

# Sino-Ocean Group Holding Limited

## Green Finance Framework



February 2021

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## 1. Introduction<sup>1</sup>

### 1.1 Business Overview

Sino-Ocean Group Holding Limited (“Sino-Ocean Group” or “the Group”) was founded in 1993 and has been listed on the Main Board of The Stock Exchange of Hong Kong Limited since 28 September 2007 (03377.HK). 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 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.

Sino-Ocean Group currently owns nearly 200 projects in different stages in rapidly growing cities and metropolitan regions in China, such as Beijing, Shijiazhuang, Langfang and Qinhuangdao in the Beijing Region; Tianjin, Dalian, Jinan and Qingdao in the Bohai Rim Region; Shanghai, Suzhou, Hangzhou and Nanjing in the Eastern Region; Shenzhen, Guangzhou, Fuzhou and Zhongshan in the Southern Region; Wuhan, Hefei, Zhengzhou and Nanchang in the Central Region; Chengdu, Xi’an, Chongqing and Kunming in the Western Region, and Singapore and Indonesia in the Other Region. As at 30 June 2020, we had a land reserve of over 37 million sq.m.

### 1.2 Sustainability Strategy and Vision

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. 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.

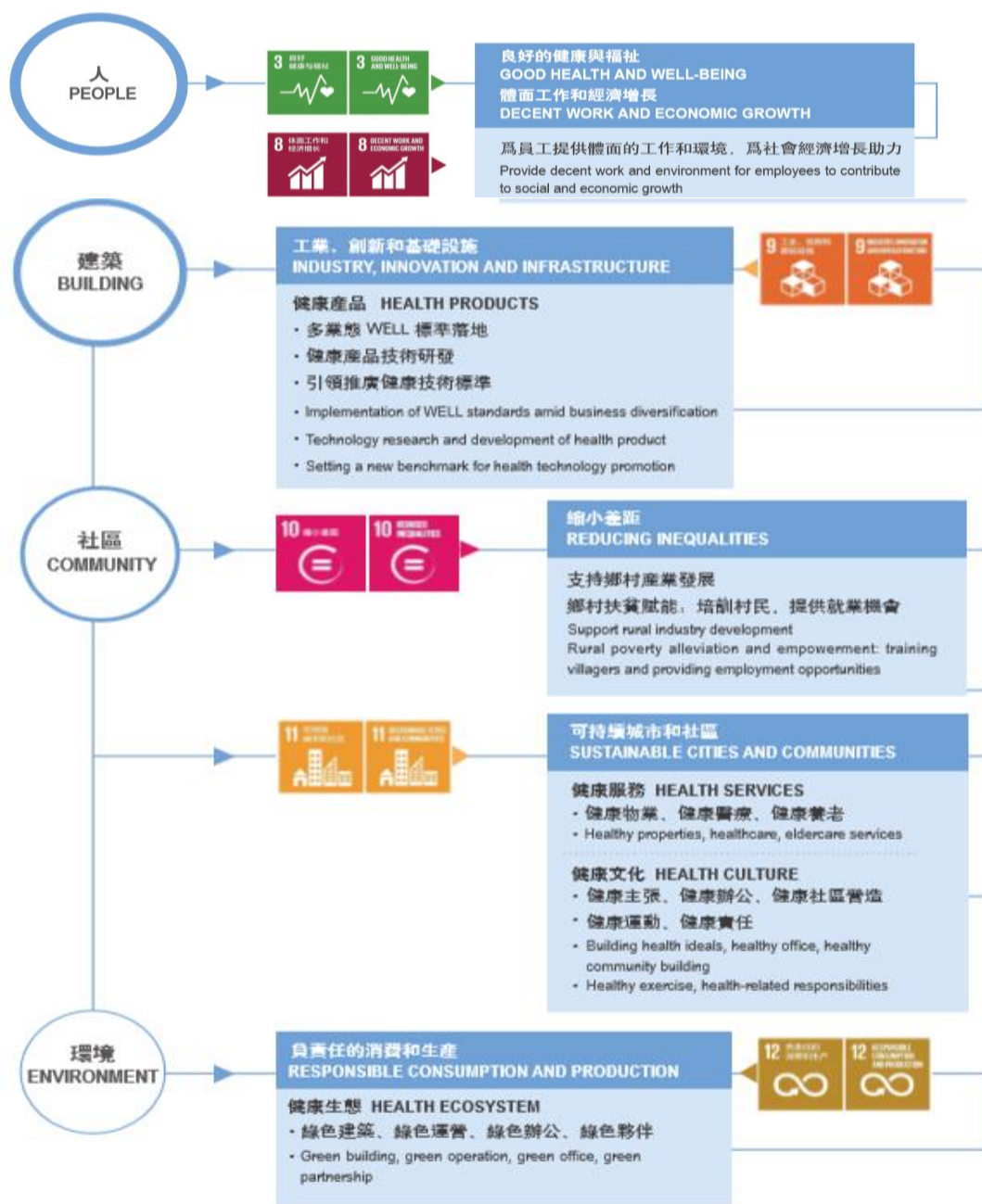
#### 1.2.1 Sustainable Development Strategy

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

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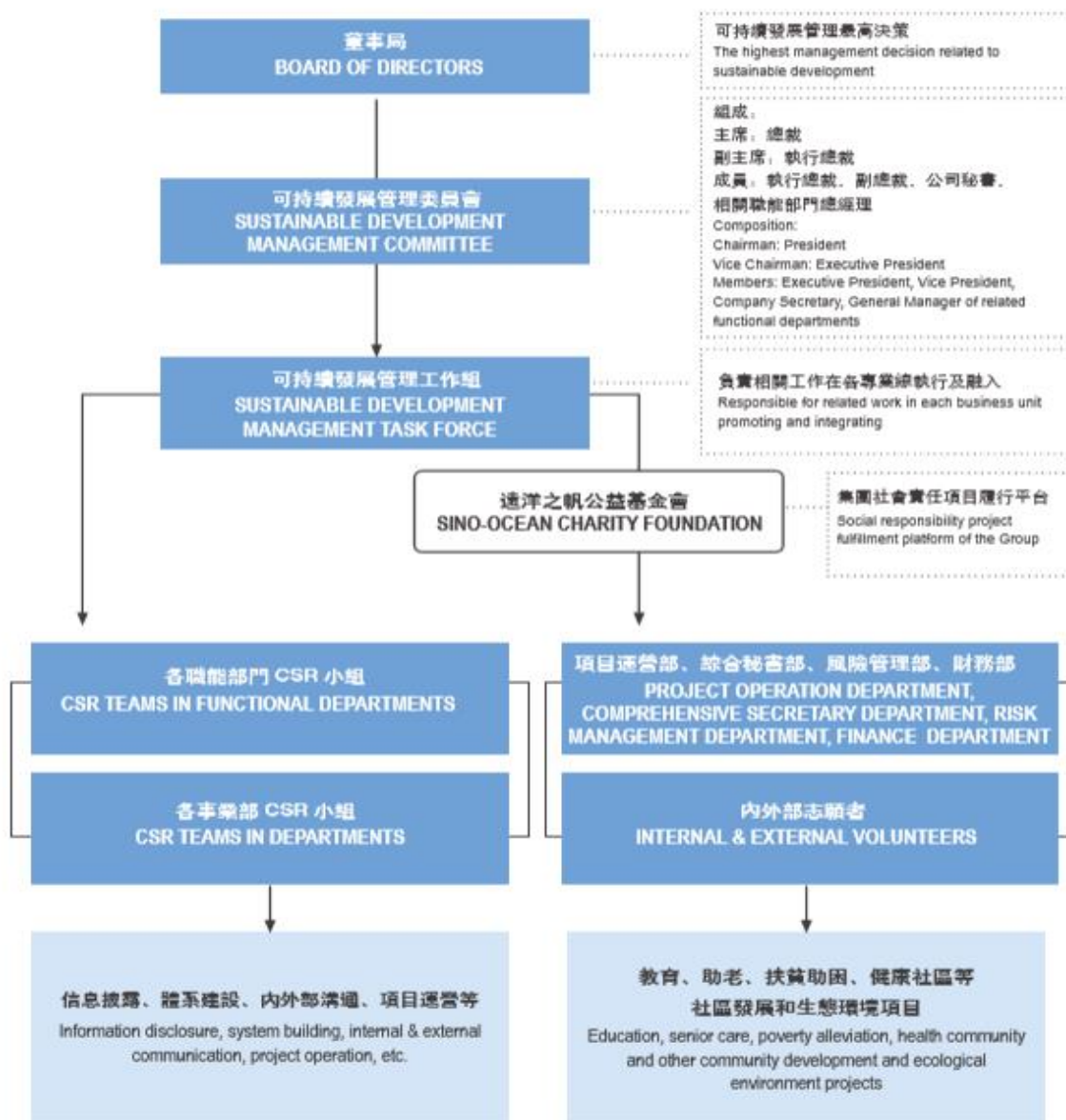
<sup>1</sup> Sources: Sino-Ocean Group Website and Sustainable Development Report

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.



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:



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. 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.

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 results. 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.

### ESG Performance management

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 MSCI (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 Index 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) ranking program, maintaining a consistent level of excellence in sustainable development.

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.

## **1.2.2 Environmental Protection**

Sino-Ocean Group has clearly defined the "Big Environmental Protection" as an investment strategy of key equity investment fields since 2015. 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:

### GREEN BUILDINGS AND CONSTRUCTION

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.

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.

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



### GREEN OPERATION

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.

### GREEN OFFICE

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

### GREEN PROMOTION

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.

## **1.2.3 Implementing Ecological Development**

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”. 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. 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. *Please refer to Appendix 1*

### WATER CONSERVATION & ECOLOGICAL RESTORATION AND TREATMENT

The Group attaches great importance to water conservation as well as ecological restoration and treatment.

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 300m upstream of the rolling dam, slope expansion engineering, river bottom project, 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 m<sup>2</sup> 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.

*Please refer to Appendix 2: Sponge City adopted in oriental world view (Wuha)*

### BIODIVERSITY CONSERVATION

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.

## **1.2.4 Healthy Buildings and Services**

### HEALTHY BUILDINGS

Green buildings were introduced before healthy buildings. The former was 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. 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.

*Please refer to Appendix 3: new registered healthy building project and certified green building project of Sino-Ocean in 2019.*

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 Standards<sup>5</sup> are the most important tool for healthy building development at Sino-Ocean.

Recently, Sino-Ocean Group Headquarters office space successfully passed a series of rigorous inspections by the International WELL Building Institute (IWBITM) 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<sup>TM</sup>. This standard is an important building certification system in the industry and designed to improve human health and well-being with enhanced indoor environment.

*Please refer to Appendix 4*

### HEALTH SERVICES

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 customers.



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.

### STRONG AND PRAGMATIC CONTROL ON THE EPIDEMIC CRISIS

In early 2020, the novel coronavirus "COVID-19" spread. 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 set up internal and external promotion organizations for employee health management, purchase of epidemic prevention materials and project safety management.

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.

#### **1.2.5 Community engagement and development**

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

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.

*Please refer to Appendix 5*

## **2. Sino-Ocean Group Green Finance Framework Overview**

Green Financing Transactions ("GFT"s) will include bonds, loans and other forms of debt financing with structures tailored to contribute to sustainable development by application of the proceeds to Eligible Projects Categories as defined in this Framework.

- With respect to bonds, bonds issued under this Framework will be aligned with 2018 Green Bond Principles (“GBP”) by ICMA, or as they may subsequently be updated.
- With respect to loans, loans issued under this Framework will be aligned with the 2018 Green Loan Principles including Guidance Notes<sup>2</sup> (“GLP”), or as they may subsequently be updated.
- Other GFT may conform to other sustainable finance principles as may have been established at the time of such a financing transaction being undertaken.

GFTs do not place restriction on the tenor and currency; and can include other terms and conditions including covenants, to reflect the financing strategy and plans of Sino-Ocean Group as well as the outcome of the commercial discussions between the Issuer/Borrower and Manager/Arranger/Lender.

GFTs may be done in any jurisdiction and market reflecting Sino-Ocean Group’s current and future business needs

For each GFT, Sino-Ocean Group management asserts that it will adopt the following core components of the GBP and GLP:

1. Use of proceeds;
2. Process for project evaluation and selection;
3. Management of proceeds; and
4. Reporting

The Framework also covers External Review.

The Framework will be in force as long as there is live GFTs. Sino-Ocean Group may update this Framework and commits that any new version will keep or improve the current level of transparency and reporting. Sino-Ocean Group commits to communicate changes with investors via Sino-Ocean Group’s official website.

## 2.1 Use of Proceeds





The net proceeds of the Green Bonds and Loans will be used to fund or refinance, in whole or in part, new or existing eligible green projects that meet one or more of the below categories of eligibility as recognized in the 2018 GBP (“**Eligible Green Projects**”):





### Eligible Green Project Categories

Eligible Green Project Categories may include the projects Sino-Ocean Group made during the 3 years prior to the issuance or signing date of the respective GFTs and during the life of the GFTs.

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<sup>2</sup> <https://www.aplma.com/en/gsl>

Project Category	Eligible Green Projects for Sino-Ocean Group	UN SDG Goals
<p><b>Green Buildings</b></p>  	<ul style="list-style-type: none"> <li>New construction and/or renovation of existing buildings that have or will receive, or Refurbishment and/or tenant engagement initiatives that will reduce building environmental impact in accordance with, any one of the following certification systems<sup>3</sup>: <ul style="list-style-type: none"> <li>U.S. Leadership in Energy and Environmental Design (LEED) – minimum certification of Gold; or</li> <li>BEAM Plus – minimum certification level of Gold; or</li> <li>BREEAM – minimum certification level of Excellent; or</li> <li>Chinese Green Building Evaluation Label (GBL) – minimum certification level of 2 stars</li> </ul> </li> </ul> <p>Any other green building label, that is an equivalent standard of the above</p> <ul style="list-style-type: none"> <li>These green buildings may additionally achieve a certification (any level) of any version of the WELL Building Standard to improve the environmental health of the buildings and the overall well-being of their occupants.</li> </ul>	<p><b>SDG 9.4:</b> By 2030, upgrade infrastructure and retrofit industries to make them sustainable, with increased resource-use efficiency and greater adoption of clean and environmentally sound technologies and industrial processes</p> <p><b>SDG 11.7:</b> By 2030, reduce the adverse per capita, environmental impact of cities.</p>
<p><b>Sustainable Water Management</b></p> 	<ul style="list-style-type: none"> <li>Projects that will improve water efficiency through sustainable design (e.g. rainwater harvesting, wastewater recycling and treatment, drip irrigation, drainage management) and system installations.</li> <li>Investments including but not limited to initiatives that improve water efficiency management (e.g. water audits and installation of sub-meters for detection of water leakage) and subsequent equipment or technology upgrades.</li> </ul>	<p><b>SDG 6.3:</b> By 2030, substantially increase water-use efficiency across all sectors and ensure sustainable withdrawals</p> <p><b>SDG 12.5:</b> By 2030, substantially reduce waste generation through prevention, reduction, recycling and reuse.</p>
<p><b>Pollution Prevention and Control</b></p> 	<ul style="list-style-type: none"> <li>Equipment, system that are used to mitigate environmental pollution (e.g. air, noise, water) during the construction and/or operation of buildings</li> <li>Enforcement of dust control, noise reduction, construction waste and gas pollution minimization</li> </ul>	<p><b>SDG 12.6:</b> Encourage companies, especially large and transnational companies, to adopt sustainable practices and to integrate sustainability information into their reporting cycle.</p>

		<p><b>SDG 13.2:</b> Integrate climate change measures into national policies, strategies and planning.</p>
<p><b>Energy Efficiency</b></p>  	<ul style="list-style-type: none"> <li>• Projects involving the upgrades of facilities/equipment (e.g. cooling system, lift system, lighting system, fresh air supply system of existing development that shall result in, based on third-party assessment, 10% improvement against the development’s original energy consumption</li> <li>• Projects with adoption of smart technologies and/or systems for tracking, monitoring and managing energy usage in new and existing buildings to ensure achieving certain energy saving targets. Such projects shall result in, based on third-party assessment, 10% improvement in energy efficiency when compared to relevant baseline</li> </ul>	<p><b>SDG 7.b :</b> By 2030, expand infrastructure and upgrade technology for supplying modern and sustainable energy services for all in developing countries, in particular least developed countries, small island developing States and landlocked developing countries, in accordance with their respective programme of support</p>
<p><b>Climate Change Adaptation</b></p> 	<ul style="list-style-type: none"> <li>• Projects that support climate change adaptation through building/landscape design and asset-level enhancements (e.g. “Sponge City” water management design concept, hardware installation and upgrades of enhanced flood protection systems, and additional insulation).</li> </ul>	<p><b>SDG 13:</b> Strengthen resilience and adaptive capacity to climate-related hazards and natural disasters in all countries.</p>

## 2.2 Process for Project Evaluation and Selection

Sino-Ocean Group imposes strict environmental and risk management policy during its normal course of business. The Eligible Green Projects are identified and selected via a process that involves participants from various functional areas.

Sino-Ocean Group has set up a Sustainable Development Management Committee (“SDMC”) to oversee ESG and Sustainability reporting. The SDMC will also resume the responsibility of GFTs. SDMC is composed of representatives from the below departments with the required level of expertise and seniority:

- Investment and Finance Center
- Financial & Capital Center
- Corporate Executive Center
- Operation Development Center
- Human Resources Center
- Property Construction Centre
- Risk Control Center

SDMC will meet every 12 months to review and select eligible projects according to the criteria outlined in Sections 2.1.1 mentioned above. The shortlisted projects will be presented to the Board of Directors for approval.

SDMC will ensure that the selected Eligible Project to comply not only with the section of Use of Proceeds but also the environmental guidelines under GBP and GLP which are applicable within Sino-Ocean Group.

In addition, SDMC will be responsible for managing any future updates of the Framework, including any expansion of requirements of use of proceeds.

Eligible Projects may include new projects, projects under construction or in Sino-Ocean Group's portfolio, with a disbursement date no older than 3 years.

## 2.3 Management of Proceeds

The net proceeds from each GFT issued will be managed by Sino-Ocean Group's finance team and the proceeds of each GFT will be deposited in the general funding accounts. An amount equals the all net proceeds from each GFT will be earmarked for allocation to **Eligible Green Projects**, in accordance with Sino-Ocean Group Green Finance Framework.

Sino-Ocean Group will maintain a register to keep track of the use of proceeds for each GFT. The register will contain the following information including:

### 2.3.1 Type of Funding Transaction

Key information includes issuer/borrower entity, transaction date, number of transactions, principal amount of proceeds, repayment or amortization profile, maturity date, interest or coupon, and the ISIN number in case of bond transaction.

### 2.3.2 Allocation of Use of Proceeds

- Name and description of Eligible Projects to which the proceeds of the GFTs have been allocated in accordance with the Framework
- Allocation of the proceeds of GFTs to Eligible Projects
- The balance of unallocated proceeds
- Information of temporary investment for unallocated proceeds

Sino-Ocean Group is committed to allocating all proceeds from the GFT to Eligible Project on a best effort basis within one year of the GFT issuance in accordance with the evaluation and selection process set out above.

Sino-Ocean Group will monitor the allocation to Eligible Project and track the net proceeds through its internal accounting system.

Pending allocation, the net proceeds from the GFT(s) issued may be invested in cash or cash equivalents, or used to repay existing borrowings under general credit facilities of Sino-Ocean Group.

During the life of the GFT issued, if the designated Projects cease to fulfil the Eligibility Criteria, the net proceeds will be re-allocated to replacement Projects that comply with the Eligibility Criteria, as soon as reasonably practicable.

**2.4 Reporting**

Sino-Ocean Group will provide information on the allocation of the net proceeds of its GFTs in Sino-Ocean Group’s Sustainability/ESG Reports and/or website. Such information will be provided on an annual basis until full allocation. The information will contain at least the following details:

**2.4.1 Allocation Reporting**

Sino-Ocean Group will provide the following information for the net proceeds of all the GFTs during the period:

- The aggregate amount allocated to various Eligible Projects
- The remaining balance of funds which have not yet been allocated and type of temporary investment
- Share of financing vs. refinancing
- Examples of Eligible Projects (subject to confidentiality disclosures)

**2.4.2 Impact Reporting**

Where possible, Sino-Ocean Group will report on the environmental impacts associated with the Eligible Projects funded with the net proceeds of the GFT(s).

Subject to the nature of Eligible Projects and availability of information, Sino-Ocean Group aims to include, but not limited to, the following Impact Indicators:

Eligible Categories	Impact Indicators <sup>4</sup>
Green Buildings	<ul style="list-style-type: none"> <li>• Level of certification by property</li> <li>• Energy efficiency gains in MWh or % vs. baseline</li> <li>• Estimated avoided GHG emissions (tCO<sub>2</sub>eq)</li> <li>• Annual energy savings (MWh pa)</li> <li>• Annual reduction in water consumption</li> </ul>
Energy Efficiency	<ul style="list-style-type: none"> <li>• Annual energy savings in MWh/GWh (electricity) and GJ/TJ (other energy savings)</li> <li>• Annual GHG emissions reduced/avoided in tonnes of CO<sub>2</sub> equivalent</li> </ul>

<sup>4</sup> \*Appropriate environmental and social impact indicators will be determined in reference to frameworks and resources published by ICMA. Visit <https://www.icmagroup.org/green-social-and-sustainability-bonds/impact-reporting/> for more.



Pollution Prevention and Control	<ul style="list-style-type: none"> <li>• Waste that is prevented, minimised, reused or recycled before and after the project in % of total waste and/or in absolute amount in tonnes p.a.</li> <li>• Amount of waste reused or recycled (tons or in % of total waste)</li> </ul>
Sustainable Water Management	<ul style="list-style-type: none"> <li>• Amount of water recycled (litres)</li> <li>• Amount of water reused (litres)</li> </ul>
Climate Change Adaptation	<ul style="list-style-type: none"> <li>• GHG emissions avoided / reduced (tCO<sub>2</sub>e)</li> <li>• Number of technologies applied</li> <li>• Number of flood prevention facilities built</li> </ul>

**3. External Review**

Sino-Ocean Group has engaged Sustainalytics to provide a Second Party Opinion (“SPO”) on its Green Finance Framework. Sustainalytics’ SPO, together with the Framework will be available at <https://www.sinooceangroup.com/en-US>.

## Appendix Appendix 1



### 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

嚴格落實省市揚塵管控制度及“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;

## Appendix 2

**Case:** *Sponge City adopted in oriental world view (Wuhan)*

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.

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 healthier and comfortable

## Appendix 3

### Certified Green building project of Sino-Ocean in 2019

● 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 Wuliepooh	綠建二星 Green Building 2 Star
	頤璽萬和 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
	遠洋塵羽風雲 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)

3,225,922M<sup>2</sup>

### New registered healthy building project of Sino-Ocean in 2019

● 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	匯望Neo1 Neo 1
石家莊 Shijiazhuang	風雲長安 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	遠洋風雲 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	江岸區靚陽天項目 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

1,547,302M<sup>2</sup>

## Appendix 4

### **Case: SINO-OCEAN GROUP RESHAPES NEW OFFICE EXPERIENCE WITH THE CONCEPT OF "HEALTH"**

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.

Appendix 5:

社會影響角度 SOCIAL IMPACTS	具體項目 EVENTS/CAMPAIGNS	對應 SDG SDG TARGETS
<p><b>支持鄉村振興</b> SUPPORTING RURAL REVITALIZATION</p>	<p>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</p> <p>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</p>	<p>1. 消除貧困 1. No Poverty</p>   <p>3. 良好健康與福祉 3. Health &amp; well-being</p>   <p>10. 縮小差距 10. Narrowing the gap</p>  
<p><b>綠色健康社區</b> GREEN HEALTHY COMMUNITY</p>	<p>健康（環保）公益項目：建築健康（城市／鄉村）基金，遠洋益跑</p> <p>Health (Environmental Protection) Public Welfare Project: Healthy Building (Urban / Rural) Fund, Ocean Marathon</p>	<p>3. 良好健康與福祉 3. Health &amp; well-being</p>  
<p><b>功勳老人關懷</b> CARING FOR VETERANS</p>	<p>中國背樑</p> <p>China Backbone Health Care Plan</p>	<p>3. 良好健康與福祉 3. Health &amp; well-being</p>  
<p><b>教育及助學</b> EDUCATION &amp; FINANCIAL ASSISTANCE FOR STUDENTS</p>	<p>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</p> <p>Little Partners Education Sponsorship Scheme, Singing for Love Ethnic Cultural Heritage Performance Fund, Little Citizen Innovation Public Welfare Project and Students-in-Action Awards</p>	<p>4. 優質教育 4. High-quality education</p>   <p>10. 減少不平等 10. Reduced inequality</p>  