “Project 211” universities, accounting for 83%; 4 “Top Four” universities in architecture, accounting for 100%. During the competition, great supports were given by 51 professors, associate professors, master’s supervisors and other teachers in professional guidance to participating teams in their respective universities.

The competition invited reputable professionals from the architectural field, the media and the education sector to participate in the preliminary evaluation and final evaluation, and provided professional guidance and opinions for the participating students, which enhanced the student’s knowledge in “health concept”, architectural design and children’s building demand. The outstanding works selected in this competition were compiled into collections for more extensive sharing in 2020.





遠洋“築健未來”大學生建築設計競賽獲獎作品

WINNING WORKS OF “BUILDING·HEALTHY FUTURE” UNDERGRADUATE ARCHITECTURAL DESIGN COMPETITION

金獎作品
GOLD AWARD WORKS

重慶大學
Chongqing University

《織夢機》
Dream Maker

銀獎作品
SILVER AWARD WORKS

清華大學
Tsinghua University

《Welcome Aboard》

天津大學
Tianjin University

《弄潮》
Fashion

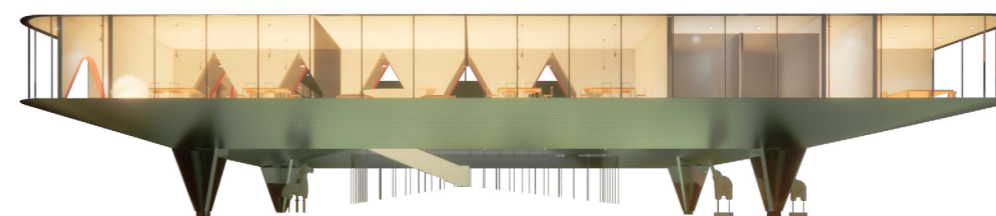
銅獎作品
BRONZE AWARD WORKS

- 《“臆渚”兒童藝術中心》
“Fuzhu” Children’s Art Center
- 《浮動之境》
“Floating Realm”
- 《海上藝園》
“Sea Art Park”
- 《貝殼的秘密》
“The Secret of the Shell”
- 《海岸浪淘沙藝術教育中心》
“Coastal Waves Art Education Center”
- 《在自然中學習》
“Learning in Nature”
- 《Neverland 無憂島計劃》
“Neverland Island Plan”
- 《彩虹聯萌 – 連接兒童的彩虹夢空間》
“Rainbow Alliance-Rainbow Dream Space Connecting Children”
- 《拾“光”機》
“Light Pick-up” Machine
- 《雲圈圈》
“Cloud Circle”



織夢機
DREAM MAKER

重慶大學·七條小青龍
Chongqing University

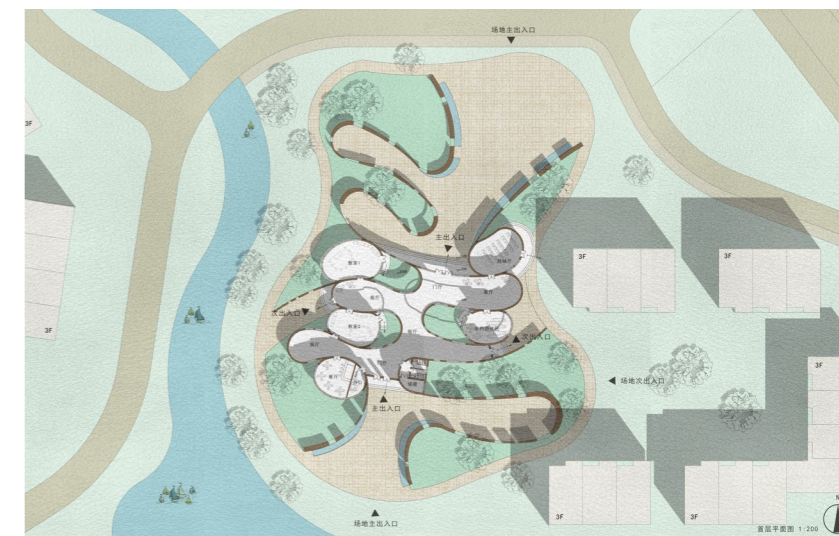


WELCOME ABOARD

清華大學·一荒
Tsinghua University

弄潮
FASHION

天津大學·BWBG
Tianjin University



功勳老人關懷

CARING FOR VETERANS

● 公益品牌項目

PUBLIC WELFARE BRAND PROJECT

中國脊梁健康支持計劃 CHINA BACKBONE HEALTH CARE PLAN



「中國脊梁健康支持計劃」是遠洋之帆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。目前該項目已經連續運行 5 年。

The "China Backbone Health Care Plan" was a special elderly-care project introduced by the Sino-Ocean Charity Foundation in 2015 to support senior citizens who have made significant contributions to the country. We provided health care and support to veterans in Chicheng, Hebei, in collaboration with Sino-Ocean Health In Here and other long-term partners. Public donations were collected via a special fund to fund related operations. The program has been operated for 5 years in a row.

2019 年，攜手共益夥伴泰和泰律師事務所（北京）黨支部、遠洋集團總部黨支部以及北京中小學生代表，實現了 50 位老兵的定向資助，通過與赤城志願者聯盟及海醫匯的合作，全年進行 2 次健康探訪和慰問，送去來自廣大愛心人士的捐贈、關懷和問候。

In 2019, together with the partner Tahota Law Firm (Beijing) CPC Branch, Sino-Ocean Group Headquarters CPC Branch, and representatives of primary and middle school students in Beijing, we provided targeted donations for 50 veterans. Through cooperation with Chicheng Volunteer Union and Sino-Ocean Health In Here, we carried out two health visits and condolences activities throughout the year, and donations, care and greetings from many charitable people were conveyed to them.



由於年紀大了，以及生活窘迫，每年春冬兩季，老兵們都在陸續離開。為能讓老兵們在身後留下更多紀念，為讓更多人了解他們堅定的信念、他們曾經的事跡，在新中國成立 70 周年之際，遠洋之帆公益基金會組織完成了《不要懂的太晚 愛的太遲——中國脊梁健康支持計劃手冊》編寫，記錄了走訪老兵們的事跡、話語；完成了《永不褪色的記憶——慶祝新中國》視頻記錄及剪輯，用鏡頭留下他們的音容笑貌，為後世人們留下一段驚心動魄、卻令人敬佩的歷史。

Due to the age and distress of life, veterans passed away one after another in spring and winter. In order to allow veterans to leave more memory behind them, and to let more people understand their firm beliefs and their past deeds, during the 70th anniversary of the founding of PRC, the Sino-Ocean Charity Foundation completed the compilation of the "Not Too Late To Love -Manual for China Backbone Health Care Plan", which recorded the deeds and words of visiting veterans; completed the video recording and editing of "Never-fading Memory-Celebrating the founding of PRC", which recorded their smiles with the lens and left a thrilling but admirable history for future generations.



展望 OUTLOOK

公司策略 CORPORATE STRATEGY

2020 年是本集團第五步發展戰略的開局之年，也是本集團立足生存、自強不息、追求高質量、可持續發展的關鍵元年。本集團將秉持「聚焦•賦能」的宗旨，遵循第五步發展戰略的願景和目標，聚焦主業、聚焦發展、聚焦集團效益；賦能業務、賦能一線、賦能核心人員。發揮既有優勢，堅定發展信心，推動本集團發展邁上新的台階。

2020 marks the first year of the Group's fifth phase development strategy and the key year of the Group's going concern, self-improvement, pursuit of high quality and sustainable development. The Group will stick to an approach of "Focus • Empowerment" and follow the vision and goals of the fifth step development strategy by focusing on the principal business, development and group benefits and empowering business, front-line staff and core personnel. Leveraging on our existing strengths, we will keep firm confidence in development and bring our development to a new level.

可持續發展管理 SUSTAINABLE DEVELOPMENT MANAGEMENT

在集團業務不斷擴張和外部針對企業可持續發展要求不斷提升的趨勢下，我們將通過更規範的制度體系、完善合理有效的管理系統、強化更有針對性的激勵、配合更積極有效的宣傳溝通和培訓，將遠洋集團的可持續發展管理工作朝著系統化、科學化以及常態化方向推進。繼續與各利益相關方攜手同行，在“健康”理念的倡導下，創造價值共享，從而實現人的健康、建築健康、環境健康三者和諧、穩定發展。

In view of the Group's continuous business expansion and increasingly stringent requirements imposed by external parties on sustainable development, we will continue to implement standardized systems, rationalize and improve management systems, and develop more targeted staff incentive schemes, aiming to further enhance our sustainable development practices in terms of rationalizing and routinizing sustainable development management through effective marketing, communication and training. We will continue to work with other stakeholders to create shared value following the Health philosophy, with the aim of delivering steady and harmonious development for people, buildings and the environment.

遠洋之帆公益基金會 SINO-OCEAN CHARITY FOUNDATION

基金會進入新的階段，將支持教育，幫助更多的貧困學生接受教育完成學業，發掘貧困學生的真實需求把資助落到實處；關注環保，支持社區、鄉村、城市環保建設，健康理念的宣傳引導。通過與集團業務的更多互動，帶動更多志願者參與、支持公益。更多結合公眾力量，在“共益”倡導下，為弱勢群體持續帶去更多的資金支持及社會關注。

The foundation has entered a new phase of development, where the top priority is to focus resources on making education more accessible for students from poor families and effectively aligning funds allocation with students' actual needs. It focuses on environmental protection and supports community, rural, and urban environmental protection construction, and promote health concepts. Through increased interactions between business units within the Group, we aim to elicit the support of more volunteers for charitable causes, and work with the public to secure greater publicity and financial support for the disadvantaged.

意見反饋表 FEEDBACK

尊敬的讀者，

您好！

尊敬的讀者，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或登錄 <https://www.wjx.top/jq/39834176.aspx> 的方式，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企業社會責任郵箱：csr@sinooceangroup.com 提出您的寶貴意見和建議。

Dear readers,

Hello!

Dear readers, thank you for taking the time to read this Report. In order to continuously improve the sustainable development of Sino-Ocean Group and information disclosure practices, we kindly request 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 or by visiting the website <https://www.wjx.top/jq/39834176.aspx>.

Alternatively, you may send your valuable comments and suggestions to Sino-Ocean Group CSR team (email: csr@sinooceangroup.com).



掃描二維碼提供您的寶貴意見和建議
Scan your QR code for your valuable comments and suggestions

附錄 APPENDICES

附錄1 APPENDIX 1

香港聯交所《環境、社會及管治 (ESG) 報告指引》
ENVIRONMENTAL, SOCIAL AND GOVERNANCE (ESG) REPORTING GUIDE OF HONG KONG STOCK EXCHANGE

主要範疇、層面、一般披露及關鍵績效指標 SUBJECT AREAS, ASPECTS, GENERAL DISCLOSURES AND KPIS		在本報告中的位置 POSITION IN REPORT
環境 ENVIRONMENTAL		
層面 A1: 排放物 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。 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.	P81-85
A1.1	排放物種類及相關排放數據。 The types of emissions and respective emissions data.	P81-83
A1.2	溫室氣體總排放量（以噸計算）及（如適用）密度（如以每產量單位、每項設施計算）。 Greenhouse gas emissions in total (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility).	P82
A1.3	所產生有害廢棄物總量（以噸計算）及（如適用）密度（如以每產量單位、每項設施計算）。 Total hazardous waste produced (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility).	P83
A1.4	所產生無害廢棄物總量（以噸計算）及（如適用）密度（如以每產量單位、每項設施計算）。 Total non-hazardous waste produced (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility).	P82
A1.5	描述減低排放量的措施及所得成果。 Description of measures to mitigate emissions and results achieved.	P81-100
A1.6	描述處理有害及無害廢棄物的方法、減低產生量的措施及所得成果。 Description of how hazardous and non-hazardous wastes are handled, reduction initiatives and results achieved.	P84-85, 87-100
層面 A2: 資源使用 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。 POLICIES ON THE EFFICIENT USE OF RESOURCES, INCLUDING ENERGY, WATER AND OTHER RAW MATERIALS.	P84-98
A2.1	按類型劃分的直接及／或間接能源（如電、氣或油）總耗量（以千個千瓦時計算）及密度（如以每產量單位、每項設施計算）。 Direct and/or indirect energy consumption by type (e.g. electricity, gas or oil) in total (kWh in '000s) and intensity (e.g. per unit of production volume, per facility).	P81-82
A2.2	總耗水量及密度（如以每產量單位、每項設施計算）。 Water consumption in total and intensity (e.g. per unit of production volume, per facility).	P82
A2.3	描述能源使用效益計劃及所得成果。 Description of energy use efficiency initiatives and results achieved.	P81-84, 87-100
A2.4	描述求取適用水源上可有任何問題，以及提升用水效益計劃及所得成果。 Description of whether there is any issue in sourcing water that is fit for purpose, water efficiency initiatives and results achieved.	P89-90 (2019 年內，遠洋集團沒有發生與獲取水資源相關問題 Sino-Ocean Group did not experience any issues related to access to water resources in 2019.)
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。 Total packaging material used for finished products (in tonnes) and, if applicable, with reference to per unit produced.	不適用 NOT APPLICABLE

主要範疇、層面、一般披露及關鍵績效指標 SUBJECT AREAS, ASPECTS, GENERAL DISCLOSURES AND KPIS		在本報告中的位置 POSITION IN REPORT
層面 A3: 環境及天然資源 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。 POLICIES ON MINIMISING THE ISSUER'S SIGNIFICANT IMPACT ON THE ENVIRONMENT AND NATURAL RESOURCES.	P84-90, 93-94
A3.1	描述業務活動對環境及天然資源的重大影響及已採取管理有關影響的行動。 Description of the significant impacts of activities on the environment and natural resources and the actions taken to manage them.	P84-100
社會 SOCIAL		
僱傭及勞工常規 EMPLOYMENT AND LABOR PRACTICES		
層面 B1: 僱傭 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。 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.	P102-114
B1.1	按性別、僱傭類型、年齡組別及地區劃分的僱員總數。 Total workforce by gender, employment type, age group and geographical region.	P103-104
B1.2	按性別、年齡組別及地區劃分的僱員流失比率。 Employee turnover rate by gender, age group and geographical region.	P106
層面 B2: 健康與安全 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。 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.	P112-116
B2.1	因工作關係而死亡的人數及比率。 Number and rate of work-related fatalities.	P115
B2.2	因工傷損失工作日數。 Lost days due to work injury.	P115
B2.3	描述所採納的職業健康與安全措施，以及相關執行及監察方法。 Description of the occupational health and safety measures adopted, how they are implemented and monitored.	P112-116
層面 B3: 發展及培訓 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。 POLICIES ON IMPROVING EMPLOYEES' KNOWLEDGE AND SKILLS FOR DISCHARGING DUTIES AT WORK. DESCRIPTION OF TRAINING ACTIVITIES.	P111
B3.1	按性別及僱員類別（如高級管理層、中級管理層等）劃分的受訓僱員百分比。 The percentage of employees trained by gender and employee category (e.g., senior management, middle management).	P111
B3.2	按性別及僱員類別劃分，每名僱員完成受訓的平均時數。 The average training hours completed per employee by gender and employee category.	P111
層面 B4: 勞工準則 ASPECT B4: LABOR 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。 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.	P108
B4.1	描述檢討招聘慣例的措施以避免童工及強制勞工。 Description of measures to review employment practices to avoid child and forced labor.	P108
B4.2	描述在發現違規情況時消除有關情況所採取的步驟。 Description of the steps taken to eliminate such practices when discovered.	P108

主要範疇、層面、一般披露及關鍵績效指標 SUBJECT AREAS, ASPECTS, GENERAL DISCLOSURES AND KPIS		在本報告中的位置 POSITION IN REPORT
營運慣例 OPERATION PRACTICES		
層面 B5: 供應鏈管理 ASPECT B5: SUPPLY CHAIN MANAGEMENT	管理供應鏈的環境及社會風險政策。 POLICES ON MANAGING ENVIRONMENTAL AND SOCIAL RISKS OF THE SUPPLY CHAIN.	P64-66
B5.1	按地區劃分的供應商數目。 Number of suppliers by geographical region.	P65, 152
B5.2	描述有關聘用供應商的慣例，向其執行有關慣例的供應商數目、以及有關慣例的執行及監察方法。 Description of practices relating to engaging suppliers, number of suppliers where the practices are being implemented, how they are implemented and monitored.	P64-65
層面 B6: 產品責任 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 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.	P48-78
B6.1	已售或已運送產品總數中因安全與健康理由而須回收的百分比。 Percentage of total products sold or shipped subject to recalls for safety and health reasons.	P59-60
B6.2	接獲關於產品及服務的投訴數目以及應對方法。 Number of products and service related complaints received, and how they are dealt with.	P70
B6.3	描述與維護及保障知識產權有關的慣例。 Description of practices relating to observing and protecting intellectual property rights.	P74-75
B6.4	描述質量檢定過程及產品回收程序。 Description of quality assurance process and recall procedures.	P58-62
B6.5	描述消費者資料保障及私隱政策，以及相關執行及監察方法。 Description of consumer data protection and privacy policies, how they are implemented and monitored.	P69
層面 B7: 反貪污 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。 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.	P14-17
B7.1	於匯報期內對發行人或其僱員提出並已審結的貪污訴訟案件的數目及訴訟結果。 Number of concluded legal cases regarding corrupt practices brought against the issuer or its employees during the reporting period and the outcomes of the cases.	P17
B7.2	描述防範措施及舉報程序，以及相關執行及監察方法。 Description of preventive measures and whistle-blowing procedures, how they are implemented and monitored.	P14-17
社區 COMMUNITY		
層面 A8: 社區投資 ASPECT A8: 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。 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.	P117-138
A8.1	專注貢獻範疇。 Focus areas of contribution.	P119-138
A8.2	在專注範疇所動用資源。 Resources contributed to the focus area.	P119-138

附錄2 APPENDIX 2

《中國企業社會責任報告指南 CASS CSR4.0》指標體系表 INDICATOR SYSTEM TABLE OF CHINESE CSR REPORT GUIDE (CASS-CSR4.0)

序號 SERIAL NO.	指標內容 INDICATORS DESCRIPTION	在本報告中的位置 POSITION IN THIS REPORT	指標性質 INDICATORS CHARACTERISTICS
第一部份：報告前言 (P 系列) PART I : REPORT PREFACE (SERIES P)			
P1: 報告規範 P1:REPORT SPECIFICATION			
P1.1	質量保證 Quality assurance	P58-59	拓展 Extension
P1.2	信息說明 Information description	P I - II	核心 Core
P1.3	報告體系 Reporting system	P II	核心 Core
P2: 高管致辭 P2:MANAGEMENT STATEMENT			
P2.1	履行社會責任的形勢分析與戰略考量 Situational analysis and strategic consideration regarding performing social responsibilities	P VII - VIII	核心 Core
P2.2	年度社會責任工作進展 Annual social responsibility work progress	P18-46	核心 Core
P3: 責任聚焦 P3:CSR HIGHLIGHTS			
P3.1	社會責任重大事件 Major social responsibility events	P23-32, 35-39, 42-45, 120-138	拓展 Extension
P3.2	社會責任重點議題進展及成效 Development and results of key social responsibility issues	P23-32, 35-39, 42-45, 120-138	拓展 Extension
P4: 企業簡介 P4:ABOUT THE ENTERPRISE			
P4.1	組織架構及運營地域 Organization structure and operation regions	P5-7	核心 Core
P4.2	主要品牌、服務和產品 Major products, services and brands	P3-4, 8-10	核心 Core
P4.3	企業規模與影響力 Enterprise scale and influence	P V - VIII, 3-11,	核心 Core
P4.4	報告期內關於組織規模、結構、所有權或供應鏈的重大變化 Material changes in respect of organization scale, structure, ownership or supply chain during the reporting period	P7-10, 12, 64	拓展 Extension
第二部份：責任管理 (G 系列) PART II : RESPONSIBILITY MANAGEMENT (SERIES G)			
G1: 願景 G1:VISIONS			
G1.1	企業使命、願景、價值觀 Corporate mission, visions, values	P VII - VIII, 1-4	核心 Core
G1.2	企業社會責任理念或口號 CSR concepts or slogans	P18-19, 120, 125	核心 Core
G2: 戰略 G2:STRATEGIES			
G2.1	實質性社會責任議題識別與管理 Identification and management of substantial social responsibility issues	P35-39	核心 Core
G2.2	社會責任戰略規劃與年度計劃 Strategic planning and annual plan of social responsibilities	P21-32, 35-39	核心 Core
G2.3	推動社會責任融入企業發展戰略與日常經營 Promoting the integration of social responsibilities into corporate development strategies and routine operation	P18-45	拓展 Extension

序號 SERIAL NO.	指標內容 INDICATORS DESCRIPTION	在本報告中的位置 POSITION IN THIS REPORT	指標性質 INDICATORS CHARACTERISTICS
G3: 組織 G3:ORGANIZATION			
G3.1	企業高層參與社會責任工作 Corporate executives' involvement in social responsibility work	P20	核心 Core
G3.2	社會責任領導機構及工作機制 Social responsibility leading organization and work mechanism	P20-22	核心 Core
G3.3	社會責任組織體系及職責分工 Social responsibility organizational system and division of responsibilities	P20	核心 Core
G4: 制度 G4:SYSTEM			
G4.1	制定社會責任管理制度 Developing social responsibility management system	P21-22	核心 Core
G4.2	構建社會責任指標體系 Creating social responsibility indicator system	P21-22	核心 Core
G4.3	開展社會責任考核或評優 Conducting social responsibility review or evaluation	P39	核心 Core
G5: 能力 G5:CAPABILITY			
G5.1	組織開展社會責任培訓 Organizing and conducting social responsibility trainings	P35-38	核心 Core
G5.2	開展社會責任理論研究 Conducting social responsibility theoretic research	不適用 NOT APPLICABLE	核心 Core
G5.3	參與國內外社會責任標準、倡議、指南的研究與制定 Involved in the research and formulation of domestic and foreign social responsibility standards, initiatives and guides	不適用 NOT APPLICABLE	拓展 Extension
G6: 參與 G6:PARTICIPATION			
G6.1	識別和回應利益相關方的訴求 Identifying and responding to the demands of stakeholders	P33-38	核心 Core
G6.2	企業社會責任內外部溝通機制和活動 CSR internal-external communication mechanism and activities	P33-35	核心 Core
G6.3	加入的社會責任組織或公約 Social responsibility organizations or conventions joined	不適用 NOT APPLICABLE	拓展 Extension
第三部份: 市場績效 (M 系列) PART III : MARKET PERFORMANCE (SERIES M)			
M1: 股東責任 M1:SHAREHOLDER RESPONSIBILITY			
M1.1	規範公司治理 Standardizing the corporate governance	P12-13	核心 Core
M1.2	最高治理機構及其委員會的提名和甄選過程 Nomination and selection process of the supreme governing body and its committees	P12-13	拓展 Extension
M1.3	反腐敗 Anti-corruption	P14-17	核心 Core
M1.4	合規信息披露 Compliant information disclosure	P14-17	核心 Core
M1.5	保護中小投資者利益 Protecting the interests of small and medium investors	P13	拓展 Extension
M1.6	成長性 Growth	P V - VI	核心 Core
M1.7	收益性 Profitability	P V - VI	核心 Core
M1.8	安全性 Safety	P V - VI	核心 Core

序號 SERIAL NO.	指標內容 INDICATORS DESCRIPTION	在本報告中的位置 POSITION IN THIS REPORT	指標性質 INDICATORS CHARACTERISTICS
M2: 客戶責任 M2:CUSTOMER RESPONSIBILITY			
M2.1	提升產品 / 服務可及性 Improving the accessibility to products/services	P26, 51	核心 Core
M2.2	產品 / 服務質量管理體系 Products/services quality management system	P58-61, 67-73	核心 Core
M2.3	產品合格率 Rate of qualified products	P60	核心 Core
M2.4	堅持創新驅動 Adhering to innovation-orientation	P18-19, 49-50, 89-90	核心 Core
M2.5	研發投入 R&D investment	P49-57	核心 Core
M2.6	新增專利數 Number of new patents	P75	核心 Core
M2.7	科技成果產業化 Industrialization of high-tech achievements	P49-57	拓展 Extension
M2.8	嚴禁虛假或者引人誤解的宣傳 Strict prohibition on false or misleading promotion	P50	核心 Core
M2.9	產品知識普及或客戶培訓 Product knowledge promotion or customer training	P76-78	拓展 Extension
M2.10	潛在風險警示 Warning against potential risks	P58-61	拓展 Extension
M2.11	公平交易 Fair trade	P64, 69	拓展 Extension
M2.12	倡導可持續消費 Advocating sustainable consumption	P18-19, 31	拓展 Extension
M2.13	客戶信息保護 Protection of customer information	P31, 69	核心 Core
M2.14	主動售後服務體系 Proactive after-sales service system	P67-73	核心 Core
M2.15	積極應對消費者投訴 Actively addressing complaints from consumers	P70	核心 Core
M2.16	投訴解決率 Complaint settlement rate	P70	核心 Core
M2.17	止損和賠償 Loss prevention and compensation	P68-70	核心 Core
M2.18	客戶滿意度 Customer satisfaction	P VI, 31, 61, 67-68	核心 Core
M3: 夥伴責任 M3:PARTNER RESPONSIBILITY			
M3.1	誠信經營 Operating with integrity	P64-66	核心 Core
M3.2	經濟合同履約率 Performance rate of economic contracts	P14-16	拓展 Extension
M3.3	公平競爭 Fair competition	P30, 64-66, 69	核心 Core
M3.4	戰略共享機制和平台 Strategic sharing mechanism and platform	P62-63	核心 Core
M3.5	尊重和保護知識產權 Respecting and protecting intellectual property rights	P30, 74-75	核心 Core
M3.6	助力行業發展 Empowering the industry development	P49-57	拓展 Extension

序號 SERIAL NO.	指標內容 INDICATORS DESCRIPTION	在本報告中的位置 POSITION IN THIS REPORT	指標性質 INDICATORS CHARACTERISTICS
M3.7	公平貿易 Fair trade	P64-66	拓展 Extension
M3.8	針對供應商的社會責任政策、倡議和要求 Supplier-specific social responsibility policies, initiatives and requirements	P64-66	核心 Core
M3.9	因為社會責任不合規被否決的潛在供應商數量 Number of potential suppliers rejected due to incompliance with social responsibilities	P65	拓展 Extension
M3.10	供應商社會責任日常管理機制 Routine management mechanism of supplier social responsibilities	P64-66	拓展 Extension
M3.11	供應商社會責任審查的流程與方法 Review procedures and methods of supplier social responsibilities	P64-66	核心 Core
M3.12	報告期內審查的供應商數量 Number of suppliers audited during the reporting period	P65	核心 Core
M3.13	因為社會責任不合規被中止合作的供應商數量 Number of suppliers terminated due to incompliance with social responsibilities	未納入指標體系 NOT INCLUDED IN THE INDICATOR SYSTEM	拓展 Extension
M3.14	供應商社會責任績效考核與溝通 Performance review and communication of supplier social responsibilities	P64-66	拓展 Extension
M3.15	供應商社會責任培訓 Supplier social responsibility training	P64-66	核心 Core
M3.16	供應商社會責任培訓績效 Supplier social responsibility training performance	P64	核心 Core

第四部份：社會績效 (S 系列) PART IV : SOCIAL PERFORMANCE (SERIES S)

S1: 政府責任 S1:GOVERNMENT RESPONSIBILITY

S1.1	守法合規體系建設 Establishment of compliance system	P14-17	核心 Core
S1.2	守法合規培訓 Compliance training	P16	核心 Core
S1.3	納稅總額 Total tax	P IV	核心 Core
S1.4	參與全面深化改革 Participation in comprehensive deepening reform	不適用 NOT APPLICABLE	核心 Core
S1.5	帶動就業 Enhanced employment rate	P105, 108-109, 119-123	核心 Core
S1.6	報告期內吸納就業人數 Number of employees added during the reporting period	P105	核心 Core

S2: 員工責任 S2:EMPLOYEE RESPONSIBILITY

S2.1	員工構成情況 Employee composition	P103-105	核心 Core
S2.2	平等僱傭 Employment equality	P108-109	核心 Core
S2.3	勞動合同簽訂率 Execution rate of labor contracts	P110	核心 Core
S2.4	民主管理 Democratic management	P108-111	核心 Core
S2.5	女性管理者比例 Proportion of female executives	P107	拓展 Extension
S2.6	僱員隱私管理 Employee privacy management	P110	核心 Core

序號 SERIAL NO.	指標內容 INDICATORS DESCRIPTION	在本報告中的位置 POSITION IN THIS REPORT	指標性質 INDICATORS CHARACTERISTICS
S2.7	反強逼勞動和騷擾虐待 Prohibition of forced labor, harassment and abuse	P108-110	拓展 Extension
S2.8	多元化和機會平等 Diversity and equal opportunities	P108-110	拓展 Extension
S2.9	每年人均帶薪年休假天數 Days of paid annual leave per employee	P109	核心 Core
S2.10	薪酬與福利體系 Remuneration and welfare system	P109-114	核心 Core
S2.11	職業健康管理 Occupational health management	P112-116	核心 Core
S2.12	工作環境和條件保障 Working environment and conditions guarantee	P76-78, 112-114	核心 Core
S2.13	員工心理健康援助 Mental health assistance to employees	P108-114	拓展 Extension
S2.14	員工培訓體系 Employee training system	P111	核心 Core
S2.15	年度培訓績效 Annual training performance	P111	核心 Core
S2.16	職業發展通道 Occupational development channel	P111	核心 Core
S2.17	生活工作平衡 Balance between work and life	P112-114	拓展 Extension
S2.18	困難員工幫扶 Helping the needy employees	P110	拓展 Extension
S2.19	員工滿意度 Employee satisfaction	P109	核心 Core
S2.20	員工流失度 Rate of left Employees	P106	核心 Core

S3: 安全生產 S3:PRODUCTION SAFETY

S3.1	安全生產管理體系 Production safety management system	P115-116	核心 Core
S3.2	安全應急管理機制 Safety emergency management mechanism	P116	核心 Core
S3.3	安全教育與培訓 Safety education and training	P116	核心 Core
S3.4	安全培訓績效 Safety training performance	P116	核心 Core
S3.5	安全生產投入 Production safety investment	未納入指標體系 NOT INCLUDED IN THE INDICATOR SYSTEM	核心 Core
S3.6	安全生產事故數 Number of production safety accidents	P115	核心 Core
S3.7	員工傷亡人數 Number of casualties of employees	P115	核心 Core

S4: 社區責任 S4:COMMUNITY RESPONSIBILITY

S4.1	社區溝通和參與機制 Community communication and participation mechanism	P118-126	拓展 Extension
S4.2	員工本地化政策 Employee localization policy	P105	核心 Core

序號 SERIAL NO.	指標內容 INDICATORS DESCRIPTION	在本報告中的位置 POSITION IN THIS REPORT	指標性質 INDICATORS CHARACTERISTICS
S4.3	本地化僱傭比例 Local employment ratio	P105-106	核心 Core
S4.4	採購本地化政策 Local procurement policy	P64	核心 Core
S4.5	支持社區婦女、土著居民、農民、牧民和漁民的發展 Supports to development of women, aboriginal inhabitant, farmers, shepherds and fishermen in the community	P64, 119-124	拓展 Extension
S4.6	公益方針或主要公益領域 Public welfare policy or main public welfare areas	P119, 125-126	核心 Core
S4.7	建立企業公益基金基金會 Establishment of corporate public welfare fund/foundation	P126	核心 Core
S4.8	捐贈總額 Total amount of donations	P125-126	核心 Core
S4.9	打造品牌公益項目 Launch of brand public welfare projects	P126-138	拓展 Extension
S4.10	支持志願者活動的政策、措施 Policies and measures to support volunteer activities	P39, 125-128	核心 Core
S4.11	員工志願者活動績效 Performance of volunteer activities by employees	P125	核心 Core
S4.12	助力精準扶貧 Supports to accurate poverty alleviation	P120-123, 125	核心 Core
S4.13	扶貧專項資金投入 Investment in special fund for poverty alleviation	P125	核心 Core
S4.14	脫貧人口數量 Number of people out of poverty	不適用 NOT APPLICABLE	核心 Core
第五部份：環境績效 (E 系列) PART V : ENVIRONMENTAL PERFORMANCE (SERIES E)			
E1: 綠色管理 E1:GREEN MANAGEMENT			
E1.1	環境管理體系 Environmental management system	P28	核心 Core
E1.2	環保預警及應急機制 Environmental warning and emergency mechanism	P84	核心 Core
E1.3	環保技術研發與應用 Environmental technology research and application	P84-100	核心 Core
E1.4	環境指標統計核算體系方法 Environmental indicator statistical accounting system and methods	P21-22, 81-83	拓展 Extension
E1.5	環保培訓和宣教 Environmental protection training and education	P84-89	核心 Core
E1.6	建設綠色供應鏈 Establishment of green supply chain	P96-100	拓展 Extension
E1.7	支持綠色低碳產業發展 Supports to development of green and low-carbon industries	P96-100	核心 Core
E1.8	環保總投資 Total investment in environmental protection	P53-57	核心 Core
E1.9	應對氣候變化 Reaction to climate changes	P85	核心 Core
E1.10	碳匯 Carbon sink	不適用 NOT APPLICABLE	拓展 Extension

序號 SERIAL NO.	指標內容 INDICATORS DESCRIPTION	在本報告中的位置 POSITION IN THIS REPORT	指標性質 INDICATORS CHARACTERISTICS
E2: 綠色生產 E2:GREEN PRODUCTION			
E2.1	綠色設計 Green design	P49-57	核心 Core
E2.2	採購和使用環保原材料 Procurement and use of environmentally friendly materials	P64-65	拓展 Extension
E2.3	節約能源政策及措施 Energy saving policies and measures	P84-100	核心 Core
E2.4	提高能源使用效率 Improvement of energy efficiency	P84-100	核心 Core
E2.5	全年能源消耗總量及減少量 Total annual energy consumption and reduction	P82	拓展 Extension
E2.6	單位產值綜合耗能 Comprehensive energy consumption per unit of production	未納入指標體系 NOT INCLUDED IN THE INDICATOR SYSTEM	核心 Core
E2.7	使用清潔能源的政策、措施 Policies and measures for using clean energy	P95-100	核心 Core
E2.8	清潔能源使用量或比重 Usage amount or proportion of clean energy	未納入指標體系 NOT INCLUDED IN THE INDICATOR SYSTEM	核心 Core
E2.9	節約水資源政策、措施 Water resources saving policies and measures	P89	核心 Core
E2.10	年度新鮮水用水量 Annual fresh water consumption	P82	核心 Core
E2.11	單位工業增加值新鮮水耗 Fresh water consumption per unit of industrial added value	P82	拓展 Extension
E2.12	減少廢氣排放的制度、措施或技術 Regulations, measures or techniques to reduce waste gas emissions	P85, 88	核心 Core
E2.13	廢氣排放量及減排量 Waste gas emissions and discharge reduction	P82	核心 Core
E2.14	減少廢水排放的制度、措施或技術 Regulations, measures or techniques to reduce waste water discharges	不適用 NOT APPLICABLE	核心 Core
E2.15	廢水排放量及減排量 Waste water discharges and discharge reduction	不適用 NOT APPLICABLE	核心 Core
E2.16	減少廢棄物排放的制度、措施或技術 Regulations, measures or techniques to reduce waste emissions and discharge	P84-100	核心 Core
E2.17	廢棄物排放量及減排量 Waste emissions and discharges, and the reductions	P82-83	核心 Core
E2.18	發展循環經濟政策、措施 Policies and measures to develop circular economy	P87-89, 93-98	核心 Core
E2.19	循環經濟發展績效 Circular economy development performance	P96-100	核心 Core
E2.20	綠色包裝 Green packaging	不適用 NOT APPLICABLE	核心 Core

附錄3 APPENDIX 3

集團管控範圍內供應商遍佈全國各省市分佈情況：

DISTRIBUTION OF SUPPLIERS IN VARIOUS PROVINCES AND CITIES ACROSS THE COUNTRY WITHIN THE SCOPE OF CONTROL :

序號 SERIAL NO.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
省份/地區 PROVINCE	北京市 Beijing	上海市 Shanghai	重慶市 Chongqing	天津市 Tianjin	廣東省 Guangdong Province	河北省 Hebei Province	河南省 Henan Province	遼寧省 Liaoning Province	山東省 Shandong Province	浙江省 Zhejiang Province	貴州省 Guizhou Province	海南省 Hainan Province	黑龍江 Heilongjiang	吉林省 Jilin Province	安徽省 Anhui	山西省 Shanxi Province
數量 QUANTITY	1,748	738	158	591	1,472	642	154	657	550	775	122	102	12	174	139	176

序號 SERIAL NO.	17	18	19	20	21	22	23	24	25	26	27	28	29
省份/地區 PROVINCE	陝西省 Shaanxi Province	甘肅省 Gansu Province	湖南省 Hunan Province	湖北省 Hubei Province	四川省 Sichuan Province	江蘇省 Jiangsu Province	福建省 Fujian Province	江西省 Jiangxi Province	雲南省 Yunnan Province	廣西 Guangxi	內蒙古 Neimenggu	寧夏 Ningxia	新疆 Xinjiang
數量 QUANTITY	222	23	147	421	236	895	295	89	94	40	1	2	1

附錄4 APPENDIX 4

各事業部所涉及城市：

CITIES WHERE EACH BUSINESS UNIT IS LOCATED :

- 開發事業一部（所含城市）：保定、北京、濟南、廊坊、秦皇島、石家莊、太原、天津、西安、張家口、鄭州
12. DEVELOPMENT DEPARTMENT 1 (city/cities covered): Baoding, Beijing, Jinan, Langfang, Qinhuangdao, Shijiazhuang, Taiyuan, Tianjin, Xi'an, Zhangjiakou, Zhengzhou
- 開發事業二部（所含城市）：成都、大連、貴陽、哈爾濱、合肥、濟南、昆明、南京、南寧、青島、瀋陽、太原、西安、煙台、長春、長沙、鄭州、重慶
13. DEVELOPMENT DEPARTMENT 2 (city/cities covered): Chengdu, Dalian, Guiyang, Harbin, Hefei, Jinan, Kunming, Nanjing, Nanning, Qingdao, Shenyang, Taiyuan, Xi'an, Yantai, Changchun, Changsha, Zhengzhou, Chongqing
- 開發事業三部（所含城市）：杭州、溧陽、南昌、南京、上海、蘇州、溫州、寧波、武漢、長沙、鎮江
14. DEVELOPMENT DEPARTMENT 3 (city/cities covered): Hangzhou, Liyang, Nanchang, Nanjing, Shanghai, Suzhou, Wenzhou, Ningbo, Wuhan, Changsha, Zhenjiang
- 開發事業四部（所含城市）：福州、贛州、廣州、佛山、貴陽、海南、江門、茂名、南寧、廈門、汕頭、東莞、深圳、湛江、中山
15. DEVELOPMENT DEPARTMENT 4 (city/cities covered): Fuzhou, Ganzhou, Guangzhou, Foshan, Guiyang, Hainan, Jiangmen, Maoming, Nanning, Xiamen, Shantou, Dongguan, Shenzhen, Zhanjiang, Zhongshan
- 產品營造事業部（所含城市）：保定、北京、濟南、廊坊、秦皇島、石家莊、太原、天津、西安、張家口、鄭州、成都、大連、貴陽、哈爾濱、合肥、濟南、昆明、南京、南寧、青島、瀋陽、煙台、長春、長沙、鄭州、重慶、杭州、溧陽、南昌、南京、寧波、上海、蘇州、溫州、武漢、鎮江、福州、贛州、廣州、佛山、貴陽、海南、江門、茂名、南寧、廈門、汕頭、東莞、深圳、湛江、中山
16. PRODUCT CREATION DEPARTMENT (city/cities covered): Baoding, Beijing, Jinan, Langfang, Qinhuangdao, Shijiazhuang, Taiyuan, Tianjin, Xi'an, Zhangjiakou, Zhengzhou, Chengdu, Dalian, Guiyang, Harbin, Hefei, Jinan, Kunming, Nanjing, Nanning, Qingdao, Shenyang, Yantai, Changchun, Changsha, Zhengzhou, Chongqing, Hangzhou, Liyang, Nanchang, Nanjing, Ningbo, Shanghai, Suzhou, Wenzhou, Wuhan, Zhenjiang, Fuzhou, Guangzhou, Foshan, Guiyang, Hainan, Jiangmen, Maoming, Nanning, Xiamen, Shantou, Dongguan, Shenzhen, Zhanjiang, Zhongshan
- 商業地產事業部（所含城市）：成都、大連、杭州、天津、武漢、西安、北京
17. COMMERCIAL REAL ESTATE DEPARTMENT (city/cities covered): Chengdu, Dalian, Hangzhou, Tianjin, Wuhan, Xi'an, Beijing
- 寫字樓事業部（所含城市）：北京、上海、成都
18. OFFICE BUILDING DEPARTMENT (city/cities covered): Beijing, Shanghai, Chengdu
- 資本運營事業部（所含城市）：北京
19. CAPITAL OPERATION DEPARTMENT (city/cities covered): Beijing
- 客戶服務事業部（所含城市）：保定、北京、濟南、廊坊、秦皇島、石家莊、太原、天津、西安、張家口、鄭州、成都、大連、貴陽、哈爾濱、合肥、濟南、昆明、南京、南寧、青島、瀋陽、煙台、長春、長沙、鄭州、重慶、杭州、溧陽、南昌、南京、寧波、上海、蘇州、溫州、武漢、鎮江、福州、贛州、廣州、佛山、貴陽、海南、江門、茂名、南寧、廈門、汕頭、東莞、深圳、湛江、中山
20. CUSTOMER SERVICE DEPARTMENT (city/cities covered): Baoding, Beijing, Jinan, Langfang, Qinhuangdao, Shijiazhuang, Taiyuan, Tianjin, Xi'an, Zhangjiakou, Zhengzhou, Chengdu, Dalian, Guiyang, Harbin, Hefei, Jinan, Kunming, Nanjing, Nanning, Qingdao, Shenyang, Yantai, Changchun, Changsha, Zhengzhou, Chongqing, Hangzhou, Liyang, Nanchang, Ningbo, Shanghai, Suzhou, Wenzhou, Wuhan, Zhenjiang, Fuzhou, Ganzhou, Guangzhou, Foshan, Guiyang, Hainan, Jiangmen, Maoming, Nanning, Xiamen, Shantou, Dongguan, Shenzhen, Zhanjiang, Zhongshan
- 香港公司（所含城市）：香港
21. HONG KONG COMPANY (city/cities covered): Hong Kong
- 遠嘉經紀（所含城市）：保定、北京、濟南、廊坊、秦皇島、石家莊、太原、天津、西安、張家口、鄭州、成都、大連、貴陽、哈爾濱、合肥、濟南、昆明、南京、南寧、青島、瀋陽、煙台、長春、長沙、鄭州、重慶、杭州、溧陽、南昌、南京、寧波、上海、蘇州、溫州、武漢、鎮江
22. YUANJIA BROKER (city/cities covered): Baoding, Beijing, Jinan, Langfang, Qinhuangdao, Shijiazhuang, Taiyuan, Tianjin, Xi'an, Zhangjiakou, Zhengzhou, Chengdu, Dalian, Guiyang, Harbin, Hefei, Jinan, Kunming, Nanjing, Nanning, Qingdao, Shenyang, Yantai, Changchun, Changsha, Zhengzhou, Chongqing, Hangzhou, Liyang, Nanchang, Nanjing, Ningbo, Shanghai, Suzhou, Wenzhou, Wuhan, Zhenjiang

序號 SERIAL NO.	指標內容 INDICATORS DESCRIPTION	在本報告中的位置 POSITION IN THIS REPORT	指標性質 INDICATORS CHARACTERISTICS
E2.21	製成品所用包裝材料的總量（以噸計算）及（如適用）每單位佔量 Total packaging material used for finished products (in tonnes) and, if applicable, with reference to per unit produced	不適用 NOT APPLICABLE	拓展 Extension
E2.22	綠色運輸 Green transportation	未納入指標體系 NOT INCLUDED IN THE INDICATOR SYSTEM	核心 Core
E2.23	產品 / 人力運輸過程中對環境的影響 Impact of product/human powered transportation on the environment	未納入指標體系 NOT INCLUDED IN THE INDICATOR SYSTEM	拓展 Extension
E2.24	減少溫室氣體排放的計劃及行動 Plan and actions of reducing greenhouse gas emissions	P84-100	核心 Core
E2.25	溫室氣體排放量及減排量 Greenhouse gas emissions and emission reduction	P82	核心 Core

E3: 綠色運營 E3:GREEN OPERATION

E3.1	綠色辦公措施 Green office measures	P95	核心 Core
E3.2	綠色辦公績效 Green office performance	P81-83	核心 Core
E3.3	生態恢復與治理 Ecological restoration and management	P93	拓展 Extension
E3.4	保護生物多樣性 Protection of biological diversity	P94	拓展 Extension
E3.5	零淨砍伐 Zero net deforestation	不適用 NOT APPLICABLE	拓展 Extension
E3.6	環保公益活動 Environmental-protection public welfare activities	P119, 126-129	核心 Core

第六部份：報告後記（A 系列）PART VI: REPORTING AFTERWARD (SERIES A)

A1	未來計劃：公司對社會責任工作的規劃 Future plan: Corporate planning for social responsibility work	P139	核心 Core
A2	關鍵績效表：企業年度社會責任關鍵數據的集中展示 Key performance indicators: Centralized presentation of annual CSR key data	P119, 125	拓展 Extension
A3	企業榮譽表：企業年度社會責任重要榮譽的集中展示 Corporate awards: Centralized presentation of important annual CSR awards	P46	拓展 Extension
A4	報告評價：社會責任轉嫁或行業專家、利益相關方或專業機構對報告的評價 Reporting assessment: Assessment of reporting from social responsibility experts or industry experts, stakeholders or professional organizations	P153-154	拓展 Extension
A5	參考索引：對本指南要求披露指標的採用情況 Reference index: The application of the disclosure indicators required by this guide	P144-151	核心 Core
A6	意見反饋：讀者意見調查表及讀者意見反饋渠道 Opinions and feedbacks: Questionnaire for readers' opinions and feedback channel of readers' opinions	P140	核心 Core

《遠洋集團 2019 年度可持續發展報告》評級報告

受遠洋集團控股有限公司委托，“中國企業社會責任報告評級專家委員會”抽選專家組成評級小組，對《遠洋集團 2019 年度可持續發展報告》（以下簡稱《報告》）進行評級。

一、評級依據

中國社會科學院《中國企業社會責任報告指南（CASS-CSR 4.0）》暨“中國企業社會責任報告評級專家委員會”《中國企業社會責任報告評級標準（2020）》。

二、評級過程

1. 評級小組審核確認《報告》編寫組提交的《企業社會責任報告過程性資料確認書》及相關證明材料；
2. 評級小組對《報告》編寫過程及內容進行評價，擬定評級報告；
3. 評級專家委員會副主席、評級小組組長、評級小組專家共同簽署評級報告。

三、評級結論

過程性 (★★★★★)

公司可持續發展管理部門牽頭成立報告編寫組，統籌推進具體編制工作。可持續發展主管副總裁把控整體方向及關鍵節點，總裁及董事局負責報告終審簽發；將報告定位為信息合規披露、提高社會責任管理水平、輔助提升市值管理的重要工具，功能價值定位明確；根據國內外社會責任標準、行業對標分析、資本市場關注重點、公司發展規劃、利益相關方調查等識別實質性議題；持續完善企業可持續發展指標填報系統，建立規範的信息披露管控機制；計劃通過官方網站及香港聯合交易所網站發布報告，並將以電子版、印刷品、中英文版等形式呈現報告，過程性表現卓越。

實質性 (★★★★★)

《報告》系統披露了貫徹宏觀政策、確保房屋質量、提供優質服務、綠色建築、避免土地閑置、噪音污染控制、新建項目環評、廢棄物循環利用等所在行業關鍵性議題，敘述詳細充份，實質性表現卓越。

完整性 (★★★★☆)

《報告》主體內容從“精雕細琢，管理健康”“精研細行，建築健康”“精耕細作，環境健康”“精心塑造，人才健康”“精緻生活，社區健康”等角度系統披露了所在行業核心指標的 86.48%，完整性表現領先。

平衡性 (★★★★★)

《報告》披露了“員工流失率”“客戶投訴數”“百萬平米事故率”“員工死亡人數”等負面數據，並詳細披露違規違紀員工的處罰措施和整改結果，具有卓越的平衡性表現。

可比性 (★★★★★)

《報告》披露了“客戶滿意度”“工程實測質量”“新員工總數”等 58 個關鍵指標連續 3 年的對比數據，並就“2019 中國房地產品牌價值榜前 10 強”“2019 中國房企綠色信用指數 Top 50”等進行橫向比較，可比性表現卓越。

可讀性 (★★★★★)

《報告》以“精耕細作 建築·健康”為主題，以“精...，健康...”為主線，貫穿全篇，框架結構清晰，系統展示了對客戶、環境、員工、社區等利益相關方的責任理念、行動與成效，詮釋了企業對社會責任的深刻理解；開篇設置“遠洋的 2019”，集中展示重點績效，提升了報告的悅讀性；章節跨頁勾勒契合篇章主題的虛擬場景，並嵌入敘述性引言，提綱挈領，提升了報告的生動性；解讀部份專業名詞，增強了報告的易讀性，可讀性表現卓越。

創新性 (★★★★☆)

《報告》積極回應健康中國 2030、生態文明、鄉村振興等熱點時政議題，增強了報告的時代感；設置“穩健務實的疫情危機防控”專題，聚焦抗擊新冠肺炎疫情的責任行動，彰顯了企業的責任擔當，創新性表現優秀。

綜合評級 (★★★★★)

經評級小組評價，《遠洋集團 2019 年度可持續發展報告》為五星級，是一份卓越的企業社會責任報告。

四、改進建議

增加行業核心指標的披露，進一步提高報告的完整性。

遠洋集團可持續發展報告連續第五年獲得五星級評價

評級專家委員會副主席  評級小組組長  評級小組專家  過程性評估員 任姣姣、祖志楠

出具時間：2020 年 4 月 17 日



掃碼查看企業評級檔案

RATING REPORT OF “SUSTAINABLE DEVELOPMENT REPORT 2019 OF SINO-OCEAN GROUP”

Upon the request of Sino-Ocean Group Holding Limited (“Sino-Ocean Group”), the Chinese Expert Committee on CSR Report Rating invited experts to form rating team to rate the “Sustainable Development Report 2019 of Sino-Ocean Group” (hereinafter referred to as “the Report”).

I. Rating Criteria

“Guidelines on Corporate Social Responsibility Reporting for Chinese Enterprises (CASS-CSR 4.0)” of the Chinese Academy of Social Sciences & the “Rating Standards for Corporate Social Responsibility Report of Chinese Enterprises (2020)” of “Chinese Expert Committee on Corporate Social Responsibility Report Rating”.

II. Rating Process

1. The rating team reviews and confirms the “Process Data Confirmation of Corporate Social Responsibility Report” and relevant supporting materials submitted by the “Report” preparation team;
2. The rating team conducts evaluation on the preparation process and the content disclosed by the “Report”, and then drafts the rating report;
3. The Vice Chairman of the Rating Expert Committee, the leader and experts of the rating team jointly sign the rating report.

III. Rating Results

Process (★★★★★)

The Sustainable Development Management Department of the company takes the lead in establishing the report preparation team to promote the specific preparation work in a unified way. The vice president in charge of sustainable development controls the overall direction and key links and the president and the board of directors are responsible for the final review and issuance of the report. The Report is positioned as an important tool to meet the information compliant disclosure, improve the level of social responsibility management, and assist in the improvement of market value management, with clear functional and value positioning. The company identifies the substantial issues based on the domestic and foreign social responsibility standards, industrial benchmarking analysis, focus of the capital market, development planning and investigation over the stakeholders; continuously improves the systematic level of the sustainable development index system of the group and establishes standardized information disclosure control mechanism; plans to publish reports on the official website of the company and the website of Stock Exchange of Hong Kong, and presents reports in electronic, print and other formats in both Chinese and English with excellent performance in the process.

Materiality (★★★★★)

The Report systematically discloses key industrial issues in the implementation of macro policies, ensuring the quality of housing, providing quality service and green construction, avoiding idle land, noise and pollution control, newly-built project environmental assessment, recycling of waste materials with excellent performance in materiality.

Integrity (★★★★☆)

The main contents of the Report systematically disclose 86.48% of the core indicators of the industry where the company operates from the perspectives of “Working with Care and Precision, for Management Health”, “Study with Care and Precision, for Building Health”, “Cultivating with Care and Precision, for Environment Health”, “Molding with Care, for Talent Health” and “Refined Life for Community Health” with great performance in integrity.

Balance (★★★★★)

The Report discloses both “number of employees lost”, “the number of claims by the customers”, “accident rate per 1 million square meters”, “number of employee deaths” and other negative data information, and the punishment measures for the violating employees and the ratification results, with excellent performance in balance.

Comparability (★★★★★)

The Report discloses the comparison data of 58 key indicators for more than 3 consecutive years, including “employee satisfaction”, “actual engineering quality” and “number of new employees” and compares horizontally with the same industry with respect to such data as the “Top 10 Real Estate Brand Value Ranking in 2019” and “Top 50 Real Estate Enterprise Green Credit Indexes in 2019” and other data, with excellent performance in comparability.

Readability (★★★★★)

The Report takes “refined works, building & health” as the theme and uses “refined..., health...” as the main line to run through the text, with a clear framework structure; systematically displays the responsibility concepts and actions for the stakeholders such as the clients, environment, employees and communities and the effectiveness; describes the deep understanding of the enterprise for the social responsibility; the initial chapter sets “The Year of 2019 for Sino-Ocean Group” to demonstrate the key performances and improves the readability of the Report; the chapters and sections outline the virtual scenes that fit the theme of the chapter and combine the narrative introductions and outlines, improving the vividness of the Report; explains some professional terms and enhances the legibility of the Report, with excellent readability performance.

Innovativeness (★★★★☆)

The Report actively responds to the hot political issues such as Healthy China 2030, ecological civilization and rural revitalization, enhancing the sense of the times of the Report; sets the topic of “steady and pragmatic epidemic crisis prevention and control” and focuses on the responsibility action against the COVID-2019 and highlights the responsibility of the enterprise, with strong innovative performance.

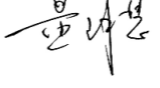
Overall Rating (★★★★★)

According to the rating team’s assessment, “Sustainable Development Report 2019 of China Resources Land Limited” is of five-star rating, and it is an excellent corporate social responsibility (CRS) report.

IV. Improvement Suggestions

Enhance the disclosure of key indicators of the industry and further improve the integrity of the report;

“Sustainable Development Report of Sino-Ocean Group” has received the five-star rating for the fifth consecutive year.

Vice President of Chinese Expert Committee on CSR Report Rating  Leader of the Rating Team  Expert of the Rating Team  Process Evaluator Ren Jiaojiao, Zu Zhinan

Issuance date: April 17, 2020



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中国企业社会责任报告
评级专家委员会
Chinese Expert Committee on CSR Report Rating

遠洋集團控股有限公司

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(於香港註冊成立的有限公司)

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Sino-Ocean Charity foundation: www.sinooceanf.com



遠洋集團官方微信

ID: sino-ocean

遠洋之帆官方微信

ID: 遠洋之帆



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