

零碳健康  
正道前行

THE RIGHTEOUS PATH TOWARDS  
ZERO CARBON AND HEALTH

遠洋集團2022年度可持續發展報告  
SUSTAINABLE DEVELOPMENT REPORT  
2022 OF SINO-OCEAN GROUP



# 關於本報告

# ABOUT THIS REPORT

## 報告簡介

### OVERVIEW

遠洋集團控股有限公司(「遠洋集團」)欣然發佈《遠洋集團 2022 年度可持續發展報告》(「本報告」)。這也是遠洋集團自 2010 年以來，連續第 13 年以公開報告形式總結其可持續發展表現與企業社會責任工作。本報告從企業管治、產品與服務、環境、員工、社區與社會五方面，闡述了遠洋集團為推進實現「建築健康與社會價值的創造者」戰略願景的實踐。

Sino-Ocean Group Holding Limited ("Sino-Ocean Group") is pleased to publish the "Sustainable Development Report 2022 of Sino-Ocean Group" (the "Report"), the 13th annual public report on the Company's sustainable development performance and corporate social responsibility since 2010. The Report illustrates the practices of Sino-Ocean Group to advance the realisation of its strategic vision of becoming a "Creator of Building Health and Social Value" from five aspects, namely corporate governance, products and services, environment, employees, community and society.

 企業管治  
Corporate Governance

 產品與服務  
Products and Services

 環境  
Environment

 員工  
Employees

 社區與社會  
Community and Society

## 編制依據

### BASIS OF THE REPORT

本報告已遵守香港聯合交易所有限公司(「香港聯交所」)證券上市規則附錄二十七所載的《環境、社會及管治報告指引》(「HKEX-ESG」)載列的所有強制披露規定及「不遵守就解釋」條文，並根據 HKEX-ESG，參考全球報告倡議組織《可持續發展報告標準》(「GRI Standards」)等標準要求編寫。同時，本報告按照氣候相關財務信息披露工作組(TCFD)、聯合國可持續發展目標(UN SDGs)框架進行披露，並參考《AA1000 鑒證標準 v3》(AA1000AS v3)予以鑒證。

This Report has complied with all mandatory disclosure requirements and "comply or explain" provisions outlined in the Environmental, Social and Governance Reporting Guide ("HKEX-ESG") as specified in Appendix 27 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Hong Kong Stock Exchange") and is prepared in accordance with the HKEX-ESG, with reference to the "GRI Standards" released by the Global Reporting Initiative ("GRI") and other relevant standards and requirements. Meanwhile, disclosures in this Report are made in accordance with the Task Force on Climate-Related Financial Disclosures (TCFD) and the UN Sustainable Development Goals (UN SDGs) frameworks, and this Report is verified with reference to the AA1000 Assurance Standard v3 (AA1000AS v3).

## 時間範圍

### TIME FRAME

本報告時間跨度為 2022 年 1 月 1 日至 12 月 31 日，與《遠洋集團控股有限公司 2022 年度報告》(「2022 年度報告」)保持一致，部份內容追溯至以往年份及延展至 2023 年 3 月。

The Report spans from 1 January to 31 December 2022, which is aligned with the "2022 Annual Report of Sino-Ocean Group Holding Limited" (the "2022 Annual Report"). Portions of its content can be traced back to previous years and extended to March 2023.

## 發佈週期

### RELEASE CYCLE

本報告發佈頻率與 2022 年度報告保持一致，為年度報告，是遠洋集團連續發佈的第 13 份報告，上期報告已於 2022 年 4 月發佈。

The Report has been published by Sino-Ocean Group on an annual basis for the 13th consecutive year, which has the same release frequency as the 2022 Annual Report. The last report was published in April 2022.

## 報告範圍

### SCOPE OF THE REPORT

本報告以遠洋集團為主體，涵蓋公司所運營及管理的所屬事業部、項目附屬公司，業務範疇包括集團的主營業務和協同業務。其中，遠洋服務控股有限公司(「遠洋服務」，股份代號：06677.HK)為本公司的非全資附屬公司，其股份於香港聯交所主板上市。除特別說明外，其可持續發展相關工作請參見其單獨發行的環境、社會及管治(「ESG」)報告，本報告未覆蓋其 ESG 績效。

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

## 報告獲取

### HOW TO OBTAIN THE REPORT

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

若需獲取紙質版報告，或對本報告有任何意見或者建議，您可按以下方式聯繫我們。

北京聯繫地址：北京市朝陽區東四環中路 56 號遠洋國際中心 A 座 32 層

電話：86-10-59293377 傳真：86-10-59299877

電子信箱：csr@sinooceangroup.com

香港聯繫地址：香港金鐘道 88 號太古廣場一座 601

## 匯報原則及數據來源

### REPORTING PRINCIPLES AND DATA SOURCES

本報告遵循 HKEX-ESG 重要性、量化、平衡和一致性的匯報原則，對以上原則的應用均有適當地說明。除特殊說明，本報告所引用財務數據來源於經審核財務報表載於 2022 年度報告，其他資料和案例來源於遠洋集團內部正式制度及相關統計。閱讀本報告時，建議與 2022 年度報告一併閱讀，以了解我們的業務重點、財務表現及企業管治。除另有說明，本報告以人民幣為貨幣單位。

This Report is prepared in accordance with the reporting principles of materiality, quantitative, balance and consistency set out in the HKEX-ESG, which properly illustrates how to apply those principles. Unless otherwise specified, financial information used in this Report comes from the audited financial statements as stated in the 2022 Annual Report. Other information and cases are derived from Sino-Ocean Group's internal official rules and related statistics. In order to understand our business priorities, financial performance and corporate governance, it is recommended that this Report should be read in conjunction with the 2022 Annual Report. Unless otherwise specified, the currency of this Report is presented in RMB.

## 稱謂說明

### APPELLATIONS

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

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

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

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

Beijing address: 32nd Floor, Tower A, Ocean International Center, 56 Dongsihuanzhonglu, Chaoyang District, Beijing

Tel: 86-10-59293377 Fax: 86-10-59299877

Email: csr@sinooceangroup.com

Hong Kong address: Suite 601, One Pacific Place, 88 Queensway, Hong Kong

# CONTENTS

## 目錄

行政總裁致辭 MESSAGE FROM CHIEF EXECUTIVE OFFICER	05
2022 年度可持續發展概覽 SUSTAINABLE DEVELOPMENT HIGHLIGHTS IN 2022	07
關於遠洋集團 ABOUT SINO-OCEAN GROUP	09
<hr/>	
經營健康，砥礪前行 FORGING AHEAD ON THE PATH OF OPERATIONAL HEALTH	13
建築·健康，精研匠行 METICULOUS ATTENTION TO DETAIL FOR BUILDING·HEALTH	43
環境健康，綠色先行 GREEN INITIATIVES FOR ENVIRONMENTAL HEALTH	81
員工健康，同心同行 UNIFIED EFFORT FOR EMPLOYEE HEALTH	113
社會健康，攜手並行 COLLABORATION AND SHARED GROWTH FOR HEALTHY SOCIETY	137
<hr/>	
展望 OUTLOOK	157
意見反饋表 FEEDBACK FORM	158
附錄 APPENDICES	159
獨立鑒證聲明 INDEPENDENT VERIFICATION STATEMENT	163
<hr/>	

# MESSAGE FROM CHIEF EXECUTIVE OFFICER

## 行政總裁致辭



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



2022年，充斥著巨大的不確定性和複雜交錯的社會情緒，是極不平凡的一年。這一年，不但全球新冠疫情仍未結束，國際衝突也突然嚴峻；氣候變化危害在加劇的同時，能源危機也成為了新的挑戰。國家、企業、個人，似乎都面臨了重重挑戰，遠洋集團同樣身在其中，經歷磨礪。然而，磨礪是成長的契機，試煉中奮鬥不息的2022年註定難以忘懷。

在這樣的特殊環境下，建立可持續發展的共同目標、實現利益相關方互利共贏，將為未來的發展創造出機會之窗。保護我們賴以生存的環境和地球，促進社會長遠的共同繁榮，是全球的共同話題。考量對環境和社會影響，將為人類實現可持續發展和共同繁榮目標建立示範和路徑，為全球合作找到新基礎和新連接。

The year of 2022 was extraordinary due to the great uncertainties and mixed social emotions. The year was marked not only by the ongoing COVID-19 pandemic, but also by the sudden intensification of international conflicts. Worse still, there were also increasing dangers brought about by climate change, and new challenges, in the energy crisis. It seemed that our country, enterprises and individuals were all facing multiple challenges, and Sino-Ocean was no exception. However, trials and tribulations are opportunities for growth. And the year of 2022 is destined to be unforgettable for those who have struggled through difficulties.

Under such extraordinary circumstances, building a common goal of sustainable development and achieving a win-win situation for all stakeholders will create a window of opportunity for future development. It is a global theme to protect the environment and the planet on which our lives depend, and to promote the long-term common prosperity of society. Taking account of environmental and social impacts will set an example and a pathway for humanity to achieve sustainable development and shared prosperity, identifying new foundations and connections for global cooperation.

2022年，可謂房地產行業的重塑之年。黨和國家繼續堅持「房住不炒」定位，房地產行業正面臨調整升級的關鍵時期，探索新發展模式迫在眉睫。作為長期支柱產業及社會民生「穩定器」，房地產業提質增效、邁向高質量發展的方向十分明確。事關民生福祉、生活品質、經濟社會健康發展，我們欣喜地發現，行業在邁向新發展階段的今天，在不斷追求高品質、優性能、可持續的產品和服務，保障用戶的健康，滿足人民的幸福感和獲得感。

這一年，放眼國際，《聯合國氣候變化框架公約》第27次締約方大會（COP27）、《生物多樣性公約》締約方大會第十五次會議（COP15）第二階段會議成功舉辦，與會各國在應對氣候變化和保護生物多樣性問題上達成一致。承擔大國責任，展現大國擔當，二十大報告提出「推動綠色發展，促進人與自然和諧共生」，住房和城鄉建設部等部門陸續印發《「十四五」建築節能與綠色建築發展規劃》《城鄉建設領域碳達峰實施方案》等，意味著房地產行業綠色低碳轉型勢在必行。隨着氣候變化與「雙碳」方案陸續推進，2022年，我們也完成了遠洋集團碳中和戰略及路徑規劃專項研究，建立起更加體系化、科學化的實施路徑，做到心中有數，高度謀劃發展；同時啟動了遠洋「2050淨零排放」計劃，發佈了首份千億級內地房企碳中和報告《遠洋集團碳中和之路》，向實現碳中和長遠目標邁出了跨越性的一步。

2022年取得的每一點成績，都離不開每一位遠洋人的無私付出、信任與堅持。這一年，砥礪前行的遠洋人，在坎坷和逆境的過程中，完成了太多「不可能」的任務。正是因著遠洋人的拼搏奮進、攻堅克難，遠洋集團才有著無限的成長潛能，有著綿綿不絕的生命力，得以繼續追求可持續、追求高質量。

2023年將迎來遠洋集團成立30週年，也將是我們「三十而立、自立自強」的一年。當下，中國經濟和房地產行業正在轉暖，我們正在邁向春天。「寶劍鋒從磨礪出，梅花香自苦寒來」，作為以「建築健康和社會價值的創造者」為戰略願景的綜合型實業公司，遠洋集團已經將「與利益相關方共同實現可持續價值創造」作為公司未來發展三大戰略目標之一。可持續發展之路面臨新的風險與機遇，但我們堅信，有2023種辦法面對2022種困難。遠洋集團將繼續攜手利益相關方，實現人、建築、環境和社會的可持續發展，在奮鬥的征途上發現最美的風景。

The year of 2022 could be labelled a year of reshaping for the real estate industry. As the CPC and the Chinese Government continued to adhere to the positioning of "houses not for speculation", the real estate industry was facing a critical period of adjustment and upgrading, and it was urgent to explore a new development model. As a long-term pillar industry and a "stabiliser" for people's livelihood, the real estate industry has a clear direction to improve quality and efficiency and to move towards high-quality development. Housing is imperative for people's well-being, quality of life, as well as healthy economic and social development. We are pleased to see that when moving towards a new stage of development, the industry is constantly pursuing high quality, high performance and sustainable products and services, in order to protect the health of users and to satisfy people's sense of fulfilment and happiness.

During the year, the 27th session of the Conference of the Parties of the UNFCCC (COP 27) and the 15th meeting of the Conference of the Parties (COP 15) to the Convention on Biological Diversity (Part Two) were successfully held, and the participating countries reached an agreement on addressing climate change and protecting biological diversity. As a great country, China takes up its due responsibilities and lives up to people's expectations. The report to the 20th CPC National Congress proposes "pursuing green development and promoting harmony between humanity and nature". The Ministry of Housing and Urban-Rural Development and other departments have promulgated the "Development Planning for Energy-saving and Green Buildings in the 14th Five-year Plan" and the "Implementation Plan for Achievement of Carbon Peaks in Urban and Rural Construction", among others, which means the green and low-carbon transformation of the real estate industry is inevitable. With initiatives to achieve "carbon peaking and carbon neutrality" goals, we also completed a special study on Sino-Ocean's carbon neutral strategy and pathway planning in 2022, so as to establish a more systematic and scientific implementation pathway and to have a clear picture and wise planning of our development. Besides, we launched the Sino-Ocean "2050 Net Zero" project and published "The Road to Carbon Neutrality" report, the first such report by a real estate enterprise in the Chinese Mainland with a contracted sales amount of more than RMB100 billion.

Each and every achievement in 2022 would have been impossible without the selfless dedication, trust and perseverance of each and every Sino-Ocean employee. During the year, Sino-Ocean employee accomplished so many "impossible" tasks despite all the hardships and adversities. It is because of the hard work and perseverance of Sino-Ocean employee that the Group has unlimited potential for growth and endless vitality to continue its pursuit of sustainability and high quality.

The year of 2023 will be a significant milestone as it marks the 30th anniversary of Sino-Ocean Group's founding, and we will self-reliant and self-motivated for improvement. At present, the Chinese economy and real estate industry are recovering, and we are making a new start. As a traditional Chinese saying goes, "The sharp edge of a precious sword is a result of grinding work, and the sweet fragrance of a plum blossom comes after a bitter winter". As a comprehensive industrial company with the strategic vision of becoming a "Creator of Building Health and Social Value", Sino-Ocean Group has set "Continue to Work with Stakeholders to Achieve Sustainable Value Creation" as one of the three strategic goals of our future development. The road to sustainability presents new risks and opportunities, but we believe that there are 2023 ways to deal with 2022 difficulties. Sino-Ocean Group will continue to work together with stakeholders to achieve sustainable development for people, buildings, the environment and society, discovering the most beautiful scenery on our journey.

# SUSTAINABLE DEVELOPMENT HIGHLIGHTS IN 2022

## 2022年度可持續發展概覽

22,300,000

Covered Project Area of Sino-Ocean Healthy Building System by the End of 2022  
截至 2022 年底遠洋健康建築體系應用面積約

(sq.m.)  
(平方米)

35,784,502

Green Building Project Area by the End of 2022  
截至 2022 年底綠色建築註冊面積

(sq.m.)  
(平方米)

10,294

Total Headcount  
員工總人數

25,159

Total Number of Suppliers  
供應商總數

(Units)  
(家)

90

Customer Satisfaction(%)  
客戶滿意度 (%)

546

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

(RMB million)  
(人民幣 百萬元)

9,125

Number of Volunteers  
志願者人數

127,189

Volunteer Service  
志願者服務時長

(Hours)  
(小時)

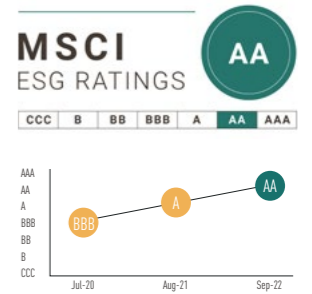
2022 年度，遠洋集團多項 ESG 評級獲得內地房地產企業最高評級，ESG 表現受多方高度認可。In 2022, the ESG performance of Sino-Ocean Group received high recognition, and continued to rank among the highest within the real estate industry in Mainland China.

AA

MSCI ESG 評級  
MSCI (Morgan Stanley Capital International) ESG Ratings

連續五年提升至 AA 級  
Upgraded for the fifth consecutive year to AA leader

房地產開發類別中國企業（含香港）唯一且最高評級  
The only and highest rating among enterprises in China (including Hong Kong) under the sub-industry of real estate development



NO.1

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

2022 年房地產類別中國企業排名第一  
Achieved the highest score assessed in the real estate industry in Mainland China in 2022

超過全球 93% 房地產同業  
Performed in the 93<sup>th</sup> percentile in the real estate industry

S&P Global

LOW RISK

Sustainalytics 評級  
Sustainalytics

維持 ESG 低風險評級  
Remained low ESG risk



A

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

共獲得最高級別五星級 1 次，四星級 2 次  
Highest five-star rating once and the four-star rating twice

公開披露信息水準處於最高級別 A 級  
GRESB public disclosure level of the highest level "A"



Participation & Score



B

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

氣候變化評級 B 級，供應商合作評級 A- 級  
"B" for Climate Change, and "A-" for Supplier Engagement Rating

A-

榮獲「環境信息披露優秀企業——飛躍進步獎」  
The "Environmental Leap Forward Award" of excellent performance on climate action



# ABOUT SINO-OCEAN GROUP

## 關於遠洋集團

### 公司簡介 COMPANY PROFILE

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（股份代號：03377.HK），主要股東為中國人壽保險股份有限公司及大家人壽保險股份有限公司。迄今為止，遠洋集團被恒生指數推選為一系列指數的成份股，其中包括恒生綜合指數（HSCI）、恒生綜合行業指數 - 地產建築業、恒生港股通指數及恒生中國國有企業指數。

遠洋集團以「建築健康和社會價值的創造者」為戰略願景，致力於成為聚焦開發主業、發展開發相關新業務的綜合型實業公司。集團以住宅開發、不動產開發運營、物業服務及建築建造全產業鏈服務為主營業務，並涵蓋養老服務、數據地產、物流地產、房地產金融等領域。遠洋集團始終秉持「匠心服務用戶」精神，積極踐行「建築·健康」理念，通過匠心的產品和優質的服務為客戶營造高品質健康生活。

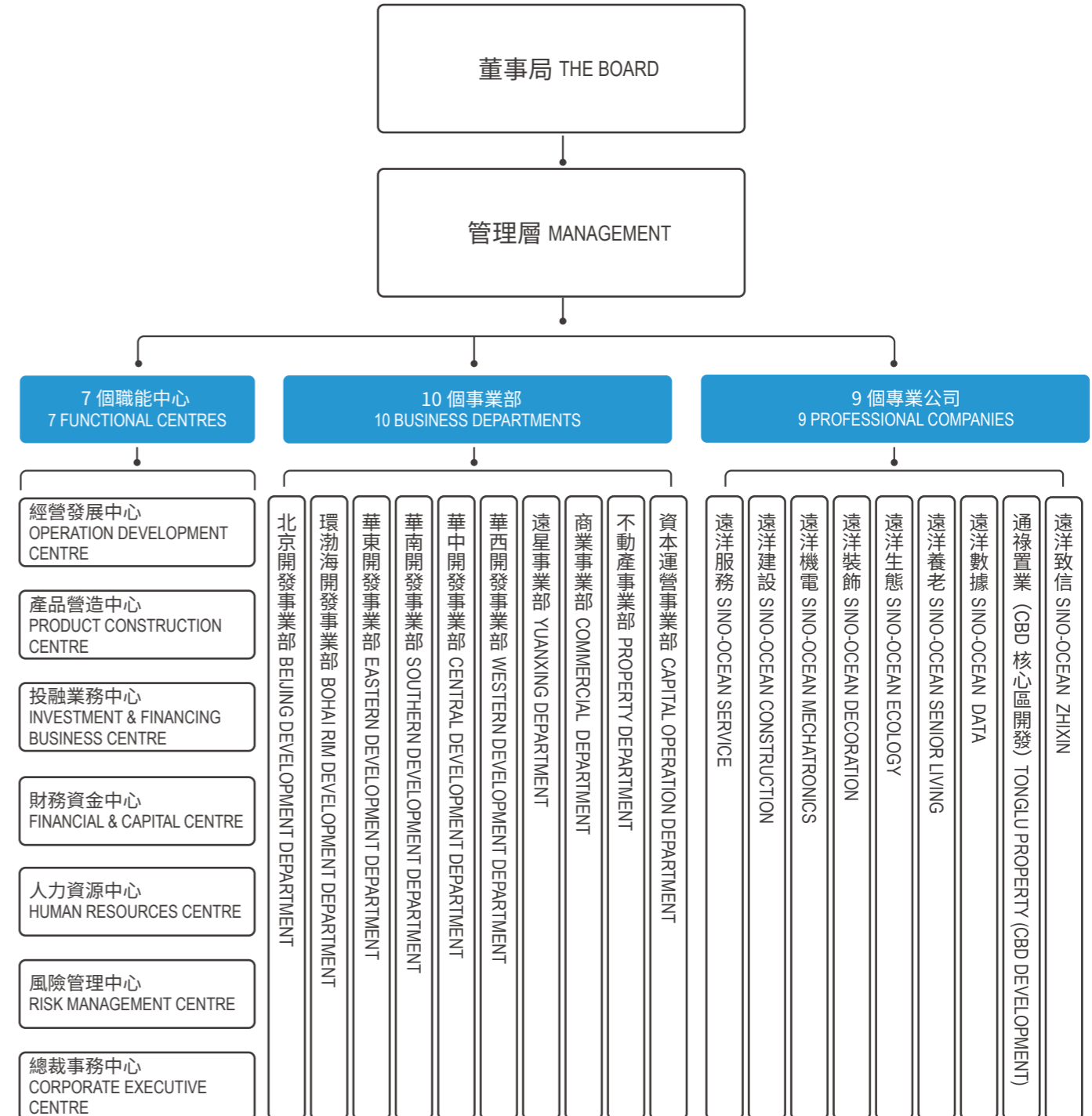
Sino-Ocean Group was founded in 1993 and has been listed on the Main Board of the Hong Kong Stock Exchange since 28 September 2007 (Stock Code: 03377.HK), with China Life Insurance Company Limited and Dajia Life Insurance Co., Ltd. as substantial shareholders. Sino-Ocean Group has been included by Hang Seng Indexes as a constituent of a series of indexes, including the Hang Seng Composite Index (HSCI), Hang Seng Composite Industry Index - Properties and Construction, Hang Seng Stock Connect Hong Kong Index and Hang Seng China Enterprises Index.

With a strategic vision of becoming the "Creator of Building Health and Social Value", Sino-Ocean Group is committed to becoming a pragmatic comprehensive corporation focusing on the principal business of property development while exploring related diversified new businesses. The core businesses of the Group include development of residential property, investment property development and operation, property services and whole-industrial chain construction services, with its scope of businesses also covering senior living service, internet data center, logistics real estate and real estate financing, etc. The Group adheres to the spirit of "Serving Users with Craftsmanship" and puts the concept of "Building · Health" into active practice, striving to create a high-quality healthy lifestyle for users through carefully-crafted products and premium services.



### 組織架構 CORPORATE STRUCTURE

於 2022 年 12 月 31 日，遠洋集團的組織架構如下：  
As at 31 December 2022, the structure of Sino-Ocean Group was as follows:



# LANDBANK DISTRIBUTION

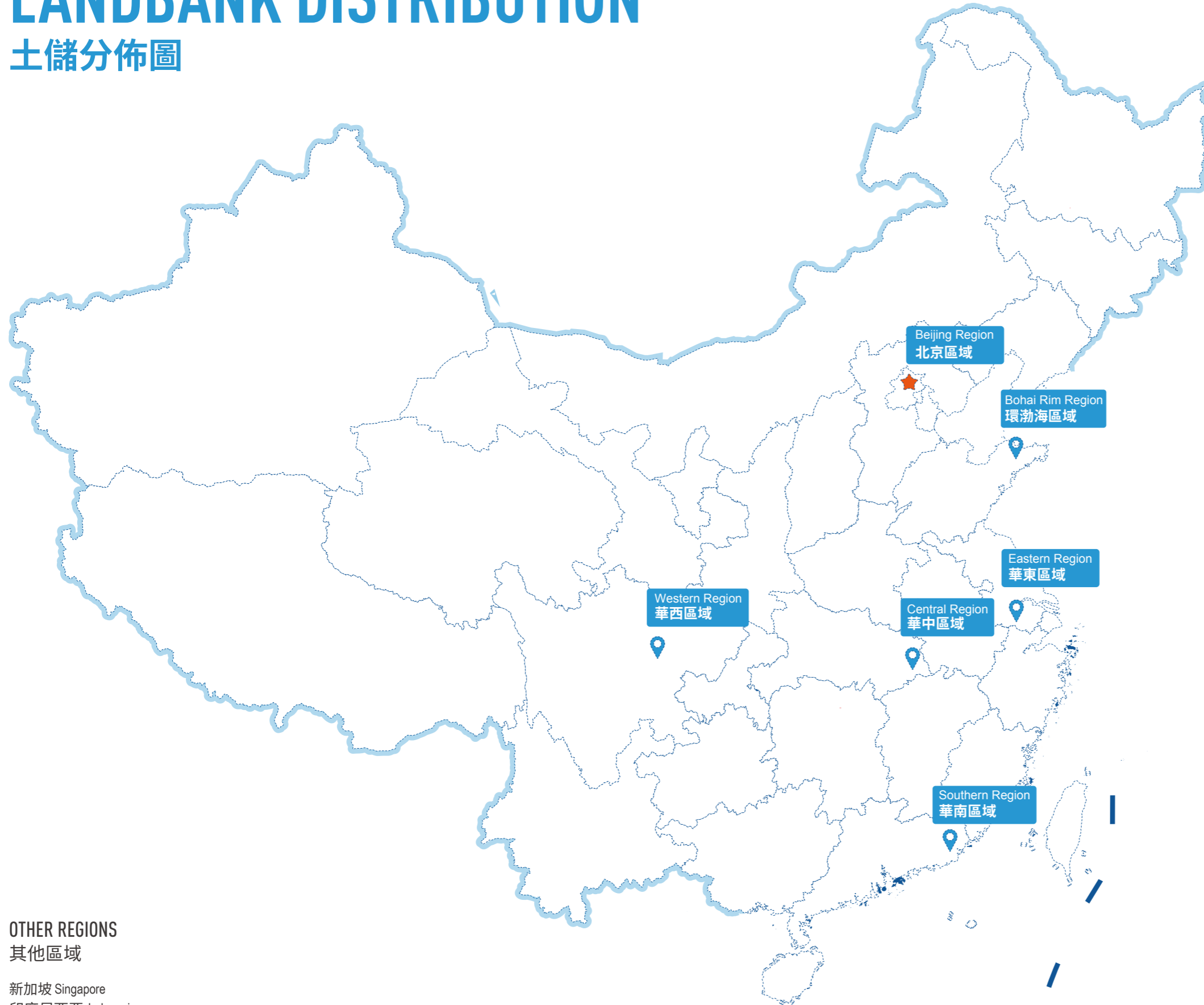
## 土儲分佈圖

# 63

城市  
CITIES

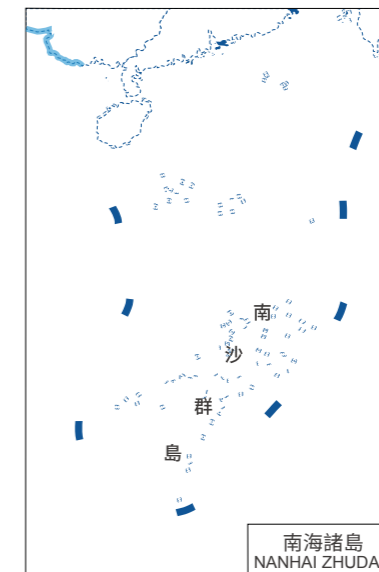
遠洋集團專注獲取優質土地資源，現時土儲遍佈全中國及海外 63 個城市。

Sino-Ocean Group focuses on acquiring quality land resources, with current landbank coverage extended to 63 cities across China and overseas.



遠洋集團在中國高速發展的城市及城市群中，擁有超過 290 個處於不同開發階段的房地產項目，包括北京區域的北京、石家莊、太原和秦皇島等；環渤海區域的天津、青島、濟南和大連等；華東區域的上海、杭州、南京和蘇州等；華南區域的深圳、廣州、福州和香港等；華中區域的武漢、鄭州、合肥和長沙等；華西區域的成都、重慶、西安和昆明等。此外，公司業務版圖已拓展至海外的新加坡、印度尼西亞等。截至 2022 年 12 月 31 日，土地儲備逾 4,200 萬平方米。

Sino-Ocean Group currently owns more than 290 property projects in different stages in rapidly growing Chinese cities and metropolitan regions, such as Beijing, Shijiazhuang, Taiyuan and Qinhuangdao in the Beijing Region; Tianjin, Qingdao, Jinan and Dalian in the Bohai Rim Region; Shanghai, Hangzhou, Nanjing and Suzhou in the Eastern Region; Shenzhen, Guangzhou, Fuzhou and Hong Kong in the Southern Region; Wuhan, Zhengzhou, Hefei and Changsha in the Central Region; Chengdu, Chongqing, Xi'an and Kunming in the Western Region. In addition, the Company's business territory has expanded abroad to Singapore, Indonesia, etc. As at 31 December 2022, we had a land reserve of over 42 million sq.m.



### OTHER REGIONS 其他區域

新加坡 Singapore  
印度尼西亞 Indonesia



# FORGING AHEAD ON THE PATH OF OPERATIONAL HEALTH

# OPERATION

## 經營健康 砥礪前行

健康的企業管理是實現穩健發展和可持續發展的基石。面對市場環境的嚴峻考驗，遠洋集團保持與各利益相關方的良好溝通，堅守底線，砥礪前行。2022 年，遠洋集團堅持聚焦主業，展現出較強的發展韌性，提升風險抵禦能力，夯實企業管治基礎，為推動企業高品質發展奠定基礎，為促進房地產市場的平穩健康發展貢獻力量。

Good enterprise management is the cornerstone for achieving steady and sustainable development. Facing the severely challenging market environment, Sino-Ocean Group maintains sound communication with various stakeholders, adheres to its bottom line and forges ahead. In 2022, Sino-Ocean Group remained focused on its core businesses, showed a strong resilience for development, enhanced its risk resilience, strengthened its corporate governance foundation, laid a solid foundation to pursue quality corporate development, and contributed to promoting the stable and wholesome development of the real estate market.

“ 遠洋努力接觸投資者特別值得讚揚，因為這表明了企業對 ESG 的堅定承諾，也象徵著良好的企業參與和管治。我們願意保持溝通渠道暢通，以便可以共同努力提高公司的 ESG 水準。

We applaud Sino-Ocean's efforts to reach out to investors. It shows the Group's firm commitment to ESG and also symbolizes good corporate engagement and governance. We are willing to keep communication channels open so that we can work together to improve the Company's ESG standing.

—— 遠洋集團某國際投資機構  
By an international investment institution of Sino-Ocean Group ”

# CORPORATE GOVERNANCE

## 企業管治

### 董事局管理及風險管理 BOARD MANAGEMENT AND RISK MANAGEMENT

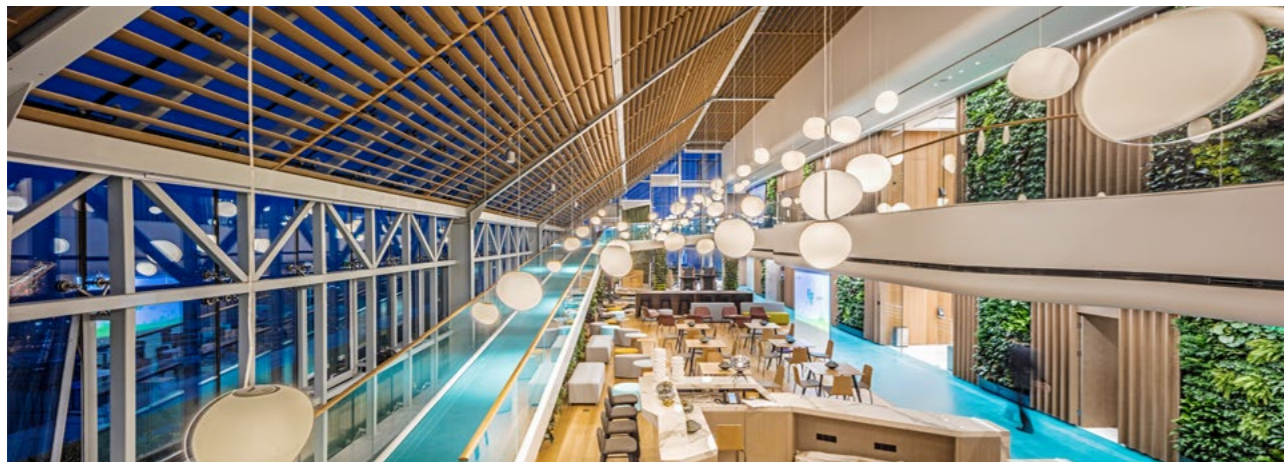
#### BOARD MANAGEMENT 董事局管理

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

截至 2022 年 12 月 31 日，董事局由十三名董事組成，包括三名執行董事、五名非執行董事、五名獨立非執行董事。遠洋集團致力維持完善的企業管治，努力提升營運透明度，保障股東和業務夥伴的權益，以及增加股東所持股份的價值。因此，董事局設有四個董事局委員會以監督本公司的具體事務，即審核委員會、薪酬委員會、提名委員會和戰略及投資委員會。

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

As of 31 December 2022, the Board comprised 13 Directors, including three Executive Directors, five Non-Executive Directors and five Independent Non-Executive Directors. Sino-Ocean Group is committed to maintain sound corporate governance, enhancing operational transparency, protecting the rights and interests of shareholders and business partners, and increasing the value of shareholders' shares. Therefore, the Board has set up four Board Committees (i.e. the Audit Committee, Remuneration Committee, Nomination Committee, and Strategic and Investment Committee) to oversee particular aspects of Company's affairs.



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

我們亦按照監管機構對信息披露的相關規定，堅守高度披露的準則，在合理、切實可行的範圍內，定期或隨時對特殊事實情況進行真實、準確、完整、合規的披露，使公眾能平等、適時及有效地取得所披露消息。2022 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。

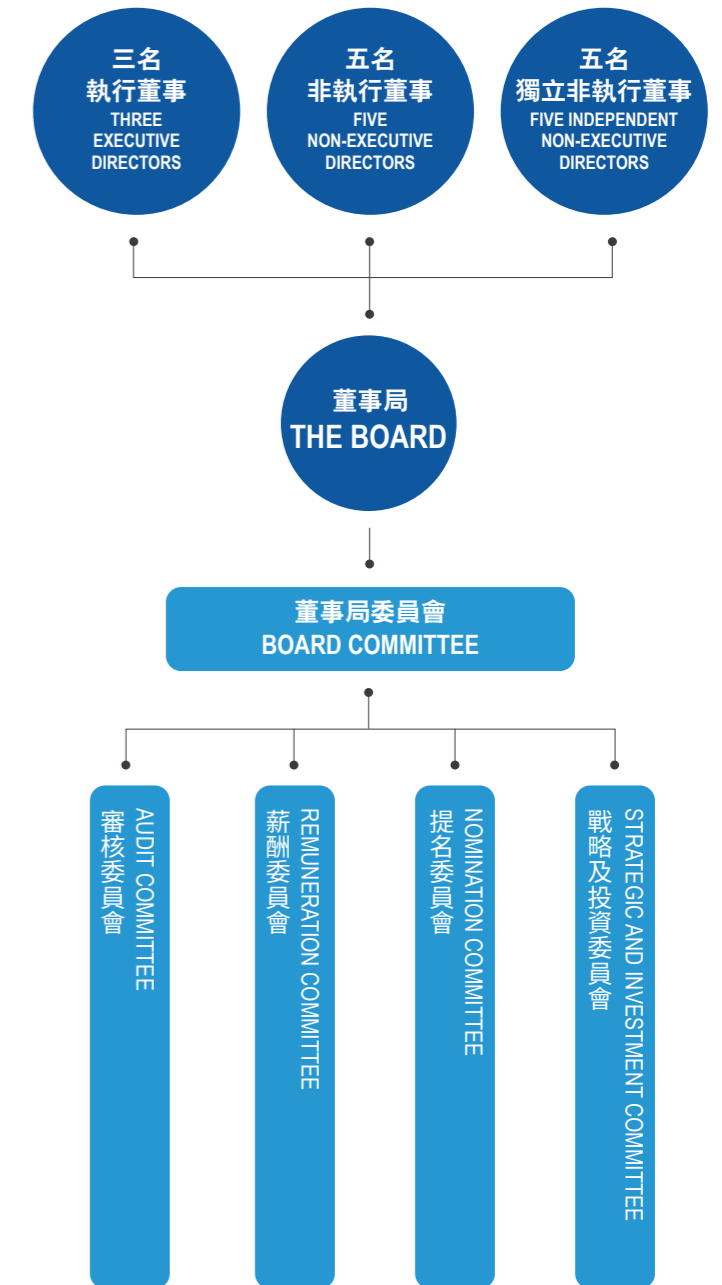
我們已制定《遠洋集團董事局多元化政策》，董事局提名委員會每年檢討董事局的架構、人數、組成及多元化（包括但不限於性別、年齡、國籍、文化及教育背景、專業技能、知識及經驗、獨立性及服務任期等方面）。

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

Furthermore, we satisfied high information disclosure standards and complied with regulatory rules on information disclosure. Wherever possible and feasible, we disclosed special facts truthfully, accurately and completely in compliance with regulations on a regular or ad hoc basis, guaranteeing the public impartial, timely and effective access to relevant information. In 2022, we maintained our high efficiency and high standards of information disclosure to ensure the timely dissemination of relevant corporate information via our official website and other channels.

We have formulated the "Sino-Ocean Group Policy on Board Diversity", pursuant to which Nomination Committee under the Board reviews the Board's structure, size, composition and diversity (including but not limited to gender, age, nationality, culture and educational background, professional expertise, knowledge and experience, independence and length of service, etc.) every year.

#### BOARD COMPOSITION 董事局組成



## RISK MANAGEMENT

### 風險管理

本集團風險管理及內部監控以及內部審核的評估由我們的風險管理部門獨立執行，每年就（其中包括）重要發現及內部審核、風險管理及內部監控系統的有效性向審核委員會報告至少兩次。董事局負責本集團之風險管理及內部監控系統並檢討其有效性，相關職責由審核委員會落實及定期向董事局匯報。本集團風險管理及內部監控系統有效性之審閱涵蓋所有重大監控，包括財務、營運及合規監控以及執行其他風險管理程序。

董事局審核委員會就截至 2022 年 12 月 31 日止年度本集團風險管理（包括 ESG 風險）及內部監控系統之充分性及有效性作出審閱及評估。

#### ● RISK IDENTIFICATION, ASSESSMENT AND RESPONSE

##### 風險識別、評估及應對

風險管理工作已嵌入集團所有業務領域和專業，從風險事項的事前、事中、事後全過程管控，重視風險的預防、梳理、處置、整改。

本集團制定《遠洋集團項目風險梳理辦法》，對集團境內外項目進行日常風險梳理及跟蹤工作，同時通過審計、盡職調查、背景調查、投融資風險評估、合作協議履行偏差梳理、關鍵性事項審核等方式識別潛在的風險，發揮風險預警功能，提前採取應對措施。根據《遠洋集團內部審計管理辦法》，原則上每三年對集團所有運營業務和項目開展內部審計。

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

#### ● INTERNAL RISK CONTROL

##### 風險內部管控

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

有關本集團董事局及風險管理的更多資料，請參閱 2022 年度報告。

## SUSTAINABLE CORPORATE GOVERNANCE

### 可持續發展企業管治

為確保董事局成員能夠及時了解行業內可持續發展進程以及本集團可持續發展現狀，可持續發展管理委員會每年以會議形式向董事局匯報，以協助其增加對於可持續發展的認識以及討論重要的可持續發展議題。有關可持續發展管理委員會的角色和職能，請參閱本報告「可持續發展管理」章節。

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

The Audit Committee of the Board reviewed and assessed the adequacy and effectiveness of the risk management (including ESG risk) and internal control systems of the Group for the year ended 31 December 2022.

Risk management has been integrated into the Group's every business field and specialty, forming a whole-process control in place before, during and after any risk event, where the emphasis is placed on preventing, sorting out, handling and rectifying risks.

The Group has formulated the "Measures for Sorting Out Project Risks of Sino-Ocean Group", pursuant to which domestic and overseas projects of the Group are subject to routine risk sorting out and tracking, while potential risks are identified through audit, due diligence, background check, risk assessment for investment and financing activities, sorting out deviations in fulfilling collaborative agreements, review of key events, aiming to perform the function of early risk warning and take response actions in advance. According to the "Management Measures of Sino-Ocean Group for Internal Audits", internal audits of all operations and projects of the Group shall be conducted every three years unless otherwise stated.

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

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

For more information about the Board and risk management of the Group, please refer to the 2022 Annual Report.

In order to ensure that members of the Board can keep abreast of the sustainable development dynamics in the industry and the status quo of the Group's sustainable development, the Sustainable Development Management Committee annually reports to the Board on meeting to help them enhance their understanding of sustainable development and discuss important sustainability issues. For the roles and functions of the Sustainable Development Management Committee, please refer to the "Sustainability Management" section in this Report.

## 董事局 ESG 聲明

### ESG STATEMENT OF THE BOARD OF DIRECTORS

遠洋集團董事局授權可持續發展管理委員會負責全面監督 ESG 管理工作，並開展每年不少於兩次的 ESG 溝通會議。我們負責制定公司的 ESG 戰略並定期審議戰略執行情況；識別和評估 ESG 風險，制定應對計劃；審核 ESG 管理政策，確保政策得以持續地執行及實施；審核 ESG 計劃和目標，並定期審核 ESG 目標的達成情況；審議 ESG 績效，最終通過集團可持續發展管理辦公室統籌、落實與執行。

出於外部社會與經濟環境，以及內部集團發展戰略的考慮，董事局將持續關注國內外可持續發展趨勢，加強 ESG 重要性議題的評估，討論並確定公司在環境、社會和管治方面的風險與機遇，將關鍵議題的管理與提升作為可持續發展年度重點工作。

The Board of Directors of Sino-Ocean Group has authorised the Sustainable Development Management Committee to take charge of the overall supervision of ESG management and hold ESG communication meetings no less than twice a year. We are responsible for developing the Company's ESG strategy and regularly reviewing its implementation; identifying and evaluating ESG risks and developing response plans; reviewing ESG management policies to ensure that they are consistently implemented and put into practice; reviewing ESG plans and goals and periodically reviewing the achievement of ESG goals; reviewing ESG performance, and ultimately coordinating, implementing and executing such plans and goals through the Sustainable Development Management Office of the Group.

In view of the external social and economic environment and the Group's internal development strategy, the Board of Directors will continue to pay attention to the sustainable development trends at home and abroad, strengthen the assessment of ESG material issues, discuss and determine the risks and opportunities of the Company in the aspects of environment, society and governance, and take the management and improvement of key issues as the annual priority of sustainable development.

#### 2022 年，董事局重點審視了以下核心工作及進展

##### In 2022, the Board of Directors focused on reviewing the following key activities and progress:

<p>企業管治 CORPORATE GOVERNANCE</p>	<p>完善企業管治制度，制定發佈《遠洋集團反舞弊及反賄賂政策》《遠洋集團舉報政策》《遠洋集團股東通訊政策》，夯實合規基礎；穩步推進可持續發展戰略實施，規範和促進 ESG 相關工作開展，審閱修訂《遠洋集團可持續發展政策》，降低企業運營風險；</p> <p>The Company improved the corporate governance system, formulated and published the "Anti-Fraud and Anti-Bribery Policy of Sino-Ocean Group" and the "Whistleblowing Policy of Sino-Ocean Group" and the "Sino-Ocean Group Shareholders Communication Policy" to strengthen its foundation for compliance; steadily advanced the implementation of its sustainable development strategy, regulated and promoted ESG-related activities, and reviewed and amended the "Sustainable Development Policy of Sino-Ocean Group" to reduce operational risks;</p>
<p>產品與服務 PRODUCTS AND SERVICES</p>	<p>圍繞產品力提升持續發力，完成多項產品線標準化體系；堅持以使用者為中心，客戶滿意度再度提升，為客戶提供更加健康美好的人居環境；</p> <p>The Company further enhanced the competitiveness of its products by implementing standardised systems for various product lines; it committed to a user-centric approach to further improve customer satisfaction, providing customers with a healthier and better living environment;</p>
<p>應對氣候變化與碳中和 CLIMATE CHANGE AND CARBON NEUTRALITY</p>	<p>完成遠洋集團碳中和戰略及路徑規劃，啟動遠洋「2050 淨零排放」計劃；</p> <p>The Company completed Sino-Ocean Group's carbon neutrality strategy and roadmap planning, and launched the Sino-Ocean "2050 Net Zero" Project;</p>
<p>社會責任履行 UNDERTAKING SOCIAL RESPONSIBILITY</p>	<p>推動可持續城市建設、社區共建共享；同時以遠洋之帆公益基金會為履責平台，投身於環保和教育公益事業，踐行社會責任，創造社會價值。</p> <p>The Company promoted the building of sustainable cities, and joint contribution and shared benefits for communities; in the meantime, it puts social responsibility into practice and created social value by engaging in charitable activities with a focus on environmental protection and education through the Sino-Ocean Charity Foundation.</p>

本報告披露的遠洋集團在上述工作及其他 ESG 議題上的管理與實踐進展均得到了董事局 2023 年 3 月的審議通過。Sino-Ocean Group's management and practices on the above activities and other ESG issues, as disclosed in this Report, were reviewed and approved by the Board of Directors in March 2023.

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

遠洋集團嚴格遵循《中華人民共和國刑法》《中華人民共和國刑事訴訟法》及《中華人民共和國治安管理處罰法》的相關規定，遵守並支持聯合國全球契約十項原則，反對各種形式的貪污，包括敲詐、勒索和行賄受賄。參照以上法規和原則，我們制定了《遠洋集團反舞弊及反賄賂政策》《遠洋集團舉報政策》《遠洋集團廉潔從業行為準則》，對於反貪污、反腐敗、反不當競爭、舉報原則、監察與審理、合規採購等內容制定具體規定，並明確了針對不同級別事件的處理辦法。審核委員會將定期檢討以上政策，以確保其有效性及與本集團需求相關及反映適用的法律和法規規定。同時我們增加內部申訴渠道，保障本集團員工遵紀守法、廉潔從業，按照最高要求的商業道德和企業管治標準與各相關方開展溝通合作。

### CORPORATE MANAGEMENT 組織管理

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

集團高度重視廉潔監察工作，2022 年，集團各單位召開監察工作專題會議，以此為契機，全面提升集團風險管理水準，保持廉潔從業、反腐倡廉的環境。同時，我們發佈並實施遠洋集團《落實黨風廉政建設責任制實施辦法》，並由黨委書記與各黨支部書記簽署《黨風廉政建設責任書》。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。

Sino-Ocean Group strictly abides by the relevant provisions of the "Criminal Law of the People's Republic of China", "Criminal Procedure Law of the People's Republic of China" and the "Law of the People's Republic of China on Penalties for Administration of Public Security". Sino-Ocean Group abides by and supports the ten principles of the United Nations Global Compact, and opposes all forms of corruption, including blackmailing, extortion and bribery. By making reference to the above laws, regulations and principles, we have formulated the "Anti-Fraud and Anti-Bribery Policy of Sino-Ocean Group", the "Whistleblowing Policy of Sino-Ocean Group" and the "Sino-Ocean Group Code of Conduct on Integrity" to stipulate specific requirements on anti-bribery, anti-corruption, anti-unfair competition, whistle-blower principles, supervision and trial, compliant procurement and other contents, and specify the handling measures for incidents at different levels. The Audit Committee reviews the above policies on a regular basis to ensure that they are effective and relevant to the needs of the Group and reflect legal and regulatory requirements as applicable. At the same time, we have introduced internal channels for the complaint to ensure that the staff of the Group will abide by laws, work with integrity and conduct communications and cooperation with all relevant parties in accordance with the highest requirements of business ethics and corporate governance standards.

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

The Group attaches great importance to supervisory work for integrity. In 2022, each subordinate unit within the Group held a special meeting on supervisory work, in an effort to comprehensively improve the Group's risk management and maintain an environment of integrity and anti-corruption. In the meantime, we issued and implemented the "Measures for Implementing the Responsibility System for Construction of Party Conduct and Integrity of Sino-Ocean Group", and had the Secretary of the Party Committee and the secretaries of Party Branches sign the "Letter of Responsibility for the Construction of Party Conduct and Integrity". Each year, the Group works with Sino-Ocean's Party Committee, Discipline Inspection Committee and party organisations at various levels to provide anti-corruption and warning education for middle and senior executives, key personnel and all Party members at all levels through Party Committee meetings, party classes, theme education activities, etc.

### WHISTLE-BLOWING POLICY 舉報制度

所有有關人士均可對遠洋集團董事、員工或與本集團有往來的人士（包括但不限於客戶、供應商、承辦商、債權人、政府等）違反有關財務匯報、內部監控、外部合作或其他事宜之擬屬不當行為、廉潔從業、濫用職權、失職、瀆職、違反經營管理秩序等違紀行為進行投訴和舉報。我們在公司內網首頁增設「違紀舉報」的窗口，並在《遠洋集團舉報政策》中明確舉報人保護制度。集團鼓勵實名舉報，亦接受匿名舉報。我們對舉報者的個人信息及舉報內容予以嚴格保密，並對調查結果給予積極溝通和及時回饋，不得向被舉報人和無關人員洩露相關信息。若舉報人受到威脅、打擊、報復，集團將給予積極的法律支援和保護，保護舉報人權益不受侵犯。所有舉報案件（如有）將由本集團風險管理中心以保密和及時的方式進行調查和處理，並將結果匯報給審核委員會。

All relevant persons may make complaints and report the Directors, employees or those who deal with the Group (including but not limited to customers, suppliers, contractors, creditors and the government, etc.) of Sino-Ocean Group on the violation of reporting possible improprieties in matters of financial reporting, internal control, external co-operation or other matters, integrity, abuse of power, dereliction of duty, misconduct, the violation of operation and management orders and other disciplinary offences. We have set up a "Reporting of Disciplinary Offence" section on the homepage of the intranet of the Company and stipulated the system on the protection of whistle-blowers in the "Whistleblowing Policy of Sino-Ocean Group". While the Group encourages real-name whistle-blowing, it also accepts anonymous reports. We strictly keep the personal information of whistle-blowers and the whistle-blowing contents confidential and give feedbacks on the investigation results in a proactively communication and a timely manner. We shall not disclose relevant information to the persons being reported and irrelevant parties. If any whistle-blower is subject to threats or retaliatory actions, the Group will actively provide legal supports and protection to ensure that the rights and interests of whistle-blowers are not prejudiced. All reported cases, if any, will be investigated and handled by the Group's Risk Management Centre in a confidential and timely manner and the results will be reported to the Audit Committee.

- 要求全員簽署合規經營承諾書，重視日常合規督導；

All employees are required to sign the Letter of Commitment for Compliance Management, and great importance is attached to daily compliance supervision;

- 不定期向分中心、各事業部進行合規提示，定期進行新法規宣傳；

Compliance tips are provided for subcentres and divisions from time to time, and the publicity of new regulations is conducted regularly;

- 對外簽署所有的合同中均有廉潔條款，必須增加監察舉報郵箱及反商業賄賂條款；

All contracts signed with external parties contain integrity clauses, and supervision and reporting mailboxes and anti-commercial bribery clauses must be added;

- 規範合作夥伴，所有供應商入庫需要簽署《供應商行為守則》《廉潔自律承諾書》；

Partners must be regulated, and all suppliers must sign the "Supplier Code of Conduct" and the "Letter of Commitment for Integrity and Self-Discipline";

- 所有中高管入職需要簽署《遠洋集團中高管自律承諾書》；

All mid-level and senior executives must sign the "Letter of Commitment for Self-Discipline by Mid-Level and Senior Executives of Sino-Ocean Group" when inducted;

- 全員每年需要接受廉潔從業教育，定期向全員進行合規運營培訓；所有新員工入職時接受公司合規要求和制度培訓；

Every year, all employees must receive integrity education, and they are regularly provided with compliance training; all new employees must receive induction training on compliance requirements and systems of the Company;

- 將郵件宣貫、現場培訓等方式相結合，宣貫授權制度；

Emails, on-site training and other means are combined to promote and implement the system for granting authority;

- 在所有子公司派駐監事人員，行使監督職責。

Supervisors are assigned to all subsidiaries to exercise supervisory duties.

## INTEGRITY EDUCATION 廉潔從業教育

本年度，集團風險管理中心及紀委，針對各中心、事業部、專業公司、新員工入職，組織開展形式多樣的廉潔從業教育宣貫；同時，各事業部風控部門在事業部、項目層面均開展了廉潔從業、合規建設培訓，涉及公司監察制度及法律規範、對營銷、工程、採購、投資、行政、財務等各個業務領域易發生的腐敗、貪污、侵佔、挪用、不公平競爭等內容，實現了對全體員工的教育全覆蓋，強化了全員廉潔從業意識和職業操守，構建風清氣正的職場環境。本年度，本公司董事和員工分別參加「邁向良好的企業管治及 ESG 管理」和「舞弊現狀思考與分析」為主題的反貪污培訓。2022 年度，全集團共開展廉潔從業、法律合規、信息保密、內控審計類風控宣貫培訓 642 場，參加員工約 23,000 人次，累計時長超過 10,500 小時，參與董事及員工比例為 100%。

During the year, the Risk Management Centre and the Discipline Inspection Commission of the Group arranged and conducted integrity education in various forms for all centres, business departments, professional companies and newly inducted employees. Meanwhile, the risk control departments of each division carried out integrity and compliance training at department and project levels in respect of the Company's supervisory system and laws and regulations, covering marketing, construction, procurement, investment, administration, finance and other business sectors which are prone to corruption, embezzlement, encroachment, misappropriation and unfair competition. The education covered all employees, and strengthened the integrity awareness and professional ethics of all employees, so as to create a fair and honest working environment. This year, the company's directors and employees participated in anti-corruption training on the titled "Moving towards better corporate governance and ESG management" and "Rethinking and Analysis of the Current Situation of Fraud" respectively. In 2022, the Group carried out a total of 642 training sessions on risk control promotion and implementation, including those on working with integrity, legal compliance, confidentiality of information, internal audit, with a staff attendance of approximately 23,000 and a total of over 10,500 hours and a participation rate of 100% for all staff and Directors.

642 場  
SESSIONS

23,000 人次  
PEOPLE

10,500 小時  
HOURS

## DEALING WITH VIOLATIONS 違紀事項處理

2022 年，累計受理濫用職權、失職瀆職、違反經營秩序等各類違紀線索 75 件；處理違紀員工約 130 人，實現了對嚴重違紀問題從嚴處理，對失職問題加強教育勸誡的管理效果。

在針對違法違紀事項處理中，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。例如兩人以上共同故意違紀的同謀行為，本公司依據《遠洋集團員工違紀處理辦法》對於起主要作用的員工加重處理，對其他成員，根據共同違紀中所起的作用和應承擔的責任，分別予以處理。由於發現及時、妥善處理，上述事件對集團財務或運營未造成重大影響，年度內也未發生涉及貪污的重大訴訟案件。

In 2022, we processed a total of 75 clues of various types of discipline violations, involving abuse of power, dereliction of duty, breach of business order, etc.; and dealt with approximately 130 employees who violated discipline, which achieved the management effect of strict handling of serious discipline violations and strengthening of education and persuasion for dereliction of duty.

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

2022 年度內，本公司  
IN 2022, THE COMPANY

未發生針對不當競爭行為、反托拉斯和反壟斷實踐的法律訴訟；  
Was not involved in any unfair competition 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 sanctions on violations of environmental regulations;

未發生侵犯客戶隱私和丟失客戶資料有關的經證實的投訴；  
Did not receive any verified complaints on customer privacy violation or customer information loss;

未發生違反社會與經濟領域法律和法規的重大事件。  
Was not involved in any major violations of social or economic laws or regulations.

## 知識產權及品牌資產管理 INTELLECTUAL PROPERTY AND BRAND ASSET MANAGEMENT

集團嚴格遵守《中華人民共和國廣告法》等與產品服務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。2022 年度內，未發生重大違反市場推廣法律法規事件。

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

The Group strictly abides by the "Advertising Law of the People's Republic of China" and other laws and regulations related to the dissemination of advertisements and marketing of products and services, and regularly updates its management system of relevant matters. No major violation of marketing laws and regulations occurred in 2022.

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

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

通過遵循《遠洋集團商標註冊執行辦法》，我們在商標註冊過程中，貫徹全面保護與科學註冊的管理理念。遠洋集團通過對商標註冊進行集中統籌管理，對商標註冊、商標授權等工作流程、審批步驟、工作範本，形成操作指南，杜絕了未經集團授權，將品牌及商標授予其他單位或個人私自使用的情況。截至 2022 年底，集團累計擁有註冊商標超過 730 件，擁有各類專利 210 餘個。

In the process of trademark registration, we have followed the "Implementation Measures on Trademark Registration of Sino-Ocean Group" and implemented the management concept of comprehensive protection and scientific registration. By centralising and coordinating the management of trademark registration, Sino-Ocean Group has formulated operational guidelines on trademark registration, and formulated operational guidelines on trademark registration, trademark licensing and other work processes as well as examination and approval procedures and work exemplars to eliminate the situation that brands and trademarks are granted to other units or individuals for private use without the Group's authority. By the end of 2022, the Group had over 730 registered trademarks in total and more than 210 patents of various types.

**730** 件商標  
TRADEMARKS

**210+** 個專利  
PATENTS

## COPYRIGHT PROTECTION 版權保護

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，搭建版權字庫，規避字體侵權問題發生，保護合法版權；自行搭建視覺資源庫，共享商用及企業版權圖片，實現了圖片侵權風險規避。

The Group's font library was created by purchasing copyrighted fonts, and business units are encouraged and reminded to purchase copyrighted fonts according to their own usage needs to establish a copyrighted font library, avoid font copyright infringement and protect lawful copyright. We have set up our own visual resource management system, sharing commercial and corporate copyrighted images to avoid the risk of infringement.

## TRAINING AND SUPERVISION 培訓監督

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

In addition to establishing a multidimensional brand training system through daily supervision and inspection and brand capacity building, the Group has also conducted compliance training related to marketing laws, including brand asset operations and protection of intellectual property rights to explain and illustrate cases based on the basic principles of copyrights, portrait rights, trademark rights, patent rights and anti-unfair competition.

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

遠洋集團針對商標權益進行全面的保護，匹配業務發展的需要適時適宜進行商標預判註冊與保全；針對「遠洋」商標的侵權傷害做出了積極的正面回應，依據《中華人民共和國商標法》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。

Sino-Ocean Group has carried out comprehensive protection for trademark rights and interests, and conducted trademark pre-judgment registration and preservation in a timely and appropriate manner to meet the needs of business development; it has also actively and directly responded to the infringement and damage of "Sino-Ocean" trademarks. We have filed objection applications for various infringement acts and obtained fair protection through legal proceedings in accordance with the "Trademark Law of the People's Republic of China" and relevant laws and regulations.

## 信息安全管理 INFORMATION SECURITY MANAGEMENT

遠洋集團制定信息安全管理方針、策略和措施，採用風險管理的方法進行信息安全管理計劃、實施、評審檢查、改進信息安全管理執行體系，保證信息的保密性、真實性、完整性及安全性，保障信息系統的正常穩定運行。

Having developed a set of approaches, policies and measures for information security management, Sino-Ocean Group adopts the same methods as those for risk management to plan, implement, evaluate, inspect its management of information security, and to improve its system for executing information security management. Sino-Ocean Group aims to guarantee the confidentiality, authenticity, completeness and security of information, while ensuring a sound and reliable operation of its information system.

- 組建信息安全管理委員會，下設政府信息安全檢查工作、互聯網信息安全檢查工作、內網信息安全檢查工作、信息安全風險評估工作等專項工作小組，分別負責信息安全各領域相關工作；

The Information Security Management Committee has been set up, under which a number of special task forces have been formed (including, among others, those responsible for government information security inspection, internet information security inspection, intranet information security inspection and information security risk assessment) to undertake works related to various fields of information security;

- 制定了《信息安全組織機構管理制度》《信息安全事件管理辦法》《重大信息安全事件應急處置制度》等 30 餘項系列制度，加強內部控制和風險有效管理；

To strengthen internal control and effective risk management, more than 30 sets of rules have been formulated, including the "Management System for Information Security Institutions", the "Measures for Managing Information Security Events", and the "Emergency Response System for Major Information Security Events";

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

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

為提供資料存放管理和防止客戶信息洩露，集團遵循國家《信息安全等級保護管理辦法》規定，完善信息管理系統，並完成網絡安全等級保護評測，符合等級保護 GB/T 22240-2020 的規範要求，評測等級為三級。此外，作為專業從事數據基礎設施運營商及數據綜合解決方案提供商，集團旗下遠洋數據已獲得 ISO/IEC 27001 信息安全管理體系認證、ISO/IEC 20000-1 信息技術服務管理體系認證以及 ISO 22301 業務連續性管理體系認證。

In order to provide information storage management and prevent customer information leakage, the Group has improved the Information Management System in compliance with the "Administrative Measures for Information Security Classified Protection", and conducted network security classified protection evaluation, showing that it meets the requirements of GB/T 22240-2020 and that the evaluation level is level 3. In addition, as a professional operator of data infrastructure and provider of comprehensive data solutions, the Sino-Ocean Data has been certified to the ISO/IEC 27001 information security management system, the ISO/IEC 20000-1 information technology service management system and the ISO 22301 business continuity management system.

# SUSTAINABILITY MANAGEMENT

## 可持續發展管理

理念：攜手利益相關方共同推動人、建築、環境和社會的可持續發展

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

引導方向：聯合國 2030 可持續發展目標 (SDGs)

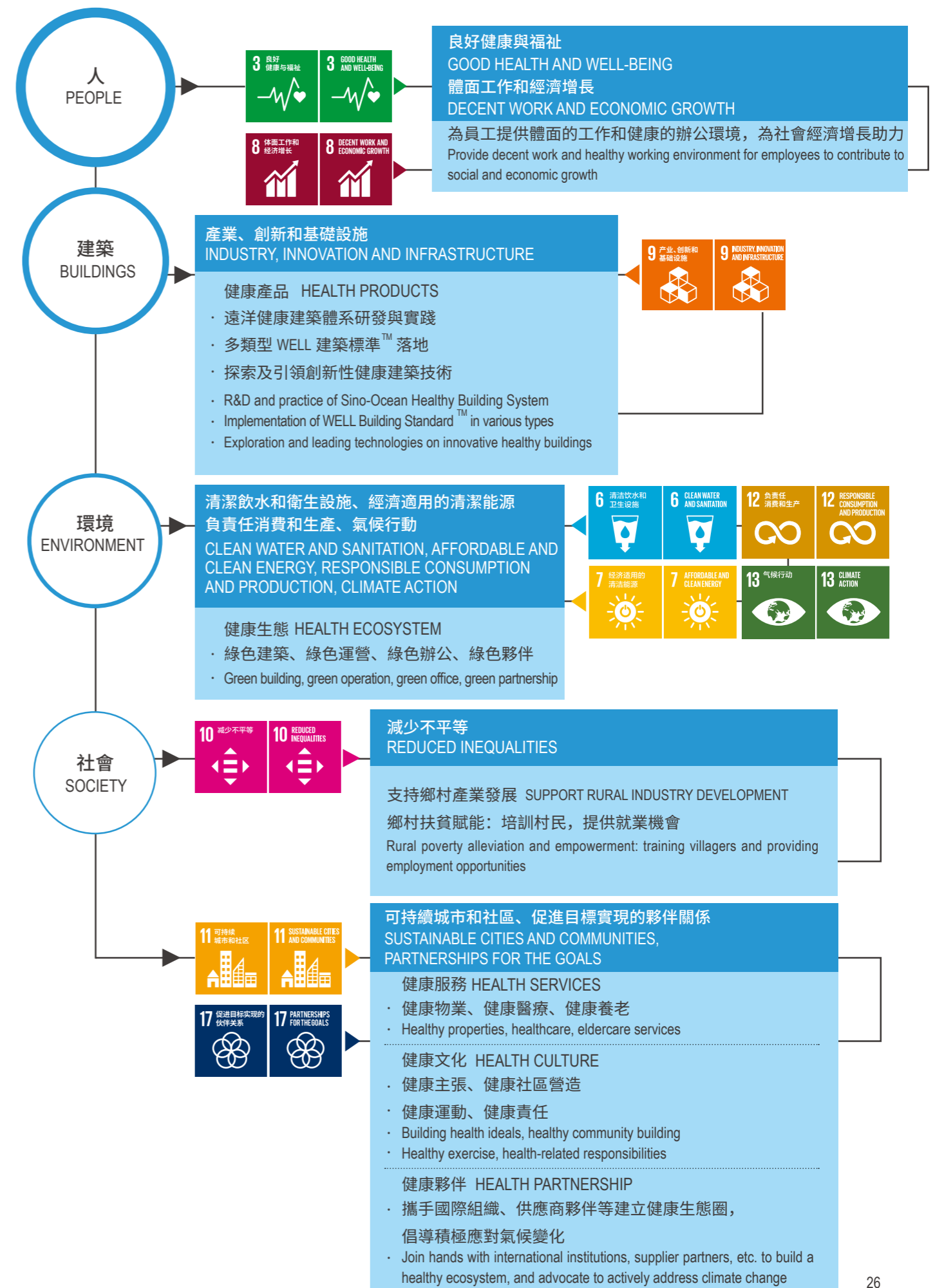
GUIDANCE: UNITED NATIONS 2030 SUSTAINABLE DEVELOPMENT GOALS (SDGS)

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

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

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

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



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

隨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成為嵌入企業運營的多維度系統化專業管理，通過各業務與職能的協同予以保障。我們的可持續發展管理架構如下：

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



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

為保證集團年度可持續發展報告的準確性，提高內部對於可持續發展工作重視程度，報告編制工作由各重要職能部門參與，由可持續發展主管副總裁及本公司總裁最終批覆後正式對外發佈。

作為可持續發展管理的平台，內嵌於公司日常工作管理系統的可持續發展流程發揮著重要作用，精確完成環境資料和社會指標的全面收集，在此基礎上實現了可靠的信息披露成果。2022年，在過去六年實踐和良好運行的基礎上，我們繼而對環境及社會指標填報系統進行迭代優化，進一步明確資料指標統計的口徑、範圍，並通過多次填報、審核、匯總、回饋、迭代、測試、培訓工作保障信息披露的真實、完整及準確，這為整體提升集團管理能力奠定了堅實的基礎。此外，我們通過對數據對比與分析，更科學地判斷各業務的實際運營情況，提供更好的管理提升建議、能源管理與排放建議，最終幫助公司更好地實現環境責任和應對氣候變化風險。

The sustainability management principle of Sino-Ocean Group is a hierarchical responsibility system, forming a three-level working mechanism consisting of "decision-making level, management level and execution level", which has been given much attention by the Board and the Group's management. In order to ensure a smooth implementation of sustainable development work, the Board, as the highest decision-making level of sustainability management, will supervise the sustainable development work comprehensively; we have set up a Sustainable Development Management Committee and a Sustainable Development Task Force, which regularly report relevant work to the decision-making level. The Sustainable Development Task Force is composed of people from various specialties, business divisions and projects. Relying on the existing Sustainable Development Task Force of the Company, we have defined the job responsibilities of each specialty in our strategy and set up relevant mechanisms to ensure its smooth operation.

In order to ensure the accuracy of the Group's annual sustainable development report and increase internal attention to sustainable development work, the report is prepared with the engagement of all key functional departments and subject to the final approval by the Vice President in charge of sustainable development and the Company's Chief Executive Officer before the public release.

As the platform for sustainability management, the sustainability process incorporated in the Company's daily work management system plays an important role, as accurately completing the comprehensive collection of environmental information and social indicators forms the basis on which we deliver reliable information disclosure results. In 2022, based on practices and good operation in the past six years, we updated and enhanced the environmental and social indicators reporting system, further defined the statistical criteria and scope of information and indicators, and ensured the authenticity, integrity and accuracy of information disclosure through multiple reporting, reviewing, collating, feedback, iteration, testing and training, which laid a solid foundation for the overall improvement of the Group's management ability. Furthermore, through information comparison and analysis, we can adopt a more scientific approach in judging the actual operation of each business, and provide better management improvement recommendations, energy management and emissions recommendations, so as to ultimately help the Company better achieve environmental responsibility and handle the risks of climate change.



除系統平台支持外，為提高集團可持續發展管理能力，集團 2022 年度審閱並更新《遠洋集團可持續發展工作辦法》等系列制度，在本年實施良好。制度中明確給出相關管理原則及決策程序：

In addition to the support of the system platform, in order to improve its sustainability management ability, the Group reviewed and updated a series of rules such as the "Measures on Sustainable Development Work of Sino-Ocean Group" in 2022, which were well implemented in the current year. Relevant management principles and decision-making procedures are clearly provided in these rules:

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

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

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

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

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

綜合香港聯交所合規要求、資本市場評級及投資者關注重點、可持續發展最新趨勢的全面分析，對最新法律法規的即時檢索和關注，我們研究、梳理完成多年來可持續發展相關議題的中長期規劃，制定並發佈了《遠洋集團可持續發展政策》，包括《遠洋集團應對氣候變化政策》《遠洋集團人權政策》《遠洋集團董事局多元化政策》等，致力於與企業內外部各利益相關方攜手，推動可持續發展；同時，為可持續發展落地提供指導性辦法，嚴格規範和有效管理可持續發展各項工作。《遠洋集團可持續發展政策》至少每三年進行評估審閱，2022 年度我們已全面審閱並更新了該政策。

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

為提升可持續發展意識，提高專業能力和協作水平，集團面向內部管理層、員工、外部供應商及合作夥伴開展可持續發展能力建設。本年度，共計開展 4 場可持續發展專題培訓，普及可持續發展基礎知識、分享可持續發展最新趨勢、議題和指標內容等，還包括《雙碳起源與進程》《對抗城市高溫的規劃和設計措施》等專題分享，累計超過 330 人次參與學習，累計培訓時長約 810 小時。

遠洋集團注重可持續發展及責任理念倡導，已連續 11 年頒發責任風尚獎。2022 年，我們面向全體員工、供應商、商租戶夥伴設立獎項，鼓勵可持續發展、企業社會責任表現優異的內外部單位及個人，倡導責任文化。

Based on the comprehensive analysis of the compliance requirements of the Hong Kong Stock Exchange, the rating of capital markets and investors' key concerns, the latest trends in sustainable development, as well as the real-time retrieval and concerns over the latest laws and regulations, we studied and sorted out the medium to long-term plans related to sustainability issues over the years, and formulated and published the "Sustainable Development Policy of Sino-Ocean Group", including the "Sino-Ocean Group Policy on Climate Change", the "Sino-Ocean Group Policy on Human Rights" and the "Sino-Ocean Group Policy on Board Diversity", etc. We are committed to working with all internal and external stakeholders to promote sustainable development. At the same time, we provided guiding measures for the implementation of sustainable development, and strictly regulated and effectively managed all sustainable development activities. The "Sustainable Development Policy of Sino-Ocean Group" should be evaluated and reviewed at least every three years. We undertook a comprehensive review and update of this policy in 2022.

In order to enhance the awareness of sustainable development and improve the professional capabilities and coordination within the Group, the Group conducts capacity building on sustainability for internal management, employees, as well as external suppliers and partners. During the year, we conducted a total of 4 special training sessions on sustainability to promote the basic knowledge about sustainability, share the latest sustainability trends, topics and indicators. We also organised many special sharing sessions, including those on the "Origins and Progress of Carbon Peaking and Carbon Neutrality" and "Planning and Design Measures to Combat Urban Heat". The training attracted a total attendance of over 330 participants with approximately 810 training hours.

Sino-Ocean Group attaches great importance to promoting sustainable development and the concept of responsibility, as Responsibility Role Models have been selected and awarded for 11 consecutive years. In 2022, we set up awards for all employees, suppliers, merchants and tenants, in a bid to motivate units and individuals both within and outside the Group with excellent performance in sustainability and corporate social responsibility, and to promote a culture of responsibility.

## SUSTAINABILITY STRATEGY 可持續發展戰略

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

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

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

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



### ● FIVE STRATEGIC PILLARS 五大戰略支柱

- 

**企業管治**  
CORPORATE GOVERNANCE

通過適當的機制確保董事局、管理層的有效運作，以及確保供應鏈的可持續建設，為遠洋集團可持續發展奠定基礎。  
Ensuring effective functioning of the Board and management and sustainable building of the supply chain through appropriate mechanisms will lay the foundation for Sino-Ocean Group's sustainable development.
- 

**產品與服務**  
PRODUCTS AND SERVICES

保持在產品及服務上的高質量發展，為客戶、租戶等相關方持續創造價值，是遠洋實現主業發展和可持續發展的堅實基礎。  
Maintaining high-quality development of products and services and consistent value creation for clients and tenants forms the solid foundation on which Sino-Ocean achieves development and sustainability of its main business.
- 

**環境**  
ENVIRONMENT

通過健康與綠色建築的建設，以及環境友好的運營方式為保護環境做出卓越的貢獻。  
Making extraordinary contributions to environmental protection through healthy green buildings and environment-friendly operations.
- 

**員工**  
EMPLOYEES

通過多元共融的企業文化、有力的職業發展支持、溫暖和諧的工作環境，讓員工盡其才，打造領先於同業的專業團隊。  
Fully unleashing employee potentials and building an industry-leading professional team through a diverse and inclusive corporate culture, strong career development support and a warm and harmonious work environment.
- 

**社區與社會**  
COMMUNITY AND SOCIETY

為社區和社會之中的弱勢群體送去關愛，幫助社區和社會實現共生與共榮發展，是遠洋能夠給予社會的力所能及的回報。  
Sino-Ocean gives back to society by helping communities and the general society care for the underprivileged and attain synergy and prosperity.

### 戰略願景 STRATEGIC VISION

建築健康和社會價值的創造者  
The Creator of Building Health and Social Value

#### 2022 全面融入 2022 FULL INTEGRATION

- 率先實現香港聯交所 ESG 合規要求全面滿足  
Achieved full compliance with the ESG compliance requirements of Hong Kong Stock Exchange
- 初步建立五大可持續發展戰略支柱的完整管理體系  
Established a complete management system across the five pillars of our sustainability strategy
- 建立運轉良好的可持續發展目標-績效驅動機制  
Established a well-functioning sustainability goal-performance driven mechanism

#### 2030 中國典範 2030 CHINA MODEL

- 在各項可持續發展評估體系中成為中國地產行業領先者  
A leader in China's real estate industry in various sustainability assessment regimes
- 成為聯合國 2030 可持續發展目標的堅實實踐者  
Become a firm practitioner of the UN 2030 Sustainable Development Goals
- 可持續發展理念在組織內部全面下沉，成為中國社會的價值創造者  
Become a social value creator in China by fully embedding the concept of sustainability within the institution
- 成為可持續發展的可靠的合作夥伴  
Become a trusted partner for sustainable development

#### 2050 行業卓越 2050 INDUSTRY EXCELLENCE

- 成為全球範圍內的健康建築領軍企業  
To be a global leader in healthy buildings
- 成為「淨零排放」地產企業，成為完全正向價值創造者  
To be a "net-zero emission" real-estate company and a creator of positive value

### 戰略目標 STRATEGIC GOAL

與利益相關方共同實現可持續價值創造，成為中國房地產行業的可持續發展典範企業  
To achieve sustainable value creation with stakeholders and to become a role model of sustainability in the real estate industry in China

CARBON NEUTRALITY STRATEGY  
碳中和戰略



基於完善且運行良好的可持續發展戰略，2022 年，我們在已有「雙碳」工作基礎之上，開展並完成遠洋集團碳中和戰略及路徑規劃專項研究，完成基準年的全價值鏈碳足跡核算，基於「減排優於抵消」的原則，制定出更加體系化、科學化的減排實施路徑，且優化環境目標。與此同時，設立遠洋「2050 淨零排放」計劃，從企業「淨零」、社會「淨零」兩大維度推動低碳工作。隨着該計劃啟動，我們於 2022 年 7 月發佈了首份千億級內地房企碳中和報告《遠洋集團碳中和之路》。

In 2022, based on our comprehensive and well-functioning sustainability strategy, and on top of our existing efforts to achieve "carbon peaking and carbon neutrality", we carried out and completed the special research on Sino-Ocean Group's carbon neutrality strategy and roadmap planning, and calculated the carbon footprint across all our value chain for the base year. In alignment with the principle of "carbon reduction over carbon offsetting", we set up a more systemic and scientific emission reduction roadmap, and improved our environmental targets. In the meantime, we established the Sino-Ocean "2050 Net Zero" project, promoting low-carbon initiatives from the two dimensions of "net zero" business and "net zero" society. Subsequent to launch this plan, we published "SINO-OCEAN GROUP The Road to Carbon Neutrality" report in July 2022, the first carbon neutrality report issued by a mainland-based real estate company with an annual contracted sales that exceeded RMB100 billion.



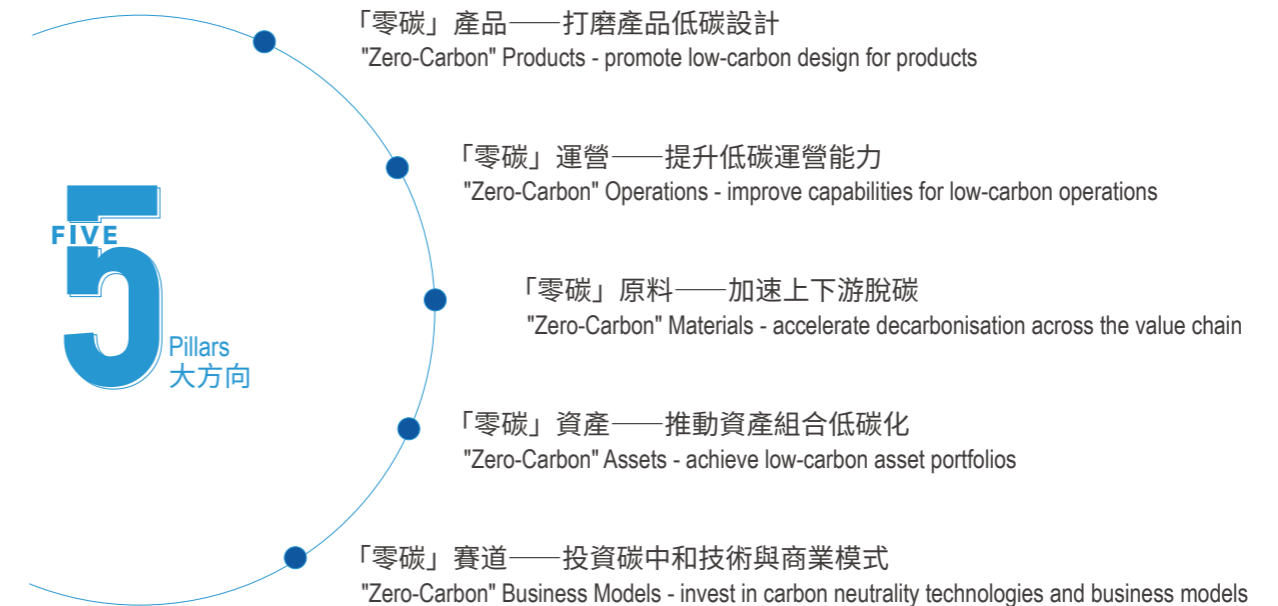
願景：成為健康、綠色、氣候友好型可持續城市和社區建設的倡導者和領跑者

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



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

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



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

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

# 特別專題

## 全面踐行可持續發展：武漢歸元寺綜合體

### SPECIAL REPORT —THE GUIYUAN TEMPLE COMPLEX (WUHAN): A COMPREHENSIVE EFFORT IN PROMOTING SUSTAINABLE DEVELOPMENT

武漢歸元寺綜合體（含武漢遠洋·東方境世界觀、武漢遠洋里、武漢遠洋國際中心）位於湖北省武漢市漢陽區，總建築面積約 240 萬平方米。

The Guiyuan Temple Complex (Wuhan) (including Oriental World View (Wuhan), Citylane (Wuhan) and Sino-Ocean International Centre (Wuhan) is located in Hanyang District, Wuhan, with a gross floor area of approximately 2.4 million sq.m.



效果圖 Rendering Picture

武漢遠洋國際中心  
Sino-Ocean International Centre (Wuhan)



武漢遠洋·東方境世界觀  
Oriental World View (Wuhan)



效果圖 Rendering Picture

武漢遠洋里  
Citylane (Wuhan)



武漢遠洋里聖母堂  
Citylane (Wuhan) Immaculate Conception Cathedral

作為新型城市綜合體，項目全面踐行集團可持續發展戰略五大支柱，發揮可持續、高品質建設優勢，秉持「以現代詮釋傳統、將城市文化注入建築群落」的設計理念，營造健康、便捷、環境友好、智慧、友善的城市社區生活環境。

Positioned as a new form of urban complex, this project is a true testimony to the Group's five strategic pillars of sustainable development. Building on our advantage in sustainable and quality buildings while upholding the design concept of "demonstrating traditions by modern elements and blending city culture into building clusters", we managed to create an urban community whose living environment boasts healthy, convenient, eco-friendly, smart and accessible features.

## 企業管治 CORPORATE GOVERNANCE



項目成立監察小組，設立隱蔽身份廉政監督員，抵禦腐敗問題風險的能力，提升治理效益；每年至少開展兩次廉潔從業宣貫，並定期開展「讀書月」等廉潔自省活動，檢查回顧項目經營工作合規管理、指導日常風險監察及整改監督工作。

To build resilience against corruption risks and enhance governance efficiency, this project has formed a supervisory team with a supervisor for honest governance whose identity remains undisclosed. In addition to conducting integrity education at least twice every year, this project also organises integrity-themed self-reflection activities on a regular basis, including the "Reading Month". We inspect and review compliance management of operational efforts for the project, provide guidance on routine risk monitoring, and rectify supervisory activities.

## 產品與服務 PRODUCTS AND SERVICES



項目在開發過程中堅持匠心精品，將「敏捷開發」思路運用到建築建造過程中，邊做邊研究，從建築結構、立面材料到屋面簷口、連廊扶手、機電系統、空中綠化等方面不斷迭代。遠洋里 7B Mall 應用 WELLv2 建築標準金級作為認證目標，將室內空氣品質提升、熱舒適度控制、水質控制、噪音及採光控制、運動及休閒場地營造等指標融入建築設計中，已取得 WELLv2 金級預認證。住宅產品也通過打造集地暖、新風、空調、淨水為一體的精裝系統及健康環保的選材與施工工藝來實現健康住宅。同時，在物業服務中，項目提供全生命週期的定制化服務，助力業主擁有健康生活。

Throughout the project development, we remained committed to artisanship and quality. Applying the philosophy of "agile development" to the building construction process, we undertook work and research concurrently. As a result, we successfully introduced multiple upgrades to building structures, surface materials, roofs and eaves, corridor escalators, mechanical and electrical systems, and roof greening. By applying the WELLv2 Gold building standard as the certification target, the Citylane 7B Mall managed to incorporate a number of indicators into its building design, including, among others, improvement in indoor air quality, thermal comfort control, water quality control, noise and lighting control, construction of sports and recreational venues, and it achieved the WELLv2 gold precertification. On the residential product front, we have also built a healthy residential community through an integrated refinement system featuring floor heating, fresh air, air conditioning and water purification, as well as healthy yet eco-friendly materials and construction techniques. Meanwhile, in terms of property services, the project provides customised services that cover the entire life cycle of property owners to help them have a healthy lifestyle.

## 環境 ENVIRONMENT



面對武漢易出現的高溫極端天氣，項目在設計規劃階段便考慮適應氣候變化能力，提高項目韌性設計，在建築模型導入武漢氣候數據，類比街區日照、熱舒適度、自然風場等數據，指導環境改善設計。著重於項目「微環境」的營造，遠洋里從日照、降水、風等多維度，以「雲」為靈感，在街區部分區域製作膜結構天幕。通過增加通風、遮陽擋雨、收集建築餘風等手法，實現酷夏之時體感溫度下降 4°C 的清涼。

As Wuhan is susceptible to extreme heat, the project took into account its ability to adapt to climate change at the design and planning stage, it adopted a design to enhance project resilience. Climate information of Wuhan was incorporated into the building model, while block-based comparisons of daylight duration, thermal comfort and natural wind were made to provide guidance on environmental improvement designs. With a focus on building a "microenvironment" for the project, Citylane drew inspiration from "clouds" to construct rooftops of membrane structures in certain portions of the block, having considered a multitude of dimensions, including daylight duration, rainfall and wind direction. By improving air flow, providing sun shades and rain shelters, harvesting wind energy from buildings, the project is able to deliver a 4°C reduction in apparent temperature during summer days.

項目同樣致力於提高城市及社區可持續性，從能源與溫室氣體排放、交通與土地利用、水資源、生活品質、材料和資源等維度綜合考量，打造華中首個 LEED 城市與社區規劃與設計階段金級正式認證的商業街區項目。

The project is also committed to enhancing urban and community sustainability. Based on a comprehensive consideration covering multiple dimensions, such as energy and greenhouse gas emission transportation and land utilisation, water resources, quality of life, materials and resources, the project became the first commercial block project in central China to officially receive the LEED for Cities and Communities: Plan and Design Gold certification.

## 員工 EMPLOYEES



為保障職工和所有參建方健康與安全，9 月起，項目扎實開展「百日安全無事故」活動，組織安全相關活動；項目組織各作業班組進行消防和臨電應急演練，並進行急救、腳手架、高處作業和安全法律法規培訓。項目同月獲得武漢市 2022 年度安全文明施工「黃鶴杯」稱號，得到政府對健康安全管理的高度認可。

To ensure the health and safety of employees and all participants, the project has been faithfully launching the "100 days without an accident" initiative and other safety-related activities since September; in addition to making arrangements for work units to conduct fire and blackout emergency drills, it also provides training on first aid, scaffolding, working at height, as well as safety-related laws and regulations. In the same month, it became the recipient of the "Yellow Crane Cup" for 2022 Annual Safe and Civil Construction Project in Wuhan, in recognition of the high level of governmental approval of its efforts in health and safety management.

在增強員工凝聚力方面，項目鼓勵員工發揮專業優勢，組織員工攜手打造職場環境。在本年新辦公區裝修過程中，將綠色可持續理念融入，充分利舊，將辦公傢俱、空調設備、廢舊地毯等全部重新利用或改造煥新。

In terms of enhancing staff cohesion, the project encourages staff members to apply their advantages in professional knowhow, and it makes arrangements for staff to collaborate in workplace building. Green and sustainable philosophies were applied in the renovation of new office areas this year, as office furniture, air conditioners, used carpets were all reused or repurposed to make the most out of old items.

## 社區與社會 COMMUNITY AND SOCIETY



基於尊重建築歷史的原則，遠洋里項目團隊聯合設計顧問、湖北省文物保護協會保育顧問、古建築專家等，歷經 12 次技術勘測、108 次專題會議、14 輪設計方案迭代、33 版水刷石打樣、203 處重要洞口及線角修復，對「武漢市優秀歷史建築」、「不可移動文物」聖母堂進行修繕復原，持續助力漢陽古城更新，推動可持續城市建設。作為城市更新的代表，項目曾斬獲「城市更新最佳地標綜合體」，未來也將為城市文化的價值弘揚而持續探索，通過與城市的共生共融，賦能人民美好生活。

Adhering to the principle of respecting building history, the Citylane project team collaborated with design advisers, conservation advisers from Hubei Association for Cultural Heritage Protection, experts on ancient architecture to undertake the renovation and restoration of the Immaculate Conception Cathedral (聖母堂), rated as a Wuhan outstanding historic building and heritage that should not be relocated. Including 12 technical surveys, 108 special meetings, 14 rounds of design plan updates, the preparation of 33 versions of plaster samples and the restoration of 203 substantial holes and lines, this undertaking shows our continuous effort in promoting the renewal of Hanyang old town and sustainable urban development. As a symbol of urban renewal, not only has the project won the award for "Best Iconic Complex of Urban Renewal", it will also further explore other means to promote the value of urban cultures. Through the co-existence and shared prosperity with the city of Wuhan, the project aims to enable the public to pursue a better life.

# STAKEHOLDER COMMUNICATION & MATERIALITY ASSESSMENT

## 利益相關方溝通及重要性議題評估

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

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。根據《遠洋集團可持續發展工作辦法》，集團各單位設專人負責集團內外各利益相關方的定期溝通、維護。

Based on historical development and future development trends, Sino-Ocean has actively utilised various channels to maintain two-way communication and collaborations with seven major stakeholders – the environment, customers, communities, investors, employees, the government and business partners. We work together with these stakeholders to deliver sustainable development of economic, social and environmental values. According to the "Measures on Sustainable Development Work of Sino-Ocean Group", all units of the Group have appointed designated personnel responsible for regular communications with and maintenance of internal and external stakeholders of the Group.

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

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

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

2021 年 10 月，我們進行了大規模利益相關方調研工作以確定最新重要性議題評估結果，收集了更多相關方對於遠洋集團可持續發展議題的意見，更多關於評估過程的詳細資料，請參見《遠洋集團 2021 年度可持續發展報告》第 43 至 46 頁相關章節。

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

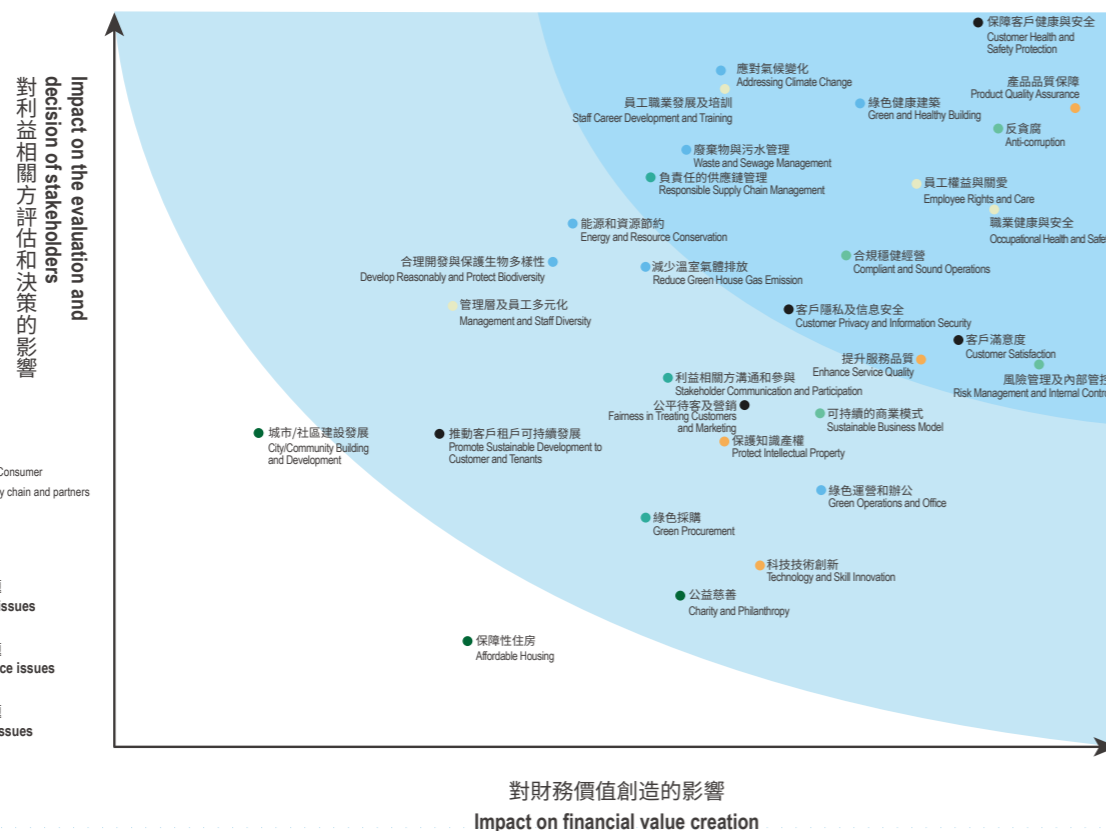
基於此立場，我們在 2021 年重要性議題評估的基礎上，於本年對 30 項議題補充了新一輪「雙重重要性」議題識別與評估，並更新了 2022 年重要性議題矩陣。

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

In October 2021, we conducted a large-scale stakeholder survey to determine the latest results of materiality assessment, through which we collected opinions on sustainability issues of Sino-Ocean Group from more stakeholders. For more details about the assessment process, please refer to the relevant section on pages 43 to 46 of "Sustainable Development Report 2021 of Sino-Ocean Group".

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

Based on this position, and on the basis of the material issue assessment in 2021, we added a new round of "double materiality" issue identification and evaluation for 30 issues this year, and updated the 2022 materiality matrix.



## OUR HONOURS 我們的榮譽

2022 年，我們獲得的可持續發展相關的主要榮譽如下：  
In 2022, we won the following major honours related to sustainable development:

獎項名稱 AWARD NAME	獲獎時間 AWARD TIME
2022 《財富》中國 500 強企業 (第 215 位) 2022 FORTUNE CHINA 500 (215TH)	2022.07
第十九屆 (2022) 藍籌年會 ESG 典範企業 ESG MODEL IN THE 19TH (2022) BLUE CHIP ANNUAL CONFERENCE	2022.06
第十九屆 (2022) 藍籌年會可持續藍籌價值企業 SUSTAINABLE BLUE CHIP VALUE ENTERPRISE IN THE 19TH (2022) BLUE CHIP ANNUAL CONFERENCE	2022.06
2022 中國房地產行業上市公司年度 ESG 標桿企業 2022 ESG BENCHMARK ENTERPRISE OF THE YEAR AMONG LISTED CHINESE REAL ESTATE COMPANIES	2022.09
2022 年度企業 ESG 最佳實踐獎 2022 BEST CORPORATE ESG PRACTICE AWARD	2022.12
2022 房地產開發企業責任地產 TOP10 2022 TOP 10 RESPONSIBLE REAL ESTATE DEVELOPMENT ENTERPRISES	2022.03
中國企業社會責任榜 (全行業第 6 位、地產行業第 1 位) CHINA CORPORATE SOCIAL RESPONSIBILITY LIST (6TH IN ALL INDUSTRIES AND 1ST IN THE REAL ESTATE INDUSTRY)	2022.07
2022 年度房地產優秀產品力企業 2022 REAL ESTATE ENTERPRISE WITH EXCELLENT PRODUCT POWER	2022.12
2022 中國綠色低碳地產指數 TOP10 TOP 10 IN 2022 CHINA GREEN AND LOW-CARBON REAL ESTATE INDEX	2022.08
房地產行業雙碳領導力「卓越」級 "EXCELLENT" RATING FOR CARBON PEAKING AND CARBON NEUTRALITY LEADERSHIP IN THE REAL ESTATE INDUSTRY	2022.09
2022 年度中國房地產綠色建築獎 2022 CHINA REAL ESTATE GREEN BUILDING AWARD	2022.11
2022 中國房地產最佳僱主企業 2022 BEST REAL ESTATE EMPLOYER IN CHINA	2022.12
2022 數字化發展卓越表現 2022 EXCELLENT PERFORMANCE IN DIGITAL DEVELOPMENT	2022.05

更多獲獎情況請查閱 2022 年度報告或訪問 [www.sinooceangroup.com](http://www.sinooceangroup.com) 投資者關係年度 / 中期業績頁面。  
For more awards, please refer to the 2022 Annual Report or visit the Financial Reports section under Investor Relations at [www.sinooceangroup.com](http://www.sinooceangroup.com).

# METICULOUS ATTENTION TO DETAIL FOR BUILDING-HEALTH

# BUILDINGS

## 建築·健康 精研匠行

將用戶放在第一位、打造高品質優性能的產品，始終是一家公司實現長久發展的應有之義。2022年，遠洋持續提升產品營造能力，堅持「匠心服務用戶」，滿足人民群眾的美好需求。作為國內「建築·健康」踐行者，我們一直將「建築·健康」作為自身的發展戰略和產品基因，將其貫穿融入至我們的產品、服務、用戶、供應商及合作夥伴，為實現「健康中國 2030」目標貢獻力量。

Putting users first and creating products of high quality and high performance are always the foundations for a company's long-term development. In 2022, Sino-Ocean continued to enhance its product construction capabilities and adhered to "ingenuity services for users", so as to meet the people's desire for a better life. As a practitioner of "Building-Health" in China, we always take "Building-Health" as our development strategy and product DNA, and integrate it into our products, services, users, suppliers and partners, so as to contribute to achieving the goal of "Healthy China 2030".

“ 交房非常順利，工作人員耐心回答我的問題，手續辦理全程都有人引導。我對房子的品質很滿意，社區的細節也做的很到位。

The delivery of the apartment was very smooth. The staff answered my questions patiently, and I was guided during the whole process. I am very satisfied with the quality of the apartment, and the details of the community are also very good.

—— 鄭州遠洋沁園項目業主代表  
Representative of the owner of Ocean Landscape Courtyard (Zhengzhou) ”



# BUILDING · HEALTH

## 建築·健康

### 健康戰略 HEALTH STRATEGY

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

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



## 2015

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

## 2016

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

## 2017

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

## 2018

- 發佈擁有自主知識產權的《遠洋健康建築體系 1.0》。  
The year 2018 marked the release of the "Sino-Ocean Healthy Building System 1.0" with independent intellectual property rights.

## 2019

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

## 2020

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

## 2021

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

## 2022

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

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

作為「建築·健康」踐行者，遠洋集團於 2015 年率先開啟體系化打造健康和諧人居之路，秉承「共同成長 建築健康」的品牌理念，歷時多年探索、積累和沉澱，遠洋以循證學、醫學、創新方法論為理論基礎，迭代升級研發出具有體系化、全面性和適用性，更適用於中國人身心健康的遠洋健康建築體系。作為遠洋集團自主研發的成果，《遠洋健康建築體系》已獲得國家版權局著作權認證，截至 2022 年底，已應用在全國 47 個城市、136 個項目，覆蓋面積超 2,230 萬平方米。

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

As a practitioner of "Building-Health", Sino-Ocean Group took the lead in starting to systematically build healthy and harmonious human settlements in 2015. Upholding the brand philosophy of "Joint Growth, Building Health" and after years of exploration, accumulation and development, Sino-Ocean has developed a systematic, comprehensive and applicable healthy building system more suited for the physical and mental health of Chinese people based on evidence-based science, medicine and innovative methodology through a couple of upgrades. As a self-developed work of Sino-Ocean Group, the "Sino-Ocean Healthy Building System" has been granted a copyright certification by the National Copyright Administration. As of the end of 2022, it had been applied to 136 projects in 47 cities across China, covering an area of more than 22.3 million sq.m.

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



### RELEVANT GOALS 相關目標

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

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

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

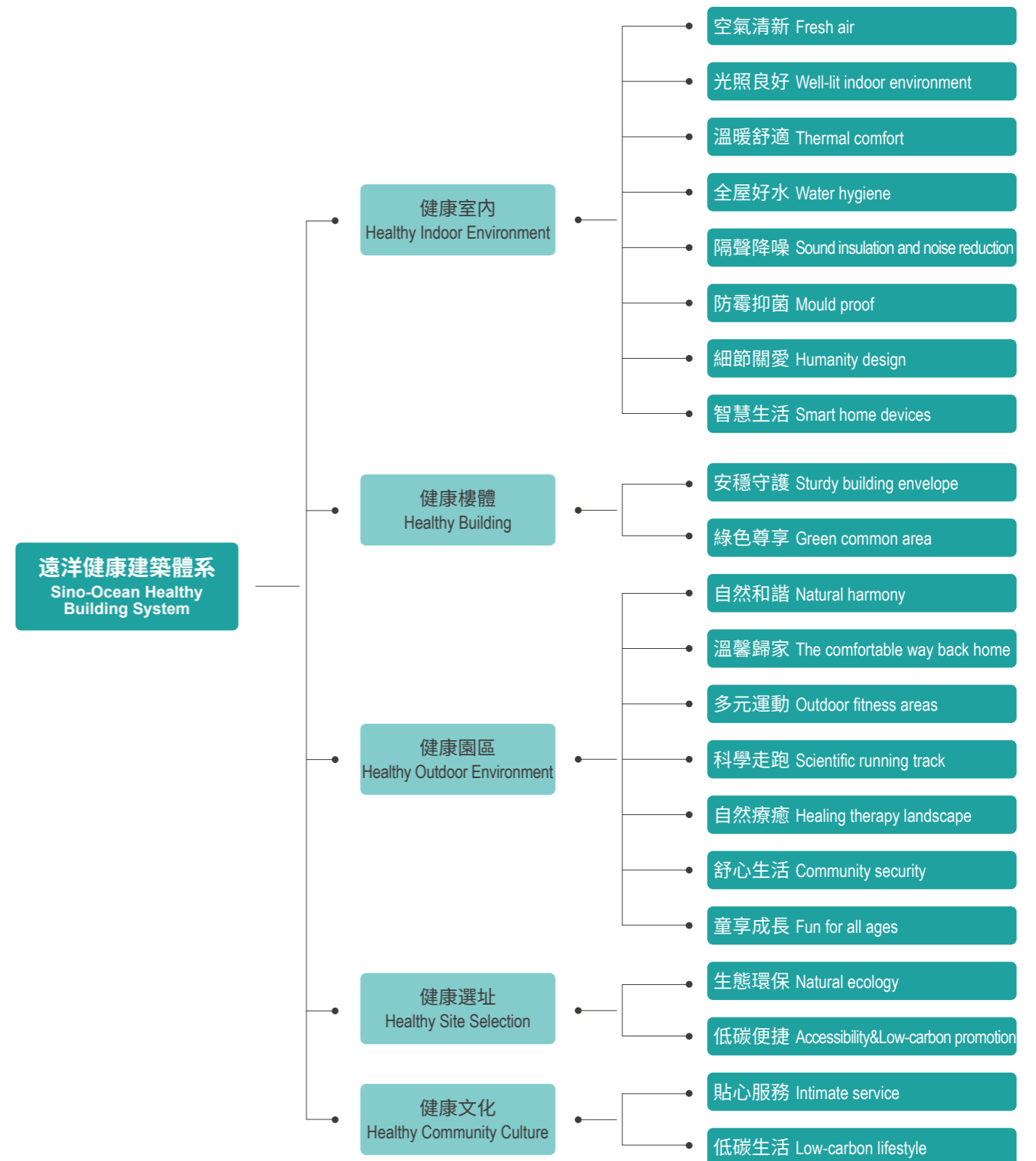
By 2025, no less than RMB30 million will be invested in the R&D of standard research, patent application, test equipment, researchers and professional external consultancy of Sino-Ocean Healthy Building System.



2022 年進展  
Progress In 2022



2022 年進展  
Progress In 2022



- 在物理環境的健康優化上，遠洋首次進行了全時、全齡、全空間的多維度提升。

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

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

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

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

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

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

為確保健康體系落地更具適用性，遠洋特研發多項遠洋健康建築體系專篇，例如《遠洋健康建築體系 - 疫情防疫專篇》；針對公共建築的衛生安全和健康，完成《遠洋商業健康建築體系 1.0》研發，制定《辦公及商業建築集中空調及通風系統疫情防控指南》《寫字樓項目集中空調機通風系統疫情防控工作指引》《商業項目集中空調機通風系統疫情防控指引》，為租戶、商戶、消費者營造更加健康舒適的體驗空間。

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

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

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

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

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

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

To ensure greater applicability of the implementation of the health system, Sino-Ocean has developed a number of Healthy Building System Specials, such as the "Sino-Ocean Healthy Building System - Epidemic Prevention Special". In terms of the health and safety of public buildings, we completed the research and development of the "Sino-Ocean Commercial Healthy Building System 1.0". Besides, we developed the "Guidelines for Epidemic Prevention and Control for Central Air Conditioning and Ventilation Systems in Office and Commercial Buildings", "Guidelines for Epidemic Prevention and Control for Central Air Conditioning and Ventilation Systems in Office Building Projects", and "Guidelines for Epidemic Prevention and Control for Central Air Conditioning and Ventilation Systems in Commercial Projects", so as to create a healthier and more comfortable space for enhancing the experience of tenants, merchants and consumers.

## 健康產品 HEALTH PRODUCTS

WELL 建築標準™<sup>1</sup> 詮釋了遠洋的「建築·健康」理念，成為遠洋打造健康建築的重要工具。遠洋集團於 2015 年率先將 WELL 建築標準™ 引入國內並積極實踐，目前已有 13 個項目正式獲得 WELL 最終認證。其中，1 個項目獲 WELL 鉑金級認證，11 個項目獲 WELL 金級認證，1 個項目獲 WELL 銀級認證，是中國獲得 WELL 認證項目個數最多、面積最大的企業。截至 2022 年 12 月 31 日，遠洋已有 30 個項目完成 WELL 健康建築註冊，面積達 272 萬平方米。

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

The WELL Building Standard™<sup>1</sup> demonstrates Sino-Ocean's concept of "Building·Health" and has become an important tool for Sino-Ocean to create healthy buildings. Sino-Ocean Group took the lead in introducing the WELL Building Standard™ domestically in 2015 and actively put it into practice. Up to now, 13 projects have officially obtained the final WELL certification. Among them, 1 project has obtained WELL platinum certification, 11 projects have obtained WELL gold certification and 1 project has obtained WELL silver certification. Sino-Ocean Group is the enterprise with the largest number of WELL certification projects and the largest certified area in China. As of 31 December 2022, there are 30 projects had completed the registration of WELL healthy building, with an area of more than 2.72 million sq.m.

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

### 截至 2022 年 12 月 31 日 AS OF 31 DECEMBER 2022

完成 WELL 註冊項目  
COMPLETED WELL  
REGISTRATION

數量  
QUANTITY

30 個 (PROJECTS)

規模  
SCALE

2,728,370 SQ.M.

完成 WELL 預認證 / 中期認證項目  
COMPLETED WELL PRE-/INTERIM  
CERTIFICATION

數量  
QUANTITY

19 個 (PROJECTS)

規模  
SCALE

1,525,776 SQ.M.

完成 WELL 最終認證項目  
COMPLETED WELL FINAL  
CERTIFICATION

數量  
QUANTITY

13 個 (PROJECTS)

規模  
SCALE

603,825 SQ.M.

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

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

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

南京遠洋萬和方山望 The One (Nanjing)



北京國譽萬和城 Captain House (Beijing)



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



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



青島遠洋萬和公館 Ocean Crown (Qingdao)



西安遠洋·未央華府 Ocean Mansion (Xi'an)



截至 2022 年，遠洋已累計擁有各類產品營造、綠色健康技術專利 100 餘個，本年度新增 30 項專利申請及授權。  
As of 2022, Sino-Ocean has obtained more than 100 patents for various product construction and green health technologies, with thirty new patents filed and granted during the year.

- 一種過門石與木地板交接收口健康工藝用新型鋁型材  
A new type of aluminium profile used in the healthy process for the intersection between the threshold stone and the wooden floor
- 遠洋 5H 社區與全齡健康景觀應用技術  
Applied technology of Sino-Ocean 5H community and healthy landscape for all ages
- 一種全智能全熱交換新風淨化處理系統  
An intelligent full-heat exchange fresh air purification system
- 一種海綿城市的生態步道  
An eco-friendly trail for sponge city
- 一種環保型園林景觀雨水收集及循環用水系統  
An eco-friendly garden landscape rainwater collection and water circulating system
- 遠洋療癒景觀 Andriod 版 APP (軟著)  
Sino-Ocean Healing Landscape APP for Andriod (with software copyright)
- 衛生間牆角結構、衛生間止水銅板  
Bathroom corner structure, bathroom water stop copper plates

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

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

### HEALTHY DESIGN 健康設計

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

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

### HEALTHY MATERIALS 健康材料

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

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

### HEALTHY PROCESS 健康工藝

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

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

### HEALTHY MANAGEMENT 健康管理

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

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

### HEALTHY INSPECTION 健康檢測

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。

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

### HEALTHY EVALUATION 健康評估

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

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

### 案例：杭州厘望(軒) NEO1 正式獲得 WELL 金級住宅認證，再造健康標桿 CASE STUDY: NEO1 (HANGZHOU) OFFICIALLY OBTAINED WELL GOLD CERTIFICATION, SETTING A NEW HEALTHY BENCHMARK

2022 年 7 月，杭州厘望(軒) NEO1 項目 4# 一次性通過 WELL 性能驗證，正式獲得由國際 WELL 建築研究院 (IWBI) 和綠色建築認證協會 (GBCI) 聯合頒發的 WELL 金級認證。這也是遠洋在杭州首個獲得 WELL 金級認證的住宅項目。

In July 2022, Project 4# of NEO1 (Hangzhou) passed the WELL Performance Verification in one go. And it became the first residential project of Sino-Ocean in Hangzhou to be officially awarded WELL Gold certification by International WELL Building Institute (IWBI) and Green Business Certification Inc. (GBCI).

項目選用先進的空調及新風設備，通過大風量新風有效置換污濁空氣，降低室內污染物濃度，其過濾效率可達 99%；而在用水方面，項目採用雙重淨水系統，從全屋中央淨水器保障日常用水的安全健康，到末端淨水器採用目前最先進的 3M 水處理系統，有效過濾掉水中 99.99% 的雜質。此外，在噪聲、戶外環境、健身及設施配置及運維等維度，項目通過不斷打磨與匠心營造，均達到 WELL 金級標準，夯實產品品質，守護用戶安全健康。

The project features advanced air-conditioning and fresh air equipment to effectively replace polluted air and reduce the concentration of indoor pollutants through high-volume fresh air, with a filtration efficiency of 99%. As for water, the project adopts a dual water purification system, from the house-wide central purifier to ensure the safety and health of daily water use, to the most advanced 3M water treatment system for end water purification, which effectively filters out 99.99% of impurities in the water. In addition, the project has met the WELL Gold standards in terms of noise, outdoor environment, fitness and facility configuration, operations, etc., through continuous refinement and craftsmanship, thus strengthening the product quality and protecting users' safety and health.

濾效率可達  
The filtration efficiency

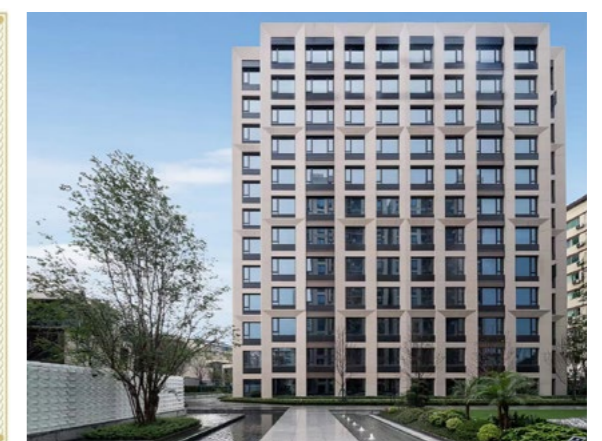
99%

過濾掉水中雜質  
Filter out impurities in water

99.99%

最終認證  
Final certification

WELL 金級  
GOLD



**案例：頤堤港一座成為全國首個以整體公區獲得 RESET®Air 認證的寫字樓**  
**CASE STUDY: INDIGO-I BECOMES THE FIRST OFFICE BUILDING IN CHINA WITH RESET®Air CERTIFICATION FOR ENTIRE COMMON AREA**

頤堤港將空間用戶的健康與安全放在發展運營的首位，自開業以來持續進行室內空氣質量提升及室內空間改善工作。2022 年 8 月，頤堤港一座寫字樓榮獲 RESET®Air 標準認證，是全國首個以整體公區獲得 RESET®Air v2-Commercial Interior 認證的寫字樓項目。

RESET®Air 是全球首個基於感測器和性能驅動的建築標準和認證計劃，特別關注建成環境的室內空氣質量。RESET®Air 認證包含現場審核和數據監測，而且至少要連續三個月滿足 RESET® 標準要求的空氣質量限值。評估項目包括空氣中的細顆粒物 (PM2.5)、總揮發性有機化合物 (TVOCs)、二氧化碳、溫度和相對濕度等。

RESET®Air 空氣質量參數和閾值基於國際最佳標準和實踐，獲評此項標準是對頤堤港長期以來室內空氣質量提升工作的認可，進一步體現了頤堤港對可持續發展的重視和持續落實。未來，頤堤港將繼續關注室內空氣質量，積極探索和嘗試不同的措施與設備，營造健康可持續的辦公和商業環境。

Since its opening, INDIGO has been constantly improving indoor air quality and indoor spaces, putting the health and safety of its space users at the forefront of its operations. In August 2022, INDIGO-I was certified to the RESET®Air standard, the first office project in China to achieve the RESET®Air v2-Commercial Interior certification for its entire common area.

RESET®Air is the world's first sensor-based and performance-driven building standard and certification programme that focuses specifically on indoor air quality in the built environment. Receiving RESET®Air Certification is based on passing both a site audit and a data audit that confirms compliance with RESET®Air limits for at least three consecutive months. Values for levels of particulate matter (PM2.5), total volatile organic compounds (TVOCs), carbon dioxide, temperature and relative humidity etc. are included in the assessment.

The RESET®Air air quality indicators and thresholds are based on international best standards and practices. The certification is a recognition of INDIGO's longstanding efforts to improve indoor air quality and further demonstrates INDIGO's commitment to sustainable development and ongoing implementation. In the future, INDIGO will continue to focus on indoor air quality, actively exploring and experimenting with different measures and equipment, so as to create a healthy and sustainable office and business environment.



## 健康服務 HEALTH SERVICES

### COMMUNITY SERVICES 社區服務

我們圍繞遠洋住宅產品提供了一系列配套生活及精神健康的社群服務，並通過定期走訪，根據客戶需求舉辦瑜伽、籃球等豐富的業主活動。2022 年，遠洋集團北京區域構建了「遠洋生活·SO-LIFE 的社區配套體系」，以咖啡、多功能、兒童、食堂、健身、健康管理六大場景模塊，集結業主鄰里交流、老年活動、多媒體、健康運動、親子互動、健康諮詢、私人診療等各種重要生活場景，為社區各年齡客群的身心健康注入活力。我們還支持客戶參與由當地社區、物業、集團以及遠洋之帆舉辦的運動和公益等活動，使其在獲得個人身心健康的同時，共同營造健康和諧的生活社區<sup>2</sup>。

We provided a series of lifestyle and mental health services around Sino-Ocean residential products. We also organised yoga, basketball and other activities for property owners through regular visits and according to the needs of our clients. In 2022, the Beijing region of Sino-Ocean Group established the "SO-LIFE Community Support System", which featured six modules, namely coffee, multi-functional, children, cafeteria, fitness and health management, bringing together various important life scenarios such as neighbourhood communication between property owners, elderly activities, multimedia, health exercise, parent-child interaction, health consultation and private consultation. The six modules are designed to provide a vibrant environment for the physical and mental well-being of all age groups in the community. We also supported customers' participation in the activities conducted by local communities, property companies and the Group and the sports and charity activities held by Sino-Ocean Charity Foundation, so that they could achieve personal physical and mental health, and jointly create a healthy and harmonious living community at the same time<sup>2</sup>.

### ELDERLY CARE SERVICES 養老服務

為了更好地提升中國長輩的養老生活品質，作為中國高品質健康養老服務的踐行者、國際先進健康養老理念的引進者、互聯網+健康養老落地實施的先行者，遠洋椿萱茂肩負社會責任，積極應對人口老齡化、踐行健康中國戰略，十年深耕養老產業，致力於讓長輩享受健康快樂、自由自主、共享幸福的新生活方式，共同實現健康長壽的美好生活。

遠洋椿萱茂引入國際先進養老理念與服務技術，結合中國長輩特點和健康養老需求，打造 7 大產品，「健康管理、生活照料、失智照護、醫療專業、護理專業、樂享生活、椿萱管家、房務保潔、科學膳食、樂園管理」十大專業，涵蓋 119 項服務內容，提供全生命週期、高品質、國際化的健康養老服務，為中國長輩創造高品質新生活。

In an effort to enhance the quality of life of the elderly in China, Senior Living L'Amore, as a practitioner of premium elderly care services of China that introduces international advanced concepts for healthy elderly care and implements Internet+ healthy elderly care, has engaged in the elderly care industry for 10 years to undertake the social responsibility, help address population ageing and put into practice the Healthy China Initiative. It endeavours to create a healthy, happy, secure and dignified life for the elderly, with the aim of realising a long and healthy life together.

Senior Living L'Amore has introduced international advanced concepts and service technologies of elderly care, which combined the characteristics of Chinese elders and their needs of healthy eldercare. It has developed seven major service offerings in 10 categories, namely "health management, living care, dementia care, medical service, nursing care, enjoyable life, L'Amore housekeeping, room cleaning, scientific diet and playground management", covering 119 services, to provide a high-quality, international healthy eldercare with a full life cycle, and to create a high quality of life for the elderly in China.

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

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

椿萱茂創新性融合「互聯網+」和「健康養老」兩大時代趨勢，搭建了養老信息化平台 WeCaring 系統、「我的椿萱茂」APP、「幸福椿萱茂」小程序等，實現 20 多項的健康指標動態跟蹤和系統分析，多學科聯合健康指導及干預，圍繞保持健康、管理慢性病、防控風險，全面守護長輩的身心健康。

歷十餘年，遠洋椿萱茂已在京津冀、長三角、珠三角、長江中游、成渝五大城市群佈局發展，在北京、上海、天津、廣州、成都等 8 個城市擁有 30 餘個連鎖機構、11,000 餘張床位，累計服務長者 10,000 餘名，成為行業率先實現 CLRC 長者社區、CB 老年公寓、CBN 護理院全業態佈局的企業。未來，椿萱茂將繼續開拓創新，引領中國養老行業高質量發展。

Senior Living L'Amore has creatively integrated two major trends of the time, namely "Internet+" and "Healthy elderly care". And it has developed the pension information management platform WeCaring, the "My Senior Living L'Amore" APP and the "Happiness L'Amore" mini programme, achieving dynamic tracking and systematic analysis of around 20 health indicators. With multidisciplinary joint health guidance and intervention, the focus is placed on maintaining health, managing chronic diseases, preventing and controlling risks, so as to comprehensively protect the physical and mental health of elders.

After over 10 years of development, Senior Living L'Amore has established outlets in five metropolitan regions, i.e. the Beijing-Tianjin-Hebei Region, the Yangtze River Delta Region, the Pearl River Delta Region, the Yangtze Mid-stream and the Chengdu-Chongqing Regions. It currently operates more than 30 chain institutions with over 11,000 beds in eight cities, including Beijing, Shanghai, Tianjin, Guangzhou and Chengdu, and has provided services for over 10,000 elderly people. It has become the first in the industry to provide a full spectrum of offerings including Continuing Life Retirement Community, Care Building and Care Based Nursing. In the future, Senior Living L'Amore will continue to pioneer innovation and lead the quality development of China's elderly care industry.

## 健康行業 HEALTH INDUSTRY

**HEALTH RESEARCH 2022 年，遠洋不斷深化體系的科學研究，先後開展遠洋療癒景觀對人體影響效果實驗、療癒植物智慧健康環境視覺化實驗、遠洋室內空氣質量控制實驗、「微生態與健康」專題研究等，以科學方法推進健康標準落地，推動行業健康發展。**

In 2022, Sino-Ocean continued to enhance the scientific research on its system. It launched experiments on the effect of Sino-Ocean's healing landscape on the human body, on the visualisation of a smart and healthy environment with healing plants, and on the control of Sino-Ocean's indoor air quality, as well as the thematic research on "micro-ecology and health", so as to promote the implementation of health standards and the healthy development of the industry through scientific approaches.

### ● Special research on material detection and control related to indoor odor - multi-dimensional guarantee of indoor healthy air quality 室內異味相關的材料檢測及控制專項研究 - 多維度保障戶內健康空氣質量

遠洋從客戶關注的室內空氣質量健康特性出發，深入探究主輔材料及裝飾工藝對於空氣質量和異味的影響。我們結合真實住宅項目案例，挑選常用建築裝修主輔材料 30 餘種，聯合國家級專業實驗機構完成對包括甲醛、TVOC 和氣味等數十項化學性質的材料檢測，甄選健康材料形成遠洋綠色材料庫、《遠洋室內空氣質量控制指標體系》，為遠洋住宅內的潔淨空氣環境形成專業技術支撐。

Starting from the health characteristics of indoor air quality that customers concerned about, Sino-Ocean deeply explores the impact of main and auxiliary materials and decoration processes on air quality and odour. Based on actual residential project cases, we have selected more than 30 kinds of common main and auxiliary materials for building decoration. We worked with national institutions of professional experiments to test materials on dozens of chemical properties, including formaldehyde, TVOC and smell, before we selected healthy materials to form a Sino-Ocean green material library, and the "Sino-Ocean Indoor Air Quality Control Indicator System", providing professional technical support for the clean air environment in Sino-Ocean properties.

### ● Series of research on Sino-Ocean healing landscape to consolidate the advantages of Sino-Ocean health differentiation 遠洋療癒景觀系列研究，夯實遠洋健康差異化優勢

基於遠洋多年療癒植物研究基礎，我們於 2022 年積極探索療癒植物與人體健康的直接關係。從循證科學出發，利用創新的人居實驗方法驗證遠洋特色的療癒景觀環境對用戶身心健康的影響，篩選不同場景下與人體健康相關的療癒植物，從植物的不同功能維度劃分，到室內外療癒植物環境的配置，全系統、全方位地研究療癒植物體系。

Based on the research of Sino-Ocean healing plants for many years, we actively explored the direct relationship between healing plants and human health in 2022. Starting from evidence-based science, innovative human settlements experimental methods were used to verify the impact of the healing landscape environment with Sino-Ocean characteristics on the physical and mental health of users. We selected healing plants related to human health in different scenarios, from different functional dimensions of plants to the configuration of indoor and outdoor healing plant environments, systematically and comprehensively studying the healing plant system.

此外，我們也開展了「智慧社區療癒景觀健康環境視覺化系統研究」。在「療癒植物檢測方案+視覺化平台搭建」的創新性研發課題中，遠洋從近千種植物中選出 164 種療感植物，進行了超 1,000 項生態指標測試，在多個地點搭建監測系統，對於不同植物的固碳釋氧量、負離子釋放量和芬多精釋放量建立了定向檢測和長期監測系統，提出了療癒植物地圖，結合室內的智慧中控螢幕，為業主提供更健康的社區環境和更簡單的健康消息提醒功能，形成一整套遠洋專屬的療癒植物體系，為用戶提供更健康的人居環境。

Additionally, we also carried out the "Research on the Visualisation System of Intelligent Community Healing Landscape Health Environment". In the innovative R&D project of "Healing Plant Testing Solution + Visualisation Platform Construction", Sino-Ocean selected 164 healing plants from nearly 1,000 species for over 1,000 ecological index tests. We set up monitoring systems at various locations, for the directional detection and long-term monitoring of various plants in terms of carbon sequestration and oxygen release, negative ion release and phentermine release, and proposed a map of healing plants. Combined with the smart central control screen in the room, it provides a healthier community environment and simpler health message reminders for property owners, forming a complete set of Sino-Ocean's exclusive healing plant system and offering a healthier living environment for users.



- The thematic research on "micro-ecology and health" was carried out in collaboration with China Pharmaceutical University to promote healthy and sustainable consumption.  
攜手中國藥科大學開展「微生態與健康」專題研究，推動健康可持續消費

南京遠洋萬和方山望項目與中國藥科大學開展科研合作，成立「微生態與健康」專題研究小組，圍繞「家裝材料與微生物菌群定植相關性的研究開發」，通過從微生態環境對遠洋目前所使用的室內精裝材料進行定量研究和定性分析，為未來健康人居的新發展提供更權威的科學指引與行業標準。除實驗空間之外，項目還設計了「見微知築」的專題科普互動區，將實驗背景、研究數據和日常微生物知識以最通俗的形式和互動方式讓客戶參與其中，通過嚴謹而又生動有趣的展示，在客戶群體中倡導和推動可持續消費理念。

A research group on "micro-ecology and health" was set up by The One (Nanjing) in collaboration with China Pharmaceutical University to study "the correlation between home furnishing materials and microbial colonisation". By conducting quantitative research and qualitative analysis on the interior fine decoration materials currently used by Sino-Ocean from a micro-ecological perspective, the research group will provide scientific guidelines and industry standards which are more definitive for the new development of healthy living in the future. In addition to the experimental space, the project also designed an interactive scientific area called "Construction in the Details" to advocate and promote the concept of sustainable consumption among customers, through a rigorous yet lively and interesting display of the experimental background, research data and daily microbiological knowledge in the most common form and interactive way.



## HEALTH STANDARDS 健康標準

在打造自身健康產品和服務、與健康夥伴深入合作之外，遠洋積極參編國內外相關健康標準，推動整個行業的健康發展。截至 2022 年底，遠洋已經與國際健康建築學會、國家住宅與居住環境工程技術研究中心、中國建築標準設計研究院等權威機構形成良好互動，為「WELLv1、WELLv2 建築標準」、《健康小鎮評價標準》《健康住宅評價標準》《健康住宅建設技術規程》《健康廚房認證標準》《主動式建築評價標準》等編制建言獻策。

In addition to creating our own health products and services and in-depth cooperation with health partners, Sino-Ocean actively participated in the compilation of relevant health standards at home and abroad to promote the healthy development of the entire industry. By the end of 2022, Sino-Ocean had formed good relations with the International Academy of Architecture, the National Engineering Technology Research Centre for Residences and Living Environments, the China Institute of Building Standard Design and Research and other authoritative institutions, providing advice and suggestions for the compilation of "WELLv1 and WELLv2 Building Standard", the "Healthy Town Evaluation Standard", the "Healthy Residence Evaluation Standard", the "Healthy Kitchen Certification Standard", the "Technical Specification for Healthy Residence Construction", and the "Active Building Evaluation Standard", etc.

## HEALTH PARTNERS 健康夥伴

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

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

- **中國人壽**：中國人壽保險股份有限公司（「中國人壽」）是國內壽險行業的龍頭企業，經營業績連續多年位居行業前列。自 2009 年中國人壽入股遠洋集團以來，雙方在多個業務領域積極合作，取得了豐碩成果。中國人壽已與遠洋集團正式簽署戰略合作協議，雙方本著「資源共享、優勢互補、互惠互利、合作發展」的原則，聚焦資本紐帶關係、金融產品、保險業務、不動產投資、物業服務、養老六大領域的合作。

**CHINA LIFE**: China Life Insurance Company Limited ("China Life") is a leader in China's life insurance industry, with its business performance ranking among the best in the industry for many years. Since China Life invested in Sino-Ocean Group in 2009, the two parties have cooperated in various business fields and achieved fruitful results. China Life and Sino-Ocean Group has formally entered into a strategic cooperation agreement to cooperate in six areas, namely capital ties, financial products, insurance, real estate investment, property services and elderly care, adhering to the principles of "resource sharing, complementary advantages, mutual benefit, cooperation and development".

- **太古地產**：遠洋與可持續發展表現領先的太古地產合作已超過十年，歷次合作充分發揮雙方開發管理大型商業綜合體的經驗，結合了遠洋集團在設計實施、施工優化、成本控制和工程建造等方面廣泛的本土經驗和太古地產在前期定位、規劃、設計和招商運營方面的專長，尊重當地歷史文化積澱，先後聯合開發推出北京頤堤港和成都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。當前，遠洋與太古地產三度攜手，強強聯合，打造萬眾矚目的北京頤堤港（擴建）二期大型商業綜合體項目。

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

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

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



# PRODUCTS WITH INGENUITY

## 匠心產品

我們遵循國務院《建設工程質量管理條例》、住房和城鄉建設部《房屋建築和市政基礎設施工程質量監督管理規定》等國家要求，2022 年全面開展增效提質工作，推進遠洋工程品質變革，進一步加強工程體系化建設，把高品質交付作為底線標準，以匠心兌現安心。

Following the "Construction Engineering Quality Management Regulations" of the State Council, the "Housing Construction and Municipal Infrastructure Project Quality Supervision and Management Regulations" as promulgated by the Ministry of Housing and Urban-Rural Development and other national requirements, we made a comprehensive effort to increase efficiency and improve quality in 2022, promoting quality changes in Sino-Ocean's projects and further strengthening the construction system. With high-quality delivery as the bottom-line standard, we guaranteed quality with ingenious craftsmanship.

## 質量技術管理 QUALITY AND TECHNICAL MANAGEMENT

為提高集團工程管理工作的標準化、規範化、程序化，指導各項目完善管理流程，規範現場管理，確保工程質量、進度及安全受控，提升整體產品品質，截至 2022 年，集團已完成《遠洋集團開發項目實體質量實測實量實施標準》《遠洋集團住宅開發項目批量精裝工藝標準》《遠洋集團開發項目交付驗收標準》等工程管理相關制度及標準 25 項，適用於全集團所有開發項目及非開發業務在建工程，對工程前期的策劃、開工申請、材料檢查，工程過程中的裝配式、景觀、裝修等各專業技術要求、關鍵點把控，交付前期的質量評估、驗收標準等進行了全週期、全方位規範指導。

集團獲得符合 ISO 9001 標準質量管理體系認證的專業公司數量佔比達到 67%<sup>3</sup>。在此基礎上，遠洋在《供應商底線要求（工程採購類）》中明確要求所有土建和機電總承包單位取得質量管理體系認證。

By 2022, the Group had developed 25 systems and standards related to engineering management, including the "Standards for Implementation of Actual Quality and Quantity Measurement in Development Projects of Sino-Ocean Group", the "Standards for Batch Refined Technique in Residential Development Projects of Sino-Ocean Group" and the "Standards for Delivery and Acceptance of Development Projects of Sino-Ocean Group", in order to improve the standardisation, normalisation and routinisation of the Group's project management, to provide guidelines for each project to optimise the management process, to regulate on-site management, to ensure project quality, progress and safety under control, and to enhance overall product quality. The systems and standards are applicable to construction in progress of all development projects and non-development business across the Group, which provide full-cycle and all-round regulated guidance for the planning, application for construction commencement and material inspection in the early stage of the project, the control of the technical requirements and key points of various specialties such as prefabrication, landscape and decoration in the process of the project, and the quality evaluation and acceptance standards before delivery.

Up to 67% of the Group's professional companies are certified to the ISO 9001 Standard Quality Management System<sup>3</sup>. On that basis, Sino-Ocean clearly requires all civil construction and mechanical and electrical contractors to obtain Quality Management System Certification in the "Bottom Line Requirements for Suppliers (Project Procurement)".

3. 獲得質量管理體系認證的專業公司包括遠洋數據、遠洋服務、遠洋建設、遠洋生態、遠洋裝飾、遠洋機電及其附屬公司。

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

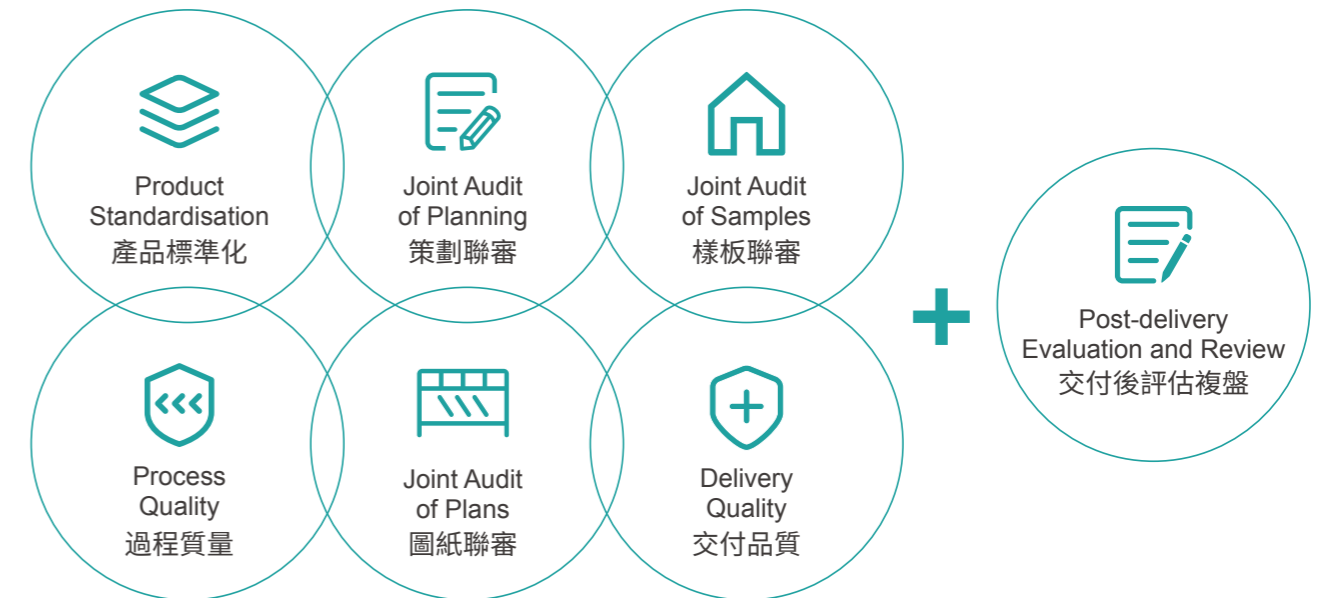
## 產品品質提升 IMPROVEMENT OF PRODUCT QUALITY

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

我們推行並嚴格執行遠洋「6+1」品控體系，通過前端方案會審、圖紙會審、圖紙深化、標準層樓棟會驗、材料飛檢、樣板引路、關鍵工序驗收、第三方過程專項評估、施工質量專題會等管理動作，出具驗收檢查報告及問題分析，提升產品品質。我們將「防滲漏」、「防空鼓」、「防開裂」工作作為常規管控重點，推動室內牆面免薄抹替代傳統抹灰，提供高品質保障。

We strictly implement the Sino-Ocean "6+1" quality control system. We issue the acceptance and inspection report and conduct problems analysis through management actions such as front-end scheme review, drawing review, drawing polishing, standard floor building inspection, material random inspection, model approach, key process inspection and acceptance, third-party process special assessment and construction quality seminar, so as to improve product quality. As regular control points, we focus on anti-leakage, anti-void and anti-cracking work, promoting the replacement of traditional lime plastering with no or thin plastering, so as to provide assurance on high quality.

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



## ENHANCEMENT OF CONSTRUCTION TECHNIQUES 提升施工工藝

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

為持續穩定提升遠洋集團產品質量和交付品質，2022 年完成「遠洋精工品質 1.0」。基於用戶需求的系統性解決方案，從「用戶視角」和實際生活中的「使用場景」出發，優選 28 項精工工藝作為集團高品質交付標準全面推廣。

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

The "Sino-Ocean Refined Quality 1.0" was completed in 2022 to continuously and steadily improve the quality of Sino-Ocean's products and delivery. Based on a systematic solution to the needs of users, the Group has selected 28 refined techniques as the high-quality delivery standard from the "user's perspective" and the "usage scenario" in real life.

### SCS2.0 建造工藝

#### SCS 2.0 Construction Technique

- 全混外牆 + 鋁膜 + 爬架  
All-concrete external wall + Aluminium formwork + Climbing frame
- 層間止水 + 全穿插  
Inter-floor water stopping + Fully interspersed process
- 預製隔牆板、高精砌築 + 免(薄)抹灰  
Prefabricated partition panel, high precision laying + No (Thin) plastering
- 高精地坪 + 瓷磚薄貼  
High precision flooring + Thin tiling

### 遠洋新建造體系 SCS2.0 迭代 + 配套工藝保障 SCS 2.0 Iteration + Ancillary Technique Assurance

裝配式成套工藝  
Complete technique for prefabricated building

零滲漏工藝  
Zero leakage technique

高精度工藝  
High precision technique

鋁模、爬架工藝  
Aluminium moulds, climbing frame technique

BIM 可視化應用  
BIM visual application

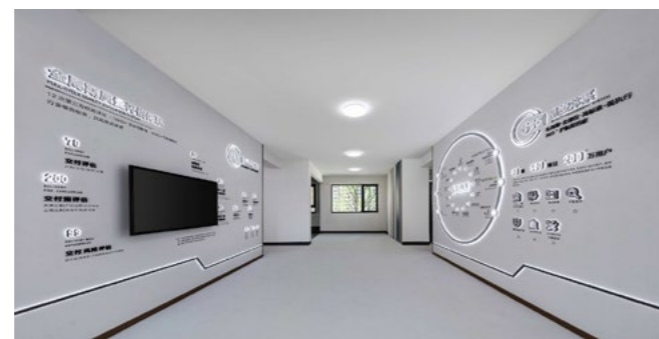
智慧工地  
Smart construction site

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

截至 2022 年底，我們已在全國落地 17 座遠洋健康未來工廠，實現「工藝透明、材料透明、過程透明、標準透明、管理透明」，將房屋建造及精裝修過程的細節呈現在客戶面前，全過程透明化；2022 年，配合「超級現場」線上直播、「一戶一檔」實拍記錄、工地視頻監控、業主工地開放日活動及高管驗房活動，線上線下同步面向客戶展示產品品質與實施進度，以匠心兌安心。

By the end of 2022, we had set up 17 Sino-Ocean Healthy Future Factories across China, in order to achieve "transparency in techniques, materials, processes, standards and management" by presenting the details of the house construction and decoration process to customers throughout the process. In 2022, we demonstrated the product quality and implementation progress to customers via online and offline means, such as "Super Live Site Viewing", "one household, one file" recording, site video monitoring, site open day for property owners and apartment inspection by executives, so as to ensure a peace of mind with craftsmanship.

- 工藝透明  
Transparent Techniques
- 材料透明  
Transparent Materials
- 過程透明  
Transparent Processes
- 標準透明  
Transparent Standards
- 管理透明  
Transparent Management



## MONITORING SUPPLIER QUALITY 供應商品質監督

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

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

## MAINTENANCE MANAGEMENT 維保修管理

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

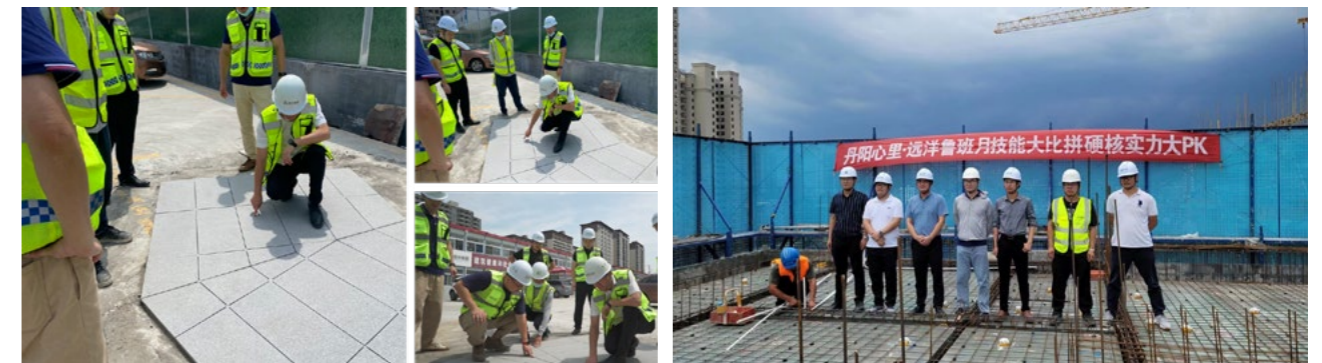
We consistently strengthen maintenance management, reinforce the establishment of system and refine service requirements to enhance service standards, and carry out special remediation targeting common and recurring issues to increase customer satisfaction.

## DIGITAL MANAGEMENT 數字化管理

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

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

## EMPOWERMENT OF BUILDING CAPACITIES 賦能營造水平



通過加強培訓、內外部交流、嚴格考試、考核等方式，確保項目工程團隊工作標準統一、管理體系在項目高效運行。各事業部和項目工程專業、總包單位和承包單位核心人員每年均參與產品質量培訓「工程大講堂」、「產品無缺陷」等專題系列課程。2022 年，遠洋多個項目聯動各施工單位廣泛開展「遠洋魯班月」等活動，通過專業實操技能比拼，精進工程質量，提升營造能力及工程管理水平。

We ensure unified operating standards for construction teams and effective performance of the management system for projects through strengthening training, internal and external communications, stringent test/appraisal and other means. All departments and project-related engineering professionals, general contractors and core personnel of contractors participate in training on product quality every year, such as courses on special topics including "Lecture on Construction" and "Perfect Products". In 2022, a number of Sino-Ocean projects launched the "Sino-Ocean Lu Ban Month" and other campaigns in coordination with all construction units to enhance engineering quality, building capability and project management through competitions on professional practical skills.

**案例：廊坊遠洋·琨庭項目「精耕細作 創優品質」喜得認可**  
**CASE STUDY: SINO-OCEAN BRILLIANT COURT (LANGFANG) RECOGNISED FOR FINE MANAGEMENT AND EXCELLENT QUALITY**

2022 年 3 月，廊坊遠洋·琨庭項目通過加強精細施工、創優管控與管理策劃，獲得河北省建設工程質量的最高獎——安濟杯「河北省結構優質工程獎」，工程質量達到省內領先水平。項目從始至終秉承著「打造精品工程」的匠心理念，嚴格按照創優品質管理進行結構施工，施工中採用「鋁模 + 附著式全鋼爬架」工藝，提升了結構外部觀感質量。

In March 2022, Sino-Ocean Brilliant Court (Langfang) was awarded the "Anji Cup for Construction Engineering of Hebei Province", the highest award for construction quality in the province, in recognition of its fine construction, quality control and management planning. The project always followed the concept of "building quality projects", and the construction of the structure was carried out in strict accordance with quality management. Besides, the technique of "aluminium moulding + attached all-steel climbing frame" was adopted to enhance the external appearance of the structure.



**質量檢查評估**  
**QUALITY INSPECTION AND ASSESSMENT**

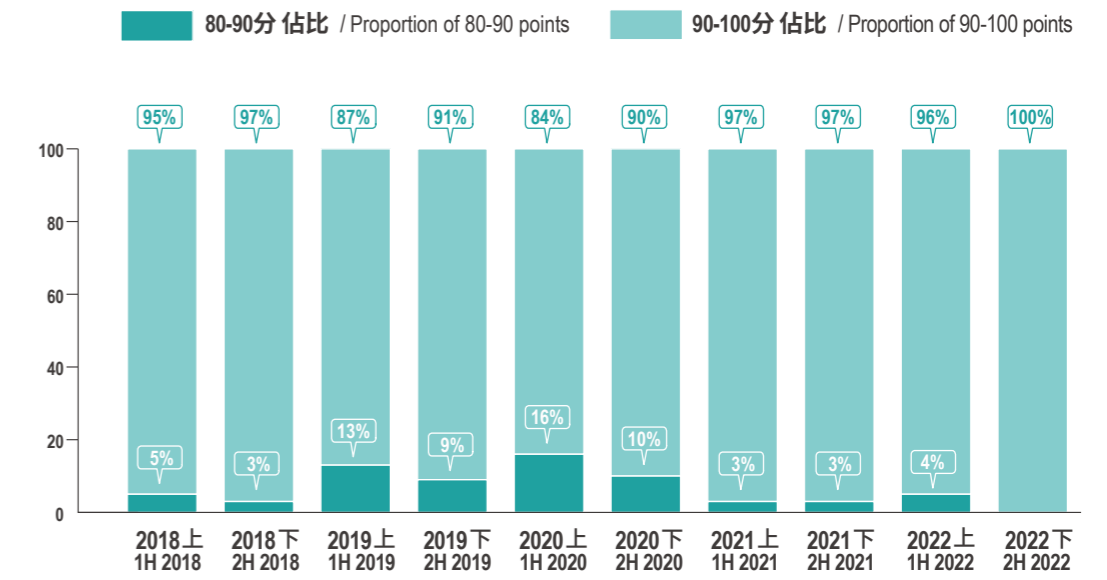
為確保項目實施過程質量可控、交付品質達優，遠洋各項目嚴格落實施工單位、監理單位、集團檢測「三檢制」，如發現工程質量隱患，督促及時整改，要求一週內必須進行質量整改回饋。集團按季度組織過程巡檢，並對交付項目進行交付前評估檢查，制定過程質量安全及交付品質安全底線指標。2022 年首推毛坯首層樣板聯合驗收，源頭預控功能缺陷，工程管理的專業性與規範性得到進一步提升。

我們成立建設單位、監理單位、總包單位、分包單位在內的實測實量小組，明確各單位檢查比例，數據上牆記錄要求，整改回饋複查管理機制。2022 年實測實量平均成績為 95.10 分，交付評估平均成績為 82.19 分，均持續提升且保持行業領先。

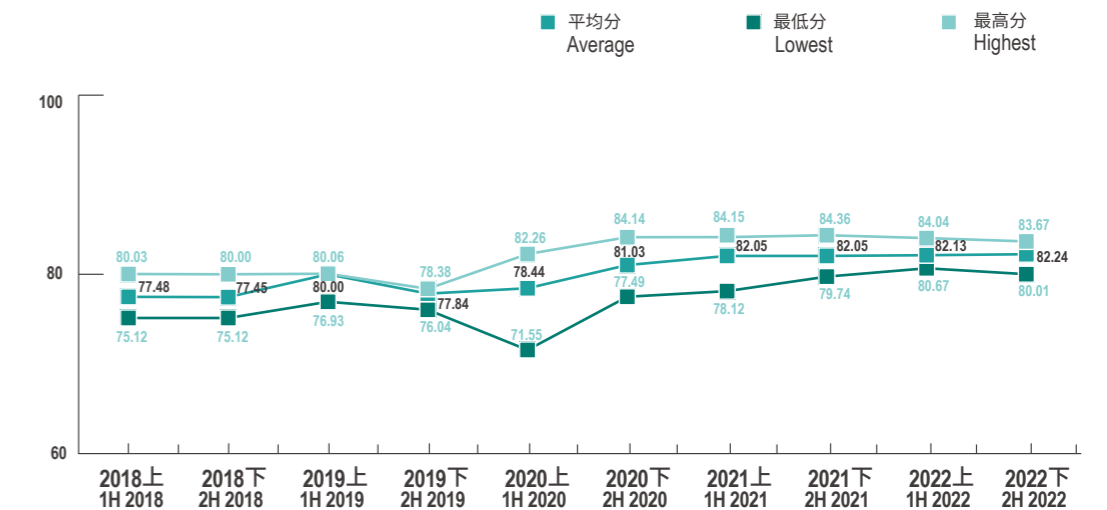
In order to ensure that the quality of the project implementation process is controllable and the delivery quality is excellent, the "three-inspection system" is strictly implemented in every Sino-Ocean project among the construction entity, the supervision entity and the Group's testing. If hidden danger of project quality is found, the Group will urge timely rectification and require the feedback of quality rectification within one week. The Group organises quarterly process inspections and conducts pre-delivery evaluation and inspection of projects to be delivered. And we have formulated the bottom line indicators of quality and safety for both processes and delivery. In 2022, we launched for the first time the joint acceptance of roughcast showrooms on the ground floor, which enables us to pre-control functional defects at source and further enhance the professionalism and standardisation of project management.

We set up an actual measurement team composed of the construction entity, the supervision entity, the general contractor and subcontractors, clarify the inspection ratio of each entity, record the data and requirements on the wall, and rectify and report the review management mechanism. In 2022, the average score for actual measurement was 95.10 points, and that for delivery assessment was 82.19 points, which both continued to improve and lead the industry.

Actual measurement<sup>4</sup>  
 實測實量<sup>4</sup>



Delivery assessment<sup>5</sup>  
 交付評估<sup>5</sup>



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

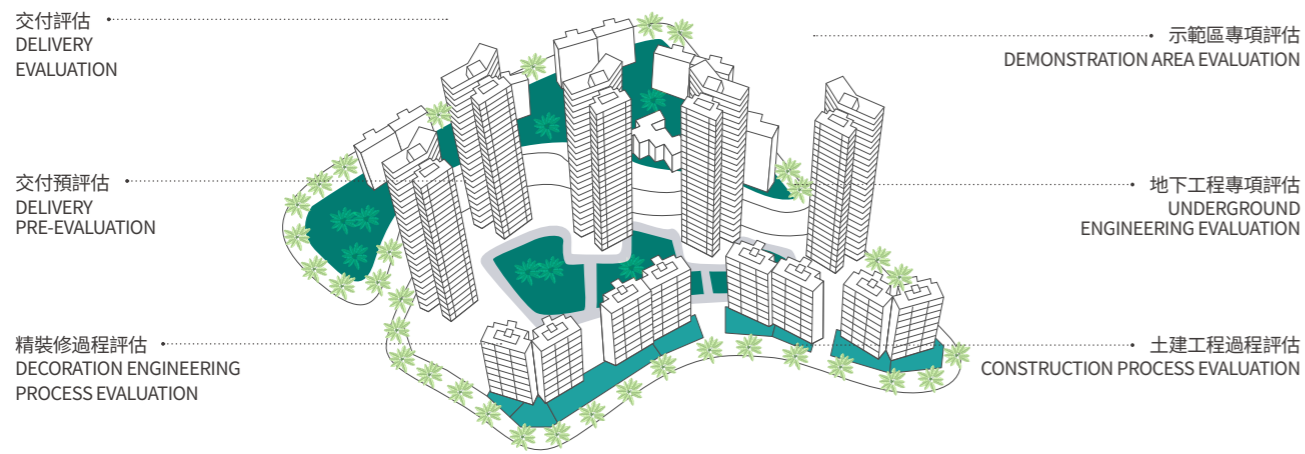
## WHOLE QUALITY ACCEPTANCE ASSESSMENT SYSTEM 全質量驗收評估體系

遠洋集團建立全週期、全部位、全過程的全質量驗收評估體系，包括過程質量評估、交付預評估、交付品質評估三大過程評估，以及地下工程、門窗、材料等多個專項評估，通過 1,700 餘個檢查項，以行業領先的精工品質控制標準，保障產品全生命週期質量受控，打造長期使用的高品質生活空間。2022 年，全集團產品過程質量評估已覆蓋 100% 在施項目。

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

Sino-Ocean Group has established an all-cycle, all-dimensional and all-process system of whole quality acceptance assessment, including the three major assessments of process – process quality assessment, delivery pre-assessment and delivery quality assessment, as well as a number of special assessments on underground works, windows and doors, materials, etc. We have formulated over 1,700 inspection items and adopted industry-leading precision quality control standards to ensure quality control throughout the product lifecycle, creating a high-quality living space for long-term use. In 2022, the Group-wide product process quality assessment covered 100% of the projects under construction.

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



## APPRAISAL AND ASSESSMENT SYSTEM 考核評價體系

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

集團的產品及服務項目質量檢測過程遵循現行國家、行業、地區及遠洋集團企業標準，秉承「零容忍」態度，在驗收過程中如遇因質檢不合格時將及時返工，合格後再交付客戶。2022 年，產品質檢問題整改合格率為 100%，未發生因項目質檢不合格而需要退回的質量事件。

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

The quality inspection process of the Group's product and service projects complies with relevant national, industrial and regional standards as well as the Company's policies, sticking to the rule of "zero tolerance". 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. In 2022, the pass rate of rectification of problems in product quality inspections was 100%, with no quality-related product recalled due to failure in project quality inspections.

# SERVING USERS 服務用戶

## 客戶服務 CUSTOMER SERVICES

遠洋集團落實「以使用者為中心」的原則，圍繞客戶需求，聚焦客戶服務、全流程客戶風險預控、開發物業聯動對接和客戶信息系統及 400 客服平台建設等工作，圍繞客戶忠誠度，統籌協調資源，推動服務能力及產品品質的提升，以實現可持續發展。2022 年，針對服務質量提升，開展了以下重點工作：

In line with the "user-oriented" principle and based on customer needs, Sino-Ocean Group focuses on coordinating resources for customer services, whole-process customer risk pre-control, synergy between the development and property management entities, development of the customer information system, as well as construction of the 400 customer service platform, so as to enhance service capabilities, product quality and customer loyalty in order to achieve sustainable development. In 2022, we carried out the following key tasks to improve service quality:

### ● SYSTEM BUILDING 制度建設

截至 2022 年，已制定了《遠洋集團滿意度實施工作辦法》《遠洋集團交付工作實施辦法》《遠洋集團遠洋會工作辦法》《遠洋集團 400 客戶服務平台工作辦法》等 10 項工作制度，以標準和制度建設為基礎，提升整體服務水平。本年度，我們新制定《遠洋集團全週期客戶端風險預控工作辦法》，以更加準確把握客戶需求，推動風險管理及品質提升。

By 2022, we had formulated 10 work guidelines including the "Implementation Measures for Customer Satisfaction of Sino-Ocean Group", the "Implementation Measures for Product Delivery of Sino-Ocean Group", the "Measure for the Ocean Family of Sino-Ocean Group" and the "Measures for the 400 Customer Service Platform of Sino-Ocean Group" to improve the overall service quality based on the establishment of standards and rules. During the year, we formulated the "Working Measures of Sino-Ocean Group for Customer-side Risk Prevention and Control" to accurately understand customer needs and promote risk management and quality enhancement.

### ● CUSTOMER SURVEYS 客戶調研

為進一步提升客戶滿意度，我們對不同階段客戶進行滿意度調研，並定期組織第三方滿意度調研、400 客戶服務平台滿意度專項調研、遠洋集團季度神秘客戶、遠洋集團季度營銷飛行檢查結果專項調研，圍繞客戶意見，制定針對性的提升計劃，細化服務標準，提升服務質量。

In order to further improve customer satisfaction, we conducted customer satisfaction surveys on customers at different stages. Specifically, Sino-Ocean Group regularly conducted third-party customer satisfaction surveys, special satisfaction surveys on the 400 customer service platform, quarterly mystery customer surveys, and quarterly unannounced inspection surveys on marketing, and developed targeted improvement plans based on customer feedback to refine service standards and improve service quality.

### ● PRELIMINARY RISK CONTROL AND PRODUCT QUALITY 風控前介及產品品質

結合第三方檢查，對產品品質及宣傳承諾進行質量及風險評估，準確把控客戶需求及風險事項，進而推動風險整改及品質提升。

In addition to third-party inspections, we conducted quality and risk assessments on products and marketing commitments and accurately understood customer needs and risk issues to promote risk rectification and quality improvement.



● CUSTOMER COMMUNICATION  
客戶溝通

我們建立與用戶通暢有效的溝通渠道,在建住宅項目通過「一封家書」與業主同步最近工程進度。  
We established a smooth and effective channel of communication with our customers, and updated property owners on the latest progress of residential projects under construction through "Newsletter".

● CUSTOMER ACTIVITIES  
客戶活動

通過一站式會員平台「遠洋會」等渠道,組織日常或專題活動,結合社群建設和社區文化營造等,持續提升客戶體驗感,為會員帶來智慧化、定制化的全新服務體驗,同時還提供專屬福利與權益。  
Through the one-stop membership platform "Ocean Family" and other channels, and on the basis of community building and community culture creation, we hosted routine or themed activities to continuously improve customer experience, so as to bring members a new intelligent and tailored service experience, in addition to exclusive benefits and privileges.

● PROPERTY SERVICE QUALITY  
物業服務品質

聯動物業,對重點疑難項目,進行服務品質專項檢查,督促問題整改以及服務標準提升。2022年,我們新制定《遠洋集團項目服務品質評審工作指引》《遠洋集團項目交付後1年品質評估工作指引》,進一步保障住宅項目全生命週期品質與服務質量。  
We coordinated with property service teams to conduct service quality inspections on key and difficult projects, and urged them to rectify the problems found and improve service standards. In 2022, we formulated the "Guidelines for Service Quality Assessment of Sino-Ocean Group Projects" and "Guidelines for Quality Assessment of Sino-Ocean Group Projects One Year after Delivery", in order to further ensure the building and service quality throughout the life cycle of residential projects.

● QUALITY ENHANCEMENT  
質量優化

以終為始,根據客戶報修、投訴事項,進行分析,反饋前端各專業,對產品和服務進行優化;同時注重產品缺陷案例的收集和整理,通過產品缺陷案例的共享,進一步預防重複問題的發生,提升產品質量。  
We conducted analyses based on customers' repair requests and complaints and informed professionals at the frontline of the analysis results for them to improve products and services. Moreover, we put efforts in collecting and sorting out product defect cases, and shared the product defect cases to prevent the occurrence of repeated problems and improve product quality.

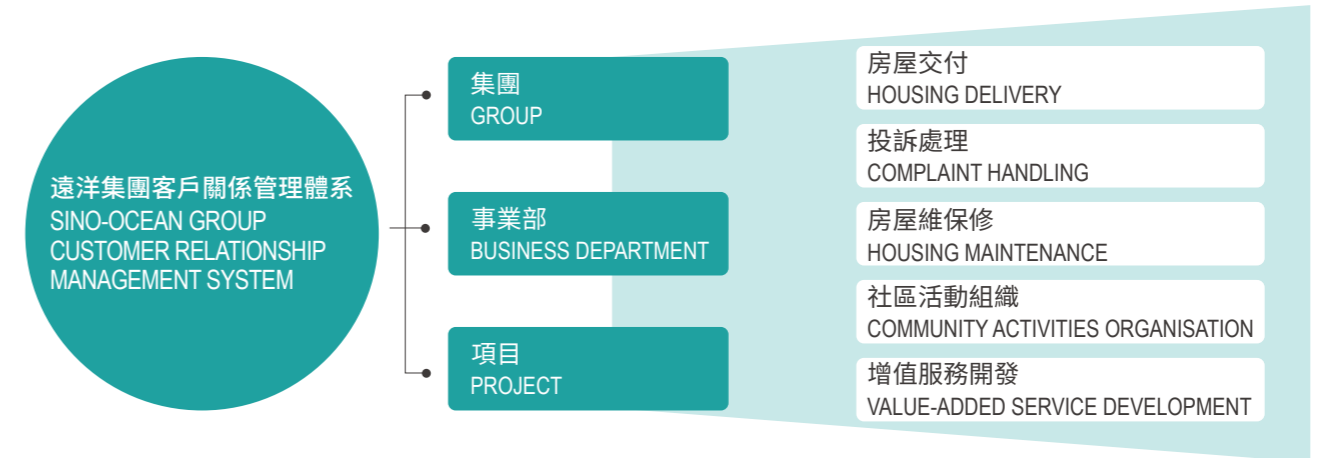
● TRAINING AND COMMUNICATION  
培訓交流

針對客服人員召開多次交流營及培訓課程,包括高管與一線開發客服人員面對面交流。  
Several communication camps and training sessions were held for customer service personnel, including face-to-face communication between senior executives and front-line customer service personnel.

CUSTOMER RELATIONSHIP MANAGEMENT SYSTEM  
客戶關係管理體系

遠洋集團設置了集團、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、房屋維修、社區活動組織、增值服務開發等各方面為業主提供優質高效的服務。

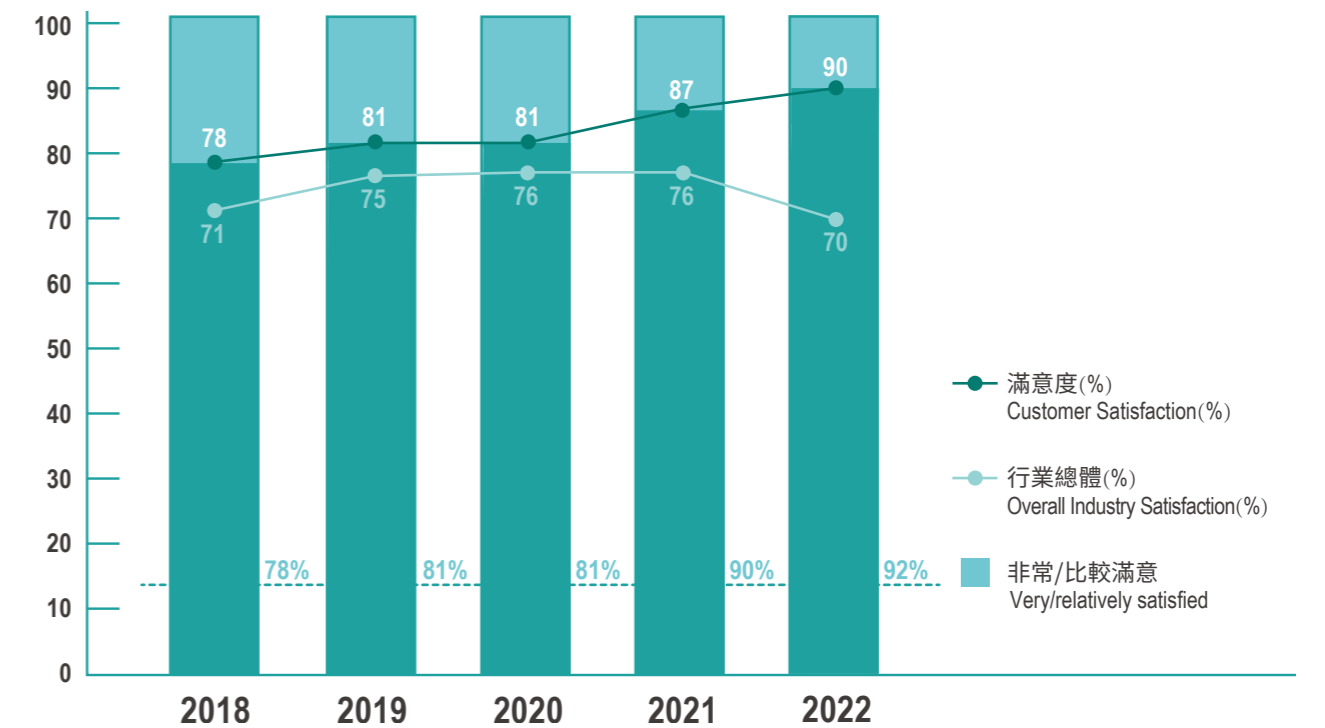
Sino-Ocean Group has established the Customer Relationship Management System at the Group, Business Department and Project levels. We provide property owners with quality and efficient services in areas including housing delivery, complaint handling, housing maintenance, community activities organisation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



CUSTOMER SATISFACTION  
客戶滿意度

遠洋集團客戶滿意度過去6年整體保持上升態勢。2022年度,全集團客戶滿意度90分,繼續提升且高於行業均值,達到行業95分位優秀水平;全集團忠誠度74分,較2021年繼續提升。

Sino-Ocean Group's customer satisfaction has maintained a general trend of improvement in the past 6 years. In 2022, the Group's customer satisfaction was 90 points, which continued to improve and was higher than the industry average, reaching to the top 5% level of the industry. The Group's customer loyalty was 74 points, also continuing to improve compared with 2021.



● SATISFACTION WITH DIFFERENT SECTORS  
不同專業滿意度

2022 年 9 個專業滿意度較去年均有不同程度提升，其中房屋質量、房屋設計、園林綠化顯著提升，達到行業優秀水平。

Customer satisfaction with 9 sectors improved to various degrees in 2022 from that of 2021, among which indicators including housing quality, housing design, and landscaping improved significantly, reaching to the top level of the industry.

房屋質量客戶滿意度持續提高

Customer satisfaction of housing quality continued to increase by **6.2%**

維保修服務滿意度大幅提升

The satisfaction of maintenance service greatly increased by **8.9%**

● SATISFACTION WITH DIFFERENT STAGES OF LIFE CYCLE  
不同生命週期滿意度

2022 年準業主、磨合期、穩定期客戶滿意度得分持續提升，均達到行業 90 分位優秀水平。Customer satisfaction with the approaching period, running-in period, and stable period continued to improve in 2022, reaching to the top 10% level of the industry.

為系統化地提升客戶滿意度，我們在不同生命週期採取以下措施提升服務質量：

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

● APPROACHING PERIOD  
準業主

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

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

● RUNNING-IN PERIOD  
磨合期

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

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

● STABLE PERIOD  
穩定期

加強維保修及日常物業基礎服務質量管理，做好客戶關係維繫工作。

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

● LONG-TERM RESIDENCE PERIOD  
老業主

繼續跟進交付後品質評估，做好日常基礎服務管理提升以及客戶關係維繫。

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

CUSTOMER COMPLAINT MANAGEMENT  
客戶投訴管理

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

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

同時，我們建立客戶投訴處理體系：

Meanwhile, we have established a customer complaint management system:

● IN THE EARLY STAGE OF THE PROJECT  
項目前期

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

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

● AFTER RECEIVING CUSTOMER COMPLAINTS  
接到客戶投訴後

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

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

● AFTER THE COMPLAINT IS RESOLVED  
投訴解決完畢後

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

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

本年，客戶投訴處理新增超期預警升級機制，根據處理時長、管理級別自動升級，以確保對投訴處理的重視與時效性。2022 年，遠洋集團全年共接受客戶投訴 11,409 條，處理 11,409 條，有效投訴解決率 100%。

This year, an overdue early warning escalation mechanism was added to customer complaint handling, which automatically escalates complaints according to the processing time and management level to ensure the importance and timeliness of complaint handling. In 2022, Sino-Ocean Group received a total of 11,409 customer complaints, all of which have been successfully settled, with a valid complaints resolution rate of 100%.

接受客戶投訴 Customer Complaints Received	11,409	處理客戶投訴 Customer Complaints Resolved	11,409	解決率 Resolution Rate	100%
--	--------	--	--------	------------------------	------

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，積極高效的回應客戶訴求，補償客戶損失，並按相關工作指引執行，積極面對並高效處理客戶賠償事件。

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

## TENANT MANAGEMENT AND COMMUNICATION 租戶管理溝通

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

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

遠洋光華國際 C 座 2022 年開展第三方權威「BOMA 租戶滿意度調研」，滿意度 96%，同比上升 4 個百分點，高於 2021 年 BOMA 租戶滿意度基準 13 個百分點。項目為租戶提供健康安全空間、精細貼心服務、豐富互動活動，持續提升租戶滿意度。

The authoritative third-party "BOMA Tenant Satisfaction Survey" conducted in 2022 for Tower C of Ocean Office Park showed a satisfaction rate of 96%, a year-on-year increase of 4%, which is 13% higher than the 2021 BOMA Tenant Satisfaction Benchmark. The project provides tenants with a healthy and safe space, together with considerate services and diversified interactive activities, so as to improve tenant satisfaction.

作為國際標準的踐行者、BOMA 中國白金會員，遠洋集團始終如一持守高標準、高質量的租戶服務，目前已有 3 個商寫運營項目獲得了 BOMA 認證體系。

While putting international standards into practice and as a platinum member of BOMA China, Sino-Ocean Group has been maintaining high standards and quality in its tenant services, and three commercial and office projects in operation have currently obtained certification under the BOMA system.

01 北京遠洋光華國際 C 座：  
BOMA 中國 COE 認證、BOMA360 認證  
Tower C of Ocean Office Park (Beijing):  
BOMA China COE certification and BOMA360 certification

02 北京遠洋國際中心 A 座：  
BOMA BEST® 金級認證  
Tower A of Ocean International Center (Beijing):  
BOMA BEST® Gold certification

03 北京遠洋國際中心二期：  
BOMA 中國 COE 認證、BOMA360 認證  
Ocean International Center Phase II (Beijing):  
BOMA China COE certification and BOMA360 certification



## 負責任營銷 RESPONSIBLE MARKETING

遠洋集團十分重視對於客戶的承諾，踐行負責任營銷推廣，在嚴格遵守《中國人民共和國廣告法》等基礎上，制定《遠洋集團營銷案場銷售工作辦法》等一系列制度標準，並於 2022 年推出《安全銷售十大紅線》，對營銷行為進行明確規定，包括「嚴禁對客戶虛假承諾、嚴禁洩露公司信息、嚴禁銷售現場出現任何怠慢客戶的行為」等，堅持對客戶的承諾真實、完整、有效，保障客戶利益，遵守公平競爭。

Sino-Ocean Group attaches great importance to its commitment to customers, and implements responsible marketing and promotion. On the basis of strictly complying with the "Advertising Law of the People's Republic of China", it has formulated a series of institutional standards such as the "Measures for Handling Sales on Marketing Sites of Sino-Ocean Group" and launched the "Ten Bottom Lines for Sales" in 2022, to conduct marketing activities. It is clearly stipulated that "making false commitments to customers, leaking company information and neglecting customers at sales sites are strictly prohibited", etc., ensuring that the commitment to customers is true, complete and valid, interests of customers are protected and fair competition is complied with.

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

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

為提高整體營銷操作的規範性，公司定期對營銷承諾等安排外部神秘客戶暗訪、內部飛行檢查等巡檢及考核，檢查頻次不低於每季度 1 次，所有檢查要點全年覆蓋至少 1 次。2022 年，我們委託第三方對 88 個項目開展神秘訪客調研，檢查得分 89.6 分。此外，遠洋開展營銷專項審計，通過常態化的審計、監察工作，對薄弱環節督促整改。

In order to improve the regulation of overall marketing activities, the Company regularly arranges external mystery guest inspections and internal unannounced inspections for marketing commitments. Such inspections must be conducted at least once a quarter, and all inspection items must be covered at least once a year. In 2022, we commissioned a third party to conduct a mystery visitor survey of 88 projects, scoring 89.6 points for the inspections. In addition, Sino-Ocean conducted specialised marketing audits to monitor and rectify weaknesses through regular audits and monitoring work.

為守護合規底線，控制營銷風險，我們規範所有銷售人員的工作要求，100% 銷售人員必須參加培訓並通過考核後方可上崗。2022 年，我們制定《遠洋集團營銷專業廉潔從業規範》，對職業操守類、信息保密類、費用招採類、工作紀律類管理規範和處罰措施予以明確要求，進一步促進營銷人員誠信從業、廉潔自律。同時，遠洋開展「系好安全帶」營銷合規行動，加強向營銷人員提供負責任營銷培訓及講座，強化公平營銷意識，向不規範操作說「不」。2022 年，各事業部、項目開展了包括「遠洋銷售流程及風險通識」「房地產公司銷售過程中合規法律問題及風險防控」等多項專題培訓，持續提升員工法律及責任意識，規範銷售行為，促進公司健康發展。

To protect the bottom line of compliance and to control marketing risks, we regulate the work requirements for all salespersons, and 100% of salespersons required to attend training and pass an assessment before they are allowed to work. In 2022, we formulated the "Code of Conduct on Integrity for Sales Professionals of Sino-Ocean Group", setting out clear requirements of management and penalties for professional ethics, confidentiality, expenditures, bidding and procurement, and disciplines, so as to further promote the integrity and self-discipline among salespersons. In addition, Sino-Ocean has launched the "Buckle Up" initiative for marketing compliance. The Group offers responsible marketing training and lectures to marketers, strengthens the awareness of fair marketing, and says "no" to irregular operations. In 2022, various business divisions and projects carried out a number of special training sessions, including "General Knowledge on Sales Process and Risks of Sino-Ocean" and "Legal Compliance Issues and Risk Control in Sales Process of Real Estate Companies", to continuously improve employees' legal and responsibility awareness, standardise sales conduct, and promote the healthy development of the Company.

## 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《遠洋集團商業秘密保護辦法》《遠洋集團員工行為規範管理辦法》等制度對相關工作進行管理；對內部平台、企業微信、置業遠洋小程序等系統使用，均制定客戶數據保護規範。包括：

- 系統上對客戶信息的查詢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；
- 不允許將通過企業平台獲取的客戶信息用於任何未經客戶允許的用途，或向任何第三方顯示；
- 針對所有權限人員的系統密碼定期更新功能，保證權限人員的帳戶安全；
- 針對銷售代理公司，尤其對於不同公司之間互相交流客戶信息的情況，一經查實，嚴懲不怠。

The Group has always attached great importance to the protection of customer information and consumer privacy and we regard customer information as commercial confidential. We have formulated institutional documents such as the "Regulations of Sino-Ocean Group on Protection of Trade Secrets" and the "Management Measures of Sino-Ocean Group for Staff Code of Conduct", in order to manage relevant matters. We have developed specifications for customer data protection for internal platforms, enterprise WeChat account, our property listing mini-programme and other systems. Among others:

- We have implemented strict permissions on querying customer information in terms of systems; salespeople can only make queries on their own customers, while persons in charge of sales of projects can only make queries on customers of related projects, and query results cannot be exported;
- Customer information obtained through corporate platforms is not allowed to be used for any purposes without customer consent, or to be displayed to any third party;
- System passwords of all personnel with authority are regularly updated to ensure the security of their accounts;
- Sales agencies confirmed to have exchanged customer information between different agencies will be severely punished.

2022 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。

In 2022, protection of customer information and privacy was well complied with, and there were no incidents of customer information leakage (leading to complaints or other major impacts).

# SUSTAINABLE SUPPLY CHAIN

## 可持續供應鏈

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

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

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

遠洋集團將可持續發展工作延伸拓展至供應鏈，主要由集團產品營造中心負責對供應鏈進行管理，其職能包括統籌供應鏈管理體系，負責供應商入庫、評價、培育及淘汰，協助開展供應鏈風險工作等。為了更明確貫徹責任理念，帶動供應商共同踐行，我們有針對性地制定了要求供應商共同履行社會責任的《供應商行為守則》，以及《遠洋集團供應商入庫標準》；明確供應商考察團隊職責與團隊績效相關；在資信初審階段，系統自動核查供應商關聯性關係，以避免利益衝突；在此階段要求所有供應商必須簽署《廉潔自律承諾書》《供應商行為守則》並共同遵守。集團所有供應商均承諾遵守上述相關社會責任行為準則，供應商責任培訓比例達 100%。

Sino-Ocean Group has expanded its sustainable development effort to the supply chain. The Group's Product Construction Centre is mainly responsible for the management of the supply chain. Its functions include coordinating the supply chain management system, being responsible for supplier qualification, evaluating, cultivating and eliminating, and assisting in supply chain risks. To reinforce the sense of duty among suppliers, we have revised the "Code of Conduct for Suppliers" that requires our suppliers to undertake their social responsibilities and amended the "Criteria for Entry into Suppliers List of Sino-Ocean Group". We have clarified the correlation between responsibilities and work performance of suppliers' review teams. During initial credit review, the system automatically checks supplier affiliation to avoid conflict of interest. And each supplier is required to sign and abide by the "Statement of Undertaking on Anti-Corruption and Self-Discipline" and the "Code of Conduct for Suppliers" at this stage. All of our suppliers have pledged to observe the above relevant codes of conduct on social responsibilities, and the coverage of training on supplier responsibilities reached 100%.

集團亦重視勞工合理權益，要求各項目對各類勞務分包和材料供應商進行系統梳理和排查，要穿透到班組及工人，高度協同，全力保障和嚴密監控合作方勞務工資、材料賬款等款項，規範勞工工資支付監管流程並督促供方嚴格執行。2022 年，遠洋開展勞工勞務管理專題培訓，加強施工總承包單位對勞務用工風險的正確認識，保障勞工權益。

The Group also attaches great importance to the reasonable labour rights and interests and requires each project to systematically sort out and investigate various work subcontracting and material suppliers, penetrating from the team to workers with high level of coordination. We make every effort to protect and strictly monitor amounts including the staff wages and material accounts of our partners, regulate the supervision process of workers' wage payment and urge suppliers to strictly implement the process. In 2022, Sino-Ocean organised specialised training on labour management to enhance the proper understanding of labour risks by construction contractors and to protect rights and interests.



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

遠洋集團制定《遠洋集團供應商管理辦法》，內容涵蓋供應商分類、入庫考察、供應商評估等相關內容，《供應商總評估分計算及等級評定標準》詳細闡述了供應商評估分計算邏輯。遠洋還一直關注供應商的環境和社會表現，識別供應鏈各環節的環境及社會風險，並執行監察和評估。為降低供應鏈每個環節的環境及社會風險，從而降低價值鏈風險，提升供應商的可持續發展表現，我們已採取以下措施：

We have formulated the "Administrative Measures for Suppliers of Sino-Ocean Group", which covers the content of supplier classification, supplier qualification examination, supplier evaluation, etc., and the "Calculation of Total Score and Rating Standards for Supplier Evaluation", which elaborates the score calculation logic of supplier evaluation. Sino-Ocean has also been concerned about the environmental and social performance of suppliers, identified the environmental and social risks from all respects of the supply chain and carried out supervision and evaluation. In order to reduce environmental and social risks in each stage of the supply chain, so as to reduce the risk of the value chain and improve the sustainable development performance of suppliers, we have taken the following measures:

### ● When selecting suppliers and subcontractors

#### 挑選供應商、分包商時

考量其包括質量管理標準、環境管理等資格。按照供應商入庫考察底線要求，遠洋要求 100% 施工總承包單位必須提供「三認證」，即環境管理體系、質量管理體系、職業健康管理體系認證書。

Sino-Ocean considers qualifications including quality management standards and environmental management standards of suppliers and subcontractors. According to the minimum requirements of supplier qualification examination, Sino-Ocean requires that all construction contractors should provide the "three certifications", namely Environmental Management System Certification, Quality Management System Certification and Occupational Health Management System Certification.

### ● In the process of supplier cooperation

#### 供應商合作過程中

2020 年起，遠洋搭建了供應商環境、社會和管治（ESG）評估體系，從環境目標、環境表現、勞資關係、職業健康安全、社會責任、反貪反腐等 10 餘個維度，面向核心供應商開展 ESG 評估，並將此作為今後供應商選取的參考信息。我們亦對評估內容進行了專題培訓，提供評估指導手冊，加強供應商對 ESG 事項的重視程度。該評估每年執行一次，截至 2022 年已連續評估三次，參與 ESG 評估的供應商數量進一步擴大。

制定了流程化的管理機制與合作夥伴定期交流，按照《遠洋集團供應商管理辦法》要求，各事業部 / 區域供應商管理崗每季度上報供應商訪談交流計劃，並組織至供應商處進行訪談和交流，摸底供應商層面的履約反饋意見和評價；《遠洋集團供應商履約評估規範（營造類工程、貨物、服務類）》制度中明確規定每半年對戰略採購供應商進行評估，每兩個月收集合作情況反饋表，隨時了解合作夥伴情況。2022 年，戰略採購供應商評估比例為 100%。

In order to enhance suppliers' sustainability performance and reduce the risk of the value chain, Sino-Ocean set up the environmental, social and governance (ESG) evaluation system for suppliers in 2020 for conducting ESG evaluation of core suppliers from over 10 dimensions, including environmental target, environmental performance, staff relations, occupational health and safety, social responsibility and anti-corruption, which will be used as reference information for future suppliers selection. We also conduct special training on evaluation content and provide guidelines and manuals on evaluation to strengthen the importance of ESG issues in suppliers. The assessment is performed annually and had been conducted for three consecutive years by 2022, with a further increasing number of suppliers participating in ESG evaluation.

We have also developed a process management mechanism for regular communication with partners. In accordance with the requirements of the "Administrative Measures for Suppliers of Sino-Ocean Group", each business division/regional supplier management must report the supplier interview and exchange plan quarterly, and arrange interviews and exchanges with suppliers to find out the feedback and evaluation on contract performance at the supplier level. It is clearly stipulated in the "Specification of Sino-Ocean Group for Supplier Performance Assessment (Construction Engineering, Goods and Services)" that suppliers for strategic sourcing must be evaluated every six months, and that cooperation feedback forms must be collected every two months to learn about the situation of partners at any time. In 2022, the percentage of strategic suppliers evaluated was 100%.

### ● Suppliers suspended from cooperation

#### 供應商出庫

本年度，針對履約中不合格供應商，包括安全文明施工方面對環境產生惡劣影響、對勞工權益保障不合規的供應商進行約談整改，整改後仍不合格則出庫。2022 年度，因為社會責任不合規被中止合作的供應商數量 56 家，其中沒有因腐敗有關違規而終止的情況。

In the current year, we conducted interviews and rectification for unqualified suppliers in contract performance, including suppliers with negative impact on the environment in terms of safe and disciplined construction and non-compliance with the protection of labour rights. After rectification, unqualified suppliers were removed from the list. In 2022, 56 suppliers were suspended from cooperation due to non-compliance in social responsibility, of which there was no termination due to corruption-related violations.

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

遠洋也將「微公益、共參與、可持續」的公益價值觀傳遞給所有的供應商夥伴，在「共益」倡導下，已經有越來越多的合作夥伴與遠洋攜手加入到了共同為世界創造多一份美好的遠洋大家庭。為激勵合作夥伴共同履責、踐行可持續發展，2022 年，我們評選並向 13 個優秀單位頒發「遠洋集團責任風尚獎 - 可持續先鋒供應商」，表彰在環境、社會和管治方面具有突出表現的供應商。

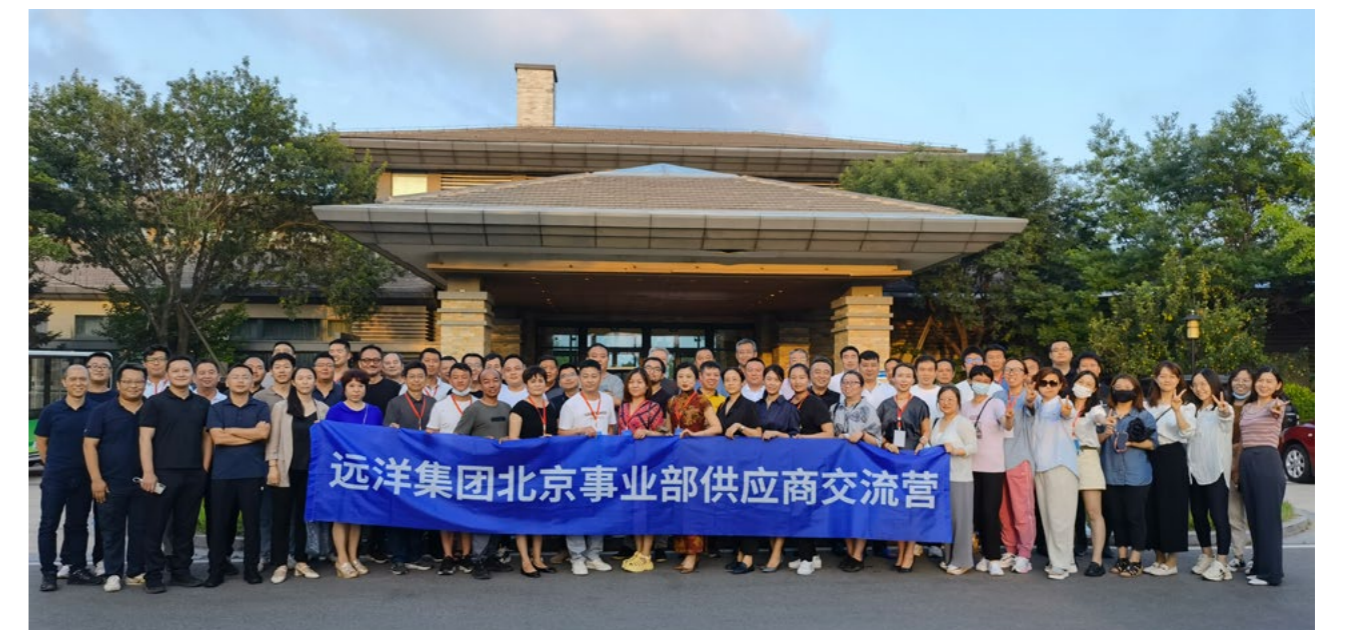
At the same time, Sino-Ocean has also passed on the charity values of "micro-philanthropic, inclusive and sustainable" to all suppliers. Under the advocacy of "shared benefits", more and more partners have joined Sino-Ocean to create a better Sino-Ocean family for the world. In order to encourage partners to undertake responsibilities and put sustainable development into practice together, we selected 13 outstanding entities to be granted the "Sino-Ocean Group Responsibility Role Model Award - Sustainable Pioneer Supplier" in 2022, to commend suppliers with outstanding environmental, social and governance performance.

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

Sino-Ocean relentlessly seeks to make progress together with upstream and downstream supply chain partners and promote the green and sustainable development of the industry. In April 2021, Sino-Ocean Group, using Sino-Ocean Charity Foundation as a platform, teamed up with the China Real Estate Association and China National Engineering Research Center for Human Settlements to launch the "Building · Health 2030" Alliance, working with relevant government agencies, industry associations, international institutions, and upstream and downstream partners to promote sustainable development and take actions to address global climate change, in a relentless effort to achieve the "Healthy China 2030" objective and build green, eco-friendly and healthy communities.

本年，我們繼續攜手供應商夥伴，舉行「零碳未來 建築·健康」沙龍論壇活動；此外向供應商提供健康建築、產品品質等可持續發展相關專題培訓，總時長超過 100 小時。

During the year, we continued to work with its supplier partners and organised the "Zero-Carbon Future – Building·Health" salon forum. And it provided a total of over 100 hours of training to suppliers on sustainability-related topics such as healthy building and product quality.



## 負責任採購 RESPONSIBLE PROCUREMENT

集團遵循《採購管理規範》，從環境保護、支持當地經濟、降低成本等角度出發，鼓勵內部更多選用與項目距離較近供應商。由於項目遍佈全國，集團管控範圍內供應商遍佈全國，公司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。

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

遠洋集團重視和珍惜自然資源，並認識到可持續採購、可持續消費的長遠影響力和重要性。因此，遠洋開展供應商綠色採購調研，制定並發佈《遠洋集團綠色採購政策》，力爭在採購環節優先採用綠色材料和健康材料，減少對環境和社會的不利影響。集團戰略採購供應商在遠洋項目建設過程中採用綠色材料或健康材料比例不低於 80%。

Sino-Ocean Group values and cherishes natural resources and understands the long-term impact and importance of sustainable procurement and consumption. Therefore, Sino-Ocean has carried out surveys on suppliers' green procurement, formulated and released the "Sino-Ocean Group Policy on Green Procurement". It strives to give priority to green and healthy materials in the procurement process, so as to reduce the adverse impact on the environment and society. The proportion of green materials or healthy materials used by the Group's strategic suppliers in the construction process of Sino-Ocean projects is not less than 80%.

綠色材料或健康材料比例  $\geq$  80%  
The proportion of green materials or healthy materials  $\geq$  80%

遠洋集團建立健康材料庫，遵循健康建築品質要求，全方位、嚴苛甄選建築材料、部品部件和合作夥伴，保證原材料質量，從源頭把控產品品質。我們制定形成第三方材料送檢方案，對原材料定期檢驗，包括對室內外環境採用不低於國家標準的檢測標準進行送檢。

Sino-Ocean Group has established a healthy material database, followed the requirements for healthy building quality, and comprehensively and rigorously selected building materials, parts and partners to ensure the quality of raw materials and control the quality of products from the source. We have formulated and formed a third-party material inspection scheme to conduct regular inspection of raw materials, including using indoor and outdoor environment testing standards not lower than national standards for inspection.

遠洋從以下三個方面帶領供應商共同提升產品綠色健康屬性：  
SINO-OCEAN HAS LED SUPPLIERS IN IMPROVING THE GREEN AND HEALTHY PERFORMANCE OF THEIR PRODUCTS IN THE FOLLOWING THREE ASPECTS:

● ENHANCING ENVIRONMENTAL AWARENESS  
環保意識提升

從產品生產管理到現場實施管控管理，促使企業人員提升對環保意識的重視與把控。

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

● ENVIRONMENTAL PROTECTION PERFORMANCE CONTROL  
環保性能管控

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

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

● ENVIRONMENT-FRIENDLY CONSTRUCTION REQUIREMENTS  
環保施工要求

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

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

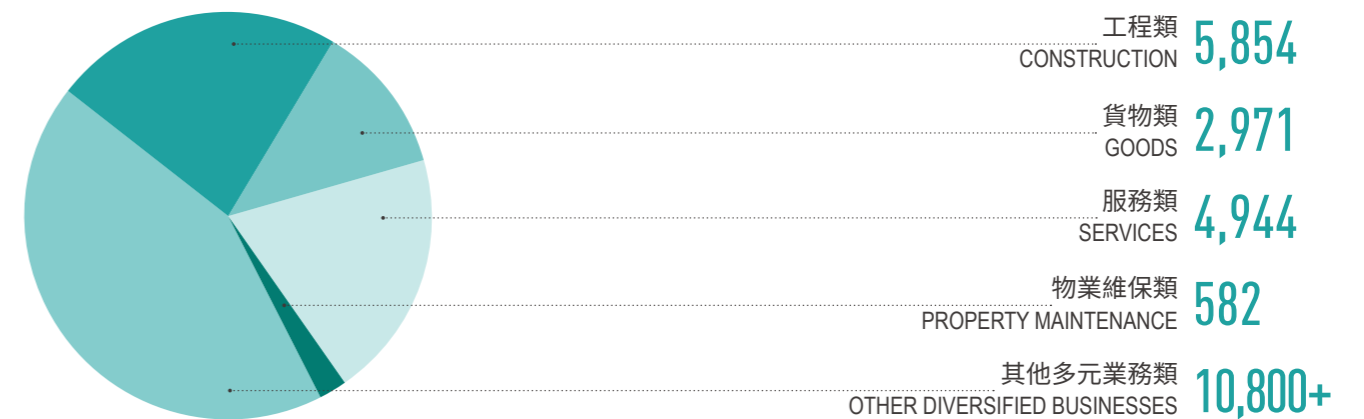
供應商總數目  
TOTAL NUMBER OF SUPPLIERS

25,159 家  
Units

新入庫供應商數目  
NUMBER OF NEW SUPPLIERS

6,287 家  
Units

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



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

北京區域 Beijing Region	環渤海區域 Bohai Rim Region	華東區域 Eastern Region	華南區域 Southern Region	華中區域 Central Region	華西區域 Western Region	其他區域 Other Regions
4,573	3,886	4,255	2,909	1,730	2,347	5,459

6. 按照供應商採購及管理的所在地區劃分  
6. By region where suppliers are sourced and managed

# GREEN INITIATIVES FOR ENVIRONMENTAL HEALTH

# ENVIRONMENT

## 環境健康 綠色先行

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

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

“遠洋對綠色建築執著，對供應商環保管控嚴格，環境改善方面投入很多，承擔巨大的社會責任。期望與遠洋一起發展，為改善環境做出更多的貢獻。

Sino-Ocean is committed to green buildings, strictly controlling the environmental protection of suppliers, investing a lot in environmental improvement, and assuming great social responsibility. I look forward to growing up with Sino-Ocean and making more contributions to improving the environment.

——遠洋集團供應商代表  
Supplier Representative of Sino-Ocean Group”

# CLIMATE CHANGE

## 應對氣候變化

為積極應對全球氣候變化問題，我們已制定了《遠洋集團應對氣候變化政策》，發佈《遠洋集團應對氣候變化宣言》。2022 年，遠洋集團完成碳中和專項研究並制定了體系化的碳中和戰略及路徑規劃，並發佈了《遠洋集團碳中和之路》報告，全面展現了碳中和戰略及路徑規劃、目標以及業務低碳實踐等內容。

To actively address the issue of global climate change, we have developed the "Sino-Ocean Group Policy on Climate Change" and released the "Sino-Ocean Group Declaration on Climate Change". In 2022, Sino-Ocean Group completed a special study on carbon neutrality and formulated a systematic strategy and pathway planning of carbon neutrality. And we released the report entitled "Sino-Ocean Group: The Road to Carbon Neutrality", comprehensively presenting a number of elements of carbon neutrality, including the strategy, pathway planning, objectives and low-carbon practices.

### 氣候相關財務信息披露 (TCFD)

#### TASK FORCE ON CLIMATE-RELATED FINANCIAL DISCLOSURES (TCFD)



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

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

#### GOVERNANCE

##### 治理

遠洋集團董事局負責遠洋集團可持續發展戰略的制定並定期審閱執行情況，其中包括氣候變化議題。董事局亦認可《遠洋集團應對氣候變化政策》，以及碳排放、能源消耗等環境目標，並定期審閱達成情況。董事局授權可持續發展管理委員會負責全面監督應對氣候變化等 ESG 管理工作，並每年開展不少於兩次溝通會議，就氣候變化風險在內的环境相關議題進行匯報及討論。

The Board of Sino-Ocean Group is responsible for the formulation of the sustainable development strategy of Sino-Ocean Group and regularly reviewing the implementation, including issues on climate change. The Board also acknowledges the "Sino-Ocean Group Policy on Climate Change" and the carbon emission, energy consumption and other environmental targets and regularly reviews the achievement progress of the targets. The Board authorised the Sustainable Development Management Committee to assume full responsibility for the overall supervision on ESG management and convenes ESG communication meetings no less than twice a year to report and discuss environmental issues including climate change risks.

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

The Sustainable Development Management Committee comprises the senior management of the Company. It annually reports significant climate change risks and the implementation of major measures to the Board, and assigns functions, costs and resources in a coordinated manner to ensure effective execution of climate change-related initiatives. Under the guidance of the Sustainable Development Management Committee, the Sustainable Development Task Force coordinates with strategy, operation, risk, construction, design and other professional divisions and departments in daily evaluation of climate risks and the execution and promotion of initiatives relating to climate change issues.

為確保董事局、可持續發展管理委員會掌握氣候相關議題的最新趨勢和政策，我們定期提供熱點資訊、培訓課程，亦結合外部專家、顧問的專業意見，支持公司做出更高效、於環境和企業均有益的決策。

To ensure that the Board and the Sustainability Development Management Committee are up-to-date with the latest trends and policies on climate related issues, we regularly provide topical information and training courses, and we resort to the expertise of external experts and consultants to support the Company in making more efficient and environmentally and corporately beneficial decisions.

7. TCFD 支持者 (TCFD Supporters): <https://www.fsb-tcfcd.org/supporters/>

#### STRATEGY

##### 戰略

#### RISK TYPE

##### 風險類型

#### POTENTIAL FINANCIAL OR OPERATIONAL IMPACT

##### 潛在的財務或運營影響

**實體風險:** 遠洋集團認同並掌握實體風險的情況，認為暴雨、颱風等極端事件正在對我們的業務產生影響。例如極端降水將較大幅度地影響我們的運營和財務等情況。

**PHYSICAL RISK:** Sino-Ocean Group is aware of and controls physical risks and believes that rainstorms, typhoons and other extreme weather events are having effects on our business. For example, extreme precipitation will affect our operations and finances to a greater extent.

在建工程延期，建設成本提高；  
客流量和銷售受限；  
資產受損、維修成本和保險費用提升。

Delay in construction in process and increase in construction costs;  
Restriction in the number of customer visits and sales;  
Asset losses and increases in repairing costs and insurance expenses.

**轉型風險:** 遠洋集團認同並掌握轉型風險的情況，例如綠色建築標準的政策、技術要求將愈加嚴格。

**TRANSITION RISK:** Sino-Ocean Group is aware of and controls transition risks, such as the increasingly tightening policies and technical requirements on the standards of green buildings.

中至長期而言會增加研發投資資金和項目設計成本。  
Increase in the amount of R&D investment and the cost of project design in the medium to long term.

#### OPPORTUNITIES

##### 機遇

#### POTENTIAL FINANCIAL OR OPERATIONAL IMPACT

##### 潛在的財務或運營影響

綠色建築、客戶偏好轉變等因素同時為集團帶來發展機遇。我們會密切關注國內外、不同地區對綠色建築的要求和趨勢，以及深入研究和分析客戶需求，以建造更多綠色建築和健康建築，提高設計和建造標準，抵抗氣候影響，適應市場和政策，積極倡導、主動引領綠色健康建築理念實施。

Green buildings, customer preference shifts and other factors have also brought development opportunities to the Group. We will pay close attention to domestic and overseas requirements on and trends of green buildings in different regions and deeply carry out study and analysis on customers' demands to construct more green buildings and healthy buildings, enhance design and construction standards, resist the effects of climate, adapt to the market and policies, and proactively advocate and spearhead the implementation of the green and healthy building concept.

吸引負責任投資者關注，拓展融資渠道，降低融資成本；  
提升環境友好的設計、運營能力，從而發揮優勢形成企業競爭力；  
激活自身業務的創新力，助力企業的低碳轉型。

Attracting the attention of responsible investors, expanding access to finance and reducing financing costs;  
Enhancing eco-friendly design and operational capabilities, so as to leverage our strengths to form corporate competitiveness;  
Activating innovation of our own business to help with the company's low carbon transformation.

#### GREEN FINANCE 利用綠色金融

遠洋集團已訂立綠色金融框架，並由第三方評級機構對框架提供認證、出具二方意見書，以綠色金融為工具應對氣候變化。截至 2022 年底，遠洋集團已發行金額共計 11.2 億美元的綠色票據，為綠色建築認證項目以及提高既有建築的適應氣候變化能力提供資金支撐。

Sino-Ocean Group has established a green finance framework and had the certification and a second opinion on the framework issued by a third-party rating agency, so as to address climate change with green finance as an instrument. As of the end of 2022, Sino-Ocean Group had issued green notes amounting to USD1.12 billion, providing funding support for the green building certification projects and the improvement of the adaptability of existing buildings to climate change.

## RISK MANAGEMENT

### 風險管理

遠洋集團已識別氣候風險和可能的機遇。我們已經將氣候風險納入集團風險管理的一部分，集團安全委員會作為監管機構，識別及預控氣候和極端天氣風險，並持續進行氣候風險評估。

Sino-Ocean Group has identified climate risks and possible opportunities. We have included climate risks as part of the risk management of the Group. The Group's Safety Committee as a regulator to identify and control the risks of climate and extreme weather in advance, and assesses climate risks on an ongoing basis.

#### ● ASSESSMENT PROCESS 評估流程

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

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

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

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

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

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

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

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

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

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

#### ● TOP 5 MAJOR CLIMATE RISKS OF SINO-OCEAN GROUP 遠洋集團重大氣候風險 TOP5

**轉型風險** - 技術風險 - 綠色建築技術要求

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

**轉型風險** - 政策及法規風險 - 綠色建築目標及標準

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

**實體風險** - 急性風險 - 極端降水

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

**轉型風險** - 市場風險 - 原材料成本及供應

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

**轉型風險** - 市場風險 - 客戶偏好的轉變

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

## INDICATORS AND TARGETS

### 指標和目標

- 我們每半年一次監察本集團的能源資源使用量和碳排放表現，並按年度予以披露。  
We monitor the use of energy and resources and performance in carbon emissions of the Group semi-annually and disclose the data annually.
- 遠洋集團將於 2050 年實現涵蓋範圍 1、2、3 溫室氣體排放，即全價值鏈的「淨零排放」。  
Sino-Ocean Group will achieve "net zero" to cover Scope 1, 2 and 3 greenhouse gas emissions by 2050.
- 我們已制定明確的碳排放、能源使用、水資源、廢棄物使用，以及綠色建築中期目標。  
We have set clear targets for carbon emissions, energy consumption, consumption of water resource and waste as well as targets on green buildings in the medium term.

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

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

19% ↓

To reduce the Scope 1 & 2 carbon emission intensity (in tCO2e/RMB10,000 of revenue) by 19% by 2025 for residential development, property development & operation business, as well as other businesses (compared with the base year of 2020).

#### 💧 水資源 WATER

到 2025 年，耗水強度減少 10%（以 2019 年為基準年）。

10% ↓

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

#### 🗑️ 廢棄物 WASTE

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

7% ↓

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

#### 🏡 綠色建築 GREEN BUILDING

集團所有新建項目達到國家綠色建築標準，並鼓勵獲得更高等級認證（如：國家綠色建築二星級、三星級、美國 LEED 認證、WELL 認證）；

100%

All new projects of the Group to meet the requirement of National Green Building Standard and pursue higher level of certifications (such as National Two-star/Three-star Green Building Label, the US LEED certification, and WELL certification);

到 2025 年，自持項目 100% 達到高星級綠色建築標準。

100% of the self-held projects to achieve high-star level of green building standards by 2025.

我們持續跟進目標進展，並將於 2025 年度可持續發展報告中整體披露達成情況。

We continue to follow the progress of the target and will disclose the overall achievement in the 2025 Sustainable Development Report.

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

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

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

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

### 案例：關注氣候韌性，打造防澇抗旱、吞吐有度的健康「海綿城市」 CASE STUDY: CREATING A HEALTHY "SPONGE CITY" RESISTANT TO BOTH FLOODS AND DROUGHTS, WITH CONCERN FOR CLIMATE RESILIENCE

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

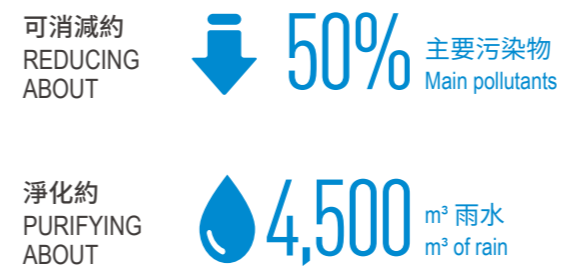
Sino-Ocean has introduced the concept of "sponge city" to a wide range of communities and parks, upholding the principle of giving priority to ecology and adapting to local conditions, so as to enhance water ecological functions, improve the ability to cope with climate change and reduce the impact of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

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

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

遠洋物流園區在建設的細節上也融入了更多對自然環境的考量，將低影響開發理念融入園區規劃設計，避免園區成為「一塊密不透氣的水泥板」，因地制宜利用「滲、滯、蓄、淨、用、排」等多種技術措施，打造防澇抗旱、吞吐有度的「海綿」園區。以遠洋天津北辰產業園為例，園內共規劃22,300平方米的「下凹式綠地」及2,245m<sup>3</sup>的「地下調蓄池」，幫助園區在汛期暴雨天氣產生嚴重積水的情況下能高效排水防汛，同時有效收集、淨化雨水，為水資源回收後的二次循環利用提供可能。雨水通過種植土和填料層、土工布、原土的層層過濾，可消滅約50%的懸浮物、病原體、需氧有機物、植物營養素等主要污染物，此項設施在雨季預計可吸納、淨化約4,500m<sup>3</sup>的雨水，在非雨季也可以通過植被根系毛細作用，將地下水提升至土壤層，供植被生長。

Sino-Ocean logistics industrial parks also take into account the natural environment in the construction details. The concept of low-impact development is incorporated into the planning and design to avoid making "an impermeable concrete slab". And various technical measures such as "infiltration, detention, storage, purification, utilisation and discharge" are used in accordance with local conditions to create "sponge" parks resistant to both floods and droughts. Sino-Ocean Tianjin Beichen Industrial Park, for example, features 22,300 sq.m. of "sunken greenbelts" and 2,245m<sup>3</sup> of "underground detention tanks" in total, which effectively enhance water drainage and prevent flooding in case of heavy rainfall during the flood season. The facilities can also effectively collect and purify rainwater, offering the possibility of secondary recycling of water resources after recovery. Rainwater is filtered through the planting soil, filler layer, geotextile, and original soil, which can reduce about 50% of major pollutants such as suspended solids, pathogens, aerobic organic matters, and plant nutrients. This facility is expected to absorb and purify about 4,500m<sup>3</sup> of rainwater during the rainy season. It can also be used in non-rainy seasons to lift underground rainwater to the soil layer through the capillary action of vegetation roots for vegetation growth.



# GREEN FINANCE

## 綠色金融

為實踐綠色發展理念，遠洋集團於 2021 年 2 月訂立了符合綠色債券原則 2018 及綠色貸款原則 2020 的《遠洋集團綠色金融框架》<sup>8</sup>，並獲得了全球獨立審查領導者 Sustainalytics 出具的第二方意見書，向推進綠色金融邁出重要一步。

In order to put in effect the concept of green development, in February 2021, Sino-Ocean Group formulated the "Sino-Ocean Group Green Finance Framework"<sup>8</sup> in accordance with the Green Bond Principles 2018 and the Green Loan Principles 2020, and obtained the second-party opinion on the green finance framework independently issued by Sustainalytics. Thus, we have gone one step further in the development of green finance.

Second-Party Opinion  
Sino-Ocean Group Holding Limited  
Green Finance Framework



我們於 2021 年 5 月 5 日成功發行 4 億美元 5 年期有擔保綠色票據。這是我們首次發行境外綠色債券，也是 2021 年首支中資投資級地產公司綠色債券；票面利率 3.25% 打破了中資地產發行人同年期綠色債券最低發行收益率紀錄。隨後，我們於 2021 年 7 月 13 日成功發行 3.2 億美元 3.5 年期有擔保綠色票據，票面利率 2.70% 創公司境外市場美元債最低發行利率紀錄。

We successfully issued USD400 million 5-year guaranteed green notes on 5 May 2021. This was our first offshore green notes issuance and the first green notes issued by a Chinese investment-grade real estate company in 2021. The coupon rate of 3.25% was also the lowest coupon rate of Chinese real estate green notes for the year. Subsequently, on 13 July 2021, we successfully issued USD320 million 3.5-year senior green notes, with a coupon rate of 2.70%, a record low for the Company's offshore USD notes.

我們遵照《遠洋集團綠色金融框架》的規定，將上述兩筆綠色債券募集資金用於償還集團一年內到期的中長期債券，助力企業深度佈局綠色建築及健康建築領域，最終實現健康、穩健、可持續發展。

In accordance with the provisions of the "Sino-Ocean Group Green Finance Framework", we used the funds raised from the green notes of the above two green notes to repay the Group's mid- and long-term notes due within one year, helping the company to deploy green and healthy buildings, and ultimately achieve healthy, stable, and sustainable development.

報告期內，我們於 2022 年 2 月 8 日增發了 2 億美元 3.5 年期 2.70% 有擔保綠色票據，與 2021 年 7 月 6 日所發行並於 2025 年到期的 3.2 億美元 2.70% 綠色債券合併及構成單一系列。增發所得款項淨額將同樣用作償還集團一年內到期的中長期債券。

During the reporting period, we further issued USD200 million 3.5-year 2.70% guaranteed green notes on 8 February 2022, which were consolidated and formed a single series with the USD320 million 2.70% green notes issued due 2025. We used the net proceeds from the further issuance to repay the Group's mid and long-term notes due within one year.

隨後，我們於 2022 年 4 月 26 日成功發行 2 億美元 3 年期增信綠色美元票據，票面利率 3.80%，創公司境外市場美元債最低發行利率。

Subsequently, on 26 April 2022, we successfully issued USD200 million 3-year senior green notes, with a coupon rate of 3.80%, a record low for the Company's offshore USD notes.

2022 年以來，受持續波動的行業環境疊加地緣政治不穩以及美國加息預期等因素影響，國際資本市場高度動蕩，地產企業融資環境更趨嚴峻。憑藉穩健經營的發展策略及可持續發展理念，遠洋集團成為僅有的幾家成功在 2022 年國際債券資本市場完成融資的房地產商之一。

Since 2022, the international capital market had been highly volatile and the financing environment for property companies had become more challenging, due to the continuing volatile industry environment, the geopolitical instability, and the expected interest rate hikes in the United States. Thanks to the prudent development strategy and sustainable development philosophy, Sino-Ocean Group was one of the few real estate developers to successfully complete financing in the international bond capital market in 2022.

上述綠色票據發行詳情如下 Details of the above green notes are as follows:

	報告期內 DURING THE REPORTING PERIOD	
債券名稱 Name of bond	2025 年到期 2 億美元有擔保綠色票據 USD200 million guaranteed green notes due 2025	2025 年到期 2 億增信綠色美元票據 USD200 million credit enhanced notes due 2025
規模 (億美元) Size (USD'00,000,000)	2	2
發行日 (年/月/日) Issue date (YY/MM/DD)	2022-02-08	2022-04-26
到期日 (年/月/日) Maturity date (YY/MM/DD)	2025-01-13	2025-04-26
債券期限 (年) Term of bond (years)	3.5	3
票面利率 (%) Coupon rate (%)	2.70	3.80
上市 Place of listing	香港聯交所 Hong Kong Stock Exchange	香港聯交所 Hong Kong Stock Exchange

<sup>8</sup> 詳情請見本公司網站 www.sinooceangroup.com，僅提供英文版。

<sup>8</sup> For details, please refer to Company's website at www.sinooceangroup.com, available in English only.

截至 2022 年 12 月 31 日，報告期內發行的兩筆綠色美元票據籌得 4 億美元資金已全數分配，用於以下項目：  
As at 31 December 2022, proceeds of USD400 million from the two issues of USD green notes during the reporting period had been fully allocated to the following projects:

類別 TYPE	項目 PROJECT	城市 CITY	資金分配 (億美元) FUNDING ALLOCATION (USD100 MILLION)	資金分配 <sup>9</sup> (億元人民幣) FUNDING ALLOCATION <sup>9</sup> (RMB100 MILLION)	分配比例 DISTRIBUTION RATIO
綠色建築 GREEN BUILDINGS	CBD Z6 地塊項目 CBD Plot Z6	北京 Beijing	0.29	2.02	7.25%
	遠洋樂堤港 Grand Canal Place	北京 Beijing	1.46	10.17	36.50%
	頤堤港二期 INDIGO II	北京 Beijing	2.25	15.67	56.25%
所得資金分配總額 Total fund allocated			4.00	27.86	100.00%

上述綠色建築項目的情況及預計量化的環境影響如下：  
The status of the above green building projects and the expected quantified environmental impacts are as follows:

主要技術手段  
Main technical measures

- 提升圍護結構熱工性能，減少基礎能耗  
Improve the thermal performance of the envelope structure and reduce basic energy consumption
- 利用太陽能等可再生能源利用，替代傳統能源  
Use renewable energy such as solar energy to replace traditional energy
- 採用高效節水節能設備和系統，減少運行能耗  
Adopt efficient water-saving and energy-saving equipment and systems to reduce operation energy consumption
- 通過能源管理平台，監控能耗情況並進行節能分析及評估  
Monitor the energy consumption and conduct energy-saving analysis and evaluation through the energy management platform



9. 按照 2022 年 12 月 30 日國家外匯管理局人民幣匯率中間價美元人民幣匯率 6.965:1 換算  
9. As per the central parity rate of RMB against USD, being 6.965:1, as published by the State Administration of Foreign Exchange on 30 December 2022



# GREEN HEALTHY CONSTRUCTION

## 綠色健康建造

### 綠色建築 GREEN BUILDINGS

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

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

截至 2022 年底，遠洋集團已註冊 180 個綠色建築項目<sup>10</sup>，註冊總面積約 35,784,502 平方米；已完成綠色建築認證的項目共 116 個，認證總面積約 15,170,025 平方米。註冊綠色建築項目數量比例大幅增長，達 71%。

As at the end of 2022, Sino-Ocean Group had registered 180 green building projects<sup>10</sup>, with a total registered area of approximately 35,784,502 sq.m.; and 116 certified green building projects, with a total certified area of approximately 15,170,025 sq.m. The proportion of registered green building projects increased substantially to 71%.

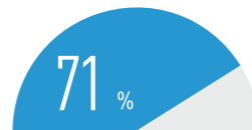
累計註冊綠色建築  
Cumulative registered green buildings

180 個  
projects  
35,784,502 平方米  
sq.m.

累計認證綠色建築  
Cumulative certified green buildings

116 個  
projects  
15,170,025 平方米  
sq.m.

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



2022 年內，新增綠建註冊項目 18 個，面積約 12,366,754 平方米；新增綠建認證項目 21 個，面積約 2,800,446 平方米。

In 2022, Sino-Ocean Group had 18 newly registered green building projects and 21 newly certified ones, with an area of approximately 12,366,754 sq.m. and 2,800,446 sq.m. respectively.

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

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

### 案例：北京遠洋樂堤港 LEED 金級認證 助力北京城市副中心綠色健康發展

#### CASE STUDY: LEED GOLD CERTIFICATION FOR GRAND CANAL PLACE (BEIJING) TO FACILITATE GREEN AND HEALTHY DEVELOPMENT IN BEIJING MUNICIPAL ADMINISTRATIVE CENTRE

北京遠洋樂堤港購物中心及寫字樓秉承可持續發展設計和運營理念，兼具綠色與健康屬性，於 2022 年獲得 LEED CORE AND SHELL DEVELOPMENT 金級認證。在建築節水方面，北京遠洋樂堤港通過採用節水潔具使其整體節水率超過了 40%，同時，主要用水點設置了分項計量的水錶，為項目用水管理提供了資料基礎；在能源與大氣方面，項目選用高效的電氣、暖通設備機組，並採用圍護結構、照明燈具、高效水泵等系統等，提升建築整體能源性能，能源節約率超過 16%；在室內環境品質等方面，為了保證室內空氣品質，對項目內的全部空調機組都進行了淨化改造，配備三級過濾系統，有效去除 PM2.5 等灰塵顆粒物。

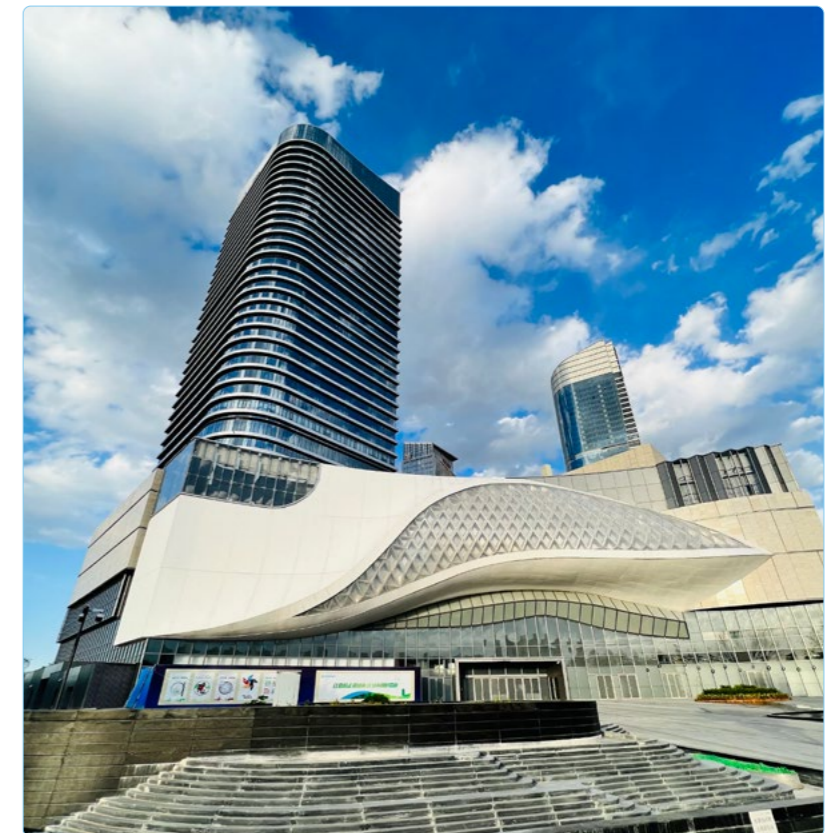
The shopping centre and offices at Grand Canal Place (Beijing) were awarded LEED CORE AND SHELL DEVELOPMENT Gold Certification in 2022 under the concept of sustainable design and operation, as well as their green and healthy attributes. In terms of water conservation, Grand Canal Place (Beijing) has achieved an overall water-saving rate of over 40% through the use of water-saving sanitary ware. And itemised water metres are installed at major water points, providing a data base for water management. In terms of energy and atmosphere, the project uses high-efficiency electrical and HVAC units, which, together with the enclosure structures, lighting fixtures and high-efficiency water pump system, enhance the overall energy performance of the buildings, with an energy saving rate of over 16%. As for indoor air quality, all air-conditioning units have been retrofitted with a three-stage filtration system to effectively remove PM2.5 and other dust particles.

節水率  
Water saving rate

> 40 %

能源節約率  
Energy saving rate

> 16 %



案例：CBD Z6 地塊項目打造「淨零碳」商業辦公新樣板  
CASE STUDY: CBD PLOT Z6 BUILDS A NEW MODEL OF "NET ZERO CARBON" COMMERCIAL OFFICES



北京商務中心區（CBD）核心區 Z6 地塊項目秉持「以人為本」、「低碳運營」兩大設計願景，以中國綠色建築三星級、LEED 金級、以及 BREEAM 淨零碳建築為目標進行設計，致力於打造「淨零碳」商業辦公新樣板。

The plot Z6 project in the heart of Beijing's Central Business District (CBD) upholds the two major design visions of "people-oriented" and "low-carbon operation". It is designed with the aim of creating a new model of "net zero carbon" commercial offices in line with reputable standards, such as National three-star green building, LEED Gold and BREEAM net-zero buildings.

項目通過一系列健康低碳措施設計，預估年度總節能量約 **7,558,380 kWh**，實現節能率超 **19%**。

Through a series of healthy and low-carbon measures, the project is expected to save approximately 7,558,380 kWh of energy in total per annum, with an energy saving rate of over 19%.

● 採用高效冷源設備，辦公樓採用全空氣變風量 (VAV) 系統

High efficiency cooling equipment with the full variable air volume (VAV) system in office buildings.

● 循環水泵、風機、空調機組採用變頻控制

Variable frequency control is adopted for circulating water pumps, fans and air conditioning units.

● 充分利用天然冷源，冬季和過渡季節通過冷卻塔交換冷水為內區降溫減少開啟冷水機組的時間

The project makes the best use of natural cooling sources, exchanging chilled water through cooling towers to cool the interior during the winter and transitional seasons, so as to reduce the time required to turn on the chiller plant.

● 設置太陽能光伏發電，發電量為 153,000 kWh

Solar photovoltaic power generation is installed, with a capacity of 153,000 kWh.

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

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

## 綠色施工 GREEN CONSTRUCTION

集團嚴格遵守《中華人民共和國安全生產法》《中華人民共和國環境保護法》《中華人民共和國建築法》《中華人民共和國環境影響評價法》《中華人民共和國自然保護條例》等關於環境的法律法規和相關標準規範，2022 年度內，本集團未發生重大違反環境法律法規事件。我們始終依據項目當地政策要求，在項目開工前嚴格履行項目環境影響評價審批程序，認真組織開展新項目的可行性評估和環境影響評價登記，並在當地環保部門批覆後據此進行開發安排、在政府相關網站中進行公示，方便公眾監督。

The Group strictly abides by the applicable laws and regulations, standards and codes on the environment such as the "Work Safety Law of the People's Republic of China", the "Environmental Protection Law of the People's Republic of China", the "Construction Law of the People's Republic of China", the "Law on Environmental Impact Assessment of the People's Republic of China", the "Regulations on Nature Reserves of the People's Republic of China", etc. In 2022, no major violations of environmental laws and regulations occurred in the Group. In compliance with the local policy requirements of the project, we have been strictly following the Environmental Impact Assessment (EIA) approval procedures of the project before the commencement of construction, seriously organising the feasibility assessment and registration of the environmental impact assessment of the new project, and making development arrangements accordingly after approval by the local environmental protection department and public announcement on the relevant government website to facilitate public supervision.

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

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

為建立與開發環境間的和諧關係，維護現場施工環境秩序，依據《遠洋集團開發項目安全文明施工技術標準》相關規定落地執行。集團通過 ISO 14001 環境管理體系認證的專業公司數量佔比約 56%<sup>11</sup>，同時集團對於項目監理單位、總承包單位和裝飾單位開展文明施工和環境管理，要求所有總包施工單位取得環境管理體系認證，貫徹供應鏈的環境管理。

To establish a harmonious relationship with the development environment and maintain order in the construction environment of the sites, we carry out construction in accordance with the requirements of relevant regulations such as the "Technical Standards of Sino-Ocean for Safe and Disciplined Construction in Development Projects". Around 56% of the Group's professional companies are certified to the ISO 14001 Environmental Management System<sup>11</sup>. At the same time, the Group also requires project supervision units, general contractors and decoration units to carry out civilised construction and environmental management, and requires all general construction contractors to obtain the certification of environmental management system and implement supply chain environmental management.

11. 獲得環境管理體系認證的專業公司包括遠洋服務、遠洋建設、遠洋生態、遠洋裝飾、遠洋機電及其附屬公司。

11. Professional companies with the Environmental Management System Certification include Sino-Ocean Service, Sino-Ocean Construction, Sino-Ocean Ecology, Sino-Ocean Decoration and Sino-Ocean Mechatronics and their subsidiaries.

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

- 避免土地閒置**  
 Reducing Idle Land  
 集團在多個項目落地實施全穿插施工，提高工效，避免土地閒置。  
 The Group fully implemented interspersed construction in various projects to boost productivity and reduce idle land.
- 提高施工效率**  
 Improvement of Construction Efficiency  
 推行遠洋特有的 SCS 2.0 新建造體系，加強智能爬架、裝配式、鋁合金模板、鋁框木模、爬模、乾法施工、BIM 等工藝工法的應用，減少施工工程過程的耗水、廢棄物、灰塵污染等。  
 Sino-Ocean adopted its exclusive new SCS 2.0, enhancing the application of craftsmanship such as intelligent climbing frame, prefabricated construction, aluminium alloy formwork, aluminium frame, wood formwork, climbing formwork, dry construction, BIM, etc. in order to reduce water consumption, waste generation, and dust pollution during the construction process.
- 綠色健康工地 施工管理理念推廣**  
 Promotion of Healthy Building Sites and Construction Management Concept  
 嚴格落實省市揚塵管控制度及「六個百分百」，推行空氣顆粒物及排放物線上檢測系統、噴淋系統、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 levels and "one hundred percent in six aspects" were strictly implemented. We also adopted the online detection system for air particles and emissions, spray facilities, real-time monitoring systems, site hardening coverage, and building enclosures, for the sake of effective dust control.
- 智慧化工地**  
 Smart Site Management  
 現場設置揚塵監控設備及噪聲監控設備，實時掌握現場噪聲及揚塵狀態，及時採取應對措施。  
 Dust monitoring equipment and noise monitoring equipment were set up at the site to monitor the noise and dust status of the site in real time and take timely measures if necessary.
- 控制傳統污染**  
 Traditional Pollution Control  
 設置全封閉垃圾站、主要車輛出入口設置清洗裝置、現場土方施工設置移動式霧炮，對裸露土方進行綠網覆蓋，控制揚塵污染。  
 A fully-enclosed garbage station, a cleaning device at the entrance and a mobile fog cannon at the earthwork construction site were set up, and the exposed earthwork was covered with a green net to control dust pollution.
- 創建綠色工地**  
 Creation of Green Construction Sites  
 從施工場地到完工清場的各项環節，合理規劃，建立各項獎懲制度和檢查評比規則，推進綠色工地創建。  
 We make appropriate plans for various aspects from the construction site to the cleaning after completion, and establish various reward and punishment systems and inspection and evaluation rules to promote the creation of green construction sites.

### 案例：遠洋裝配式建築助力低碳建造與住宅產業化發展

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

遠洋集團積極推進裝配式建築的實踐，有效控制和降低建造過程中能源資源消耗，同時減少建築廢棄物排放和環境污染。近三年來，遠洋集團裝配式應用面積已超過 500 萬平方米，裝配式面積比例超過 65%。

Sino-Ocean Group actively promotes the practice of prefabricated buildings, which effectively controls and reduces the consumption of energy and resources in the construction process, while reducing construction waste emissions and environmental pollution. In the past three years, Sino-Ocean Group has applied the prefabricated building technology of its projects in more than 5 million sq.m., with a proportion of over 65%.

# ENERGY AND RESOURCE MANAGEMENT

## 能源資源管理

### 能源管理

#### ENERGY MANAGEMENT

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

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

#### ENERGY-SAVING DESIGN AND CONSTRUCTION

##### 節能設計及施工

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

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

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

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

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

**Establishing Energy Conservation and Emission Reduction Standardization Site Publicity System:** In the construction site's exhibition area, we set up an energy conservation and emission reduction publicity board, and announced the main responsible person, work objectives and indicators and main measures.

## GREEN AND ENERGY-SAVING OPERATION 綠色節能運營

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

**Energy Monitoring and Management:** We set up the energy control and monitoring system platform, so that the energy data measured by items could be tracked and checked on a monthly basis, laying a good foundation for future energy conservation.
- 節能改造：**增加中央空調能源管理控制系統，對製冷季的空調系統和制熱季的鍋爐採暖系統進行集中控制，增加必要的控制器、感測器、閥門等；照明系統將原有螢光燈更換為 LED 智慧控制燈具；採暖循環泵加裝變頻設備等。

**Energy-saving Reconstruction:** We added a central air conditioning energy management control system to centrally control the air conditioning system in seasons requiring cooling and the boiler heating system in seasons requiring heating. And we added necessary controllers, sensors, valves, etc. For the lighting system, we replaced the original fluorescent lamp with LED intelligent control lamps. And we added variable frequency equipment and other equipment to the heating circulating pump.
- 節能管理：**根據營業和辦公時間調整製冷、空調、電梯、照明等系統開啟關閉時間，冬季、夏季根據天氣溫度調整製冷、空調系統開啟關閉時間和區域。

**Energy Conservation Management:** We adjusted the time for switching on and switching off the refrigeration, air conditioning, elevator, lighting and other systems according to business and office hours, and adjusted the time and area for switching on and switching off the refrigeration and air conditioning system according to the weather and temperature in winter and summer.
- 可再生能源使用：**安裝太陽能光伏發電、太陽能熱水系統。

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

**Formulating Energy-saving Plans and Performance Assessment Measures:** Sino-Ocean Data formulated "Energy Saving Performance and Incentive" standards, and conducted energy performance assessment and delivered rewards and punishments based on the assessment results of energy efficiency indicators. For each of Sino-Ocean's pension apartment projects, we set up an energy-saving supervisory team and formulated an energy saving plan, clearly defining the responsibilities of each department and related penalties, such as verbal warnings and records for those failing to implement energy saving measures for the first time, and different levels of performance impact for those failing to do so for a second time and beyond.
- 碳排放核查、參與碳交易試點：**商業和寫字樓重點項目開展能源審計、年度碳排放核查工作，實現能源消耗追根溯源，為日後節能改善提供堅實基礎；重點排放單位連續 7 年參與碳交易市場試點。

**Carbon Emission Verification and Participation in Pilot Carbon Trading:** We carried out energy audits and annual carbon emission verification for key commercial and office building projects to trace the source of energy consumption and provide a solid foundation to improve the conservation in the future. Our key emission entities participated in pilot carbon trading markets for seven consecutive years.
- 能源管理體系：**搭建融入項目日常運營的能源管理體系，遠洋數據、頤堤港、遠洋光華國際項目等已通過 ISO 50001 能源管理體系認證。

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

### 案例：遠洋國際中心 A 座節能成效顯著，持續發揮樓宇可持續生命力 CASE STUDY: TOWER A OF OCEAN INTERNATIONAL CENTER, A SUSTAINABLE BUILDING WITH SIGNIFICANT ENERGY SAVINGS

2022 年 2 月，北京遠洋國際中心 A 座正式獲得 BOMA BEST® 金級認證，是華北地區首個獲得該認證等級的寫字樓。項目運行超 15 年之久，此次對兩層地下車庫進行了智慧 LED 照明節能改造，人車行進路線無規則情況下採用「Follow Me」功能，隨人車移動，當車輛通過時，照明由節能模式轉換為正常亮度，在不影響車輛正常通行和使用者體驗的情況下提高能效。相較改造前，節能率超過 50%。

In February 2022, Tower A of Ocean International Center (Beijing) was officially certified Gold by BOMA BEST®, being the first office building in Northern China to achieve this level of certification. Renovation of the two-story underground parking lot was carried out following 15 years of operation, and an energy-efficient intelligent LED lighting system was retrofitted. In the absence of pre-planned traffic movement rules, a "Follow Me" feature was adopted to enable the lighting system to switch from energy-saving mode to normal brightness with traffic moving past, so as to improve energy efficiency without compromising normal traffic flows and user experience. The energy saving rate exceeded 50% after the renovation.

### 案例：踐行清潔低碳道路，遠洋物流園區持續推廣光伏發電 CASE STUDY: A SINO-OCEAN LOGISTICS PARK CONTINUES TO PROMOTE PV POWER GENERATION AS IT PURSUES A CLEAN AND LOW-CARBON PATH

2022 年 2 月，遠洋物流北京順義園區分佈式光伏項目順利實現並網投產。該光伏項目總裝機面積約 9,789 平方米，每年可節約標準煤 875 噸，減少二氧化碳排放量約 2,400 噸。作為清潔能源供電的實踐，光伏項目的成功並網是遠洋踐行「降碳減排」道路上邁進的重要一步。

In February 2022, the distributed photovoltaic system in the Sino-Ocean Logistics Park in Shunyi, Beijing was successfully connected to the grid and started generating power. The total area of the PV project is about 9,789 sq.m., which can help save 875 tonnes of standard coal and reduce carbon dioxide emissions by about 2,400 tonnes per year. As a practice of clean energy power supply, the successful grid connection of the PV project marks an important step forward on Sino-Ocean's journey toward carbon emissions reduction.

2022 年，遠洋物流還進行了運營項目智能化控制能耗分析研究、光伏發電分析、低碳倉儲產業園實施路徑研究，進一步挖掘節能減碳潛能，為未來擴展實施範圍奠定基礎。

In 2022, Sino-Ocean Logistics also conducted research on intelligent control of energy consumption in operational projects, analysis of PV power generation, and research on the implementation path of low-carbon warehousing industrial parks, so as to further explore the potential of energy saving and carbon reduction, laying the foundation for expanding the scope of implementation in future.



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

- 加強溫控  
Strengthen Temperature Control

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

We strengthened daily energy conservation inspection, turned off the light and air conditioners of conference rooms in time, and adjusted the air-conditioning in office area to 26 degrees in summer.
- 「午休關燈一小時」活動  
"Lights Off for One Hour during Lunch Break" Campaign

由行政部門牽頭綜合各職能中心，持續通過組織日常宣傳、節能減排知識競賽等方式，促進節能減排工作的開展；2022 年度，全國辦公區開展「午休關燈一小時」活動，共計減少碳排放約 1,068 噸，節電約 175 萬度。

The Administrative Department, in collaboration with functional centres, conducted ongoing routine publicity activities as well as quizzes on energy saving and emission reduction, so as to promote energy saving and emission reduction. In 2022, the "Lights Off for One Hour during Lunch Break" campaign reduced carbon emission by about 1,068 tonnes and saved about 1.75 million kWh of electricity.
- 節能倡導和培訓  
Energy Conservation Advocacy and Training

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

We attached great importance to environmental protection as well as green and health concept; we conducted energy conservation and environmental training, so that the concept of the environmental protection can be rooted in the hearts of employees.
- 建立節能減排考核制度  
Establishment of Energy Conservation and Emission Reduction Assessment System

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

We regularly made arrangements for personnel to assess each energy conservation and emission reduction project, and linked the results with performance to arouse the enthusiasm of the participants.
- 綠色會議及差旅  
Green Meetings and Travels

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

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

部分員工食堂使用可再生能源生物質，替代傳統燃氣。

Biomass, which is a renewable energy, is used in certain employee canteens to replace traditional fuel gas.
- 鼓勵步行  
Encouraging Walking

鼓勵垂直健身、使用樓梯，減少不必要的電梯運行；通過「遠洋益跑」公益項目，以公司配捐方式鼓勵員工步行及公交出行。

Taking the stairs is encouraged as a form of exercise to reduce unnecessary use of elevators. And we make company matching donation under the "Ocean Marathon" charity programme to encourage employees to walk and take public transportation.

## 水資源管理 WATER RESOURCE MANAGEMENT

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

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

- 設計階段  
PROJECT DESIGN

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

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

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

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

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

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

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

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

## 廢棄物管理 WASTE MANAGEMENT

遠洋集團在項目建設和運營過程中，十分注重減少廢棄物對於環境增加的負擔，我們採取以下措施：

In the process of project construction and operation, Sino-Ocean Group attaches great importance to reducing the burden of wastes on the environment. We take the following measures:

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

- 倡導施工材料盡量做到重複使用，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、部分金屬類可回收物用於臨時施工圍板的骨架加固等。

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

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

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

- 推廣鋁模，提高現場模板周轉利用率，降低損耗。

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

- 根據施工圖紙精確計算，編制材料計劃，從源頭減少生產損耗。

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

- 使用可循環建築材料，例如應用陶瓷仿石磚鋪裝社區景觀路面。

We use recyclable building materials, such as using ceramic imitation stone bricks to pave the landscape roads in communities.

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

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

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

The "Guidebook for the Implementation of Healthy Decoration" has been developed and implemented to further enhance the emission limits of harmful substances. To prevent chemical pollution, on-site inspection is required on harmful substances in materials such as panels, coatings, adhesives and wallpapers. It is also required to provide relevant environmental testing reports. We record the environmental grades of materials and pollutant data (including formaldehyde, TVOC, etc.) for arriving materials and archive related information, so as to prevent excessive harmless during operation. Hazardous and dangerous chemical wastes on construction sites are collected separately, stored in enclosures and clearly labelled before they are subject to innocent treatment or recycling by qualified entities, so as to reduce discharge and pollution.

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

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

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

- 鼓勵自帶飲具，減少一次性紙杯、瓶裝水使用。

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

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

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

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

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



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

# ECOLOGICAL RESTORATION AND BIODIVERSITY

## 生態治理與生物多樣性

遠洋集團在項目投資、開發、設計、建造、運營等環節中，充分考慮生物多樣性保護、原有樹木及生態保護等環境因素，避免在重要生態保護區域及附近開展與保護生態無關的經營活動，確保棲息地和生物多樣性保護的完整和有效。

Sino-Ocean Group takes environmental factors into consideration in project investment, design, development and operation, including biodiversity protection, forest and ecological protection; and avoids carrying out business activities unrelated to ecological protection in and near important ecological protection areas to ensure the integrity and effectiveness of habitat and biodiversity protection.


### BIODIVERSITY 生物多樣性

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

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

三亞大茅村背靠海南甘什嶺省級自然保護區，坐擁 1200 畝的三農水庫，蜿蜒 12 公里的大茅河，具備水系、灘塗、平原、山地、雨林等多樣化的自然生態景觀。遠洋集團充分利用大茅村的自然生態資源，堅持不破壞生態環境，不興建大型裝置，專注自然教育和環境保育的推廣，倡導和宣傳生物多樣性保護，現重點保護動植物 40 餘種。在自然博物研學上，大茅遠洋生態村已構建農業科教、自然教育、STEAM 課程、親子拓展等主題鮮明的課程體系，2022 年組織開展多場自然教育為主題的冬、夏令營。大茅遠洋生態村獲聯合國教科文組織聯繫學校網絡國際中心（ICUA）授予首個掛牌「可持續發展教育基地」；同時，藍絲帶海洋保護協會與遠洋一起在大茅村創建「海洋衛士環境教育基地」。

Sanya Damao Village is situated in Ganshiling Nature Reserve, and embraces an 1,200-mu Sannong Reservoir and a 12-km Damao River. It boasts a variety of natural ecological landscapes such as water systems, tidelands, plains, mountains and rain forests. Sino-Ocean Group makes full use of the natural ecological resources of Damao Village, in line of the principle of never destroying the ecological environment and never building large installations. It focuses on the promotion of nature education and environmental conservation, and advocates and promotes biodiversity conservation, with over 40 species of animals and plants under special protection. In terms of natural science research, Damao Sino-Ocean Ecological Village has established a curriculum with clear themes such as agricultural science education, nature education, STEAM courses and parent-child development. And it organised a number of winter and summer camps with the theme of nature education in 2022. Damao Sino-Ocean Ecological Village was awarded the first title of the "Education Base for Sustainable Development" by UNESCO ICUA. Moreover, BlueRibbon Ocean Conservation Association, together with Sino-Ocean, established the "Marine Guard Environmental Education Base" in Damao Village.

 重點保護動植物  
Key protection of animals and plants

40+ 種  
Species

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

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

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

### KEY PROTECTED PLANTS 重點保護類植物

鋪地蜈蚣、石上柏、薄葉卷柏、海南複葉爾蕨、海南豬毛蕨等 30 餘種。

More than 30 species including Lycopodium cernuum, Selaginella doederleinii Hieron, Selaginella delicatula, Arachniodes hainanensis, Lucid Phymatodes, etc.



大茅遠洋生態村 Damao Ocean Ecological Village

遠洋集團同樣重視海洋生態保護。位於秦皇島的遠洋蔚藍海岸項目設置海洋環保裝置《萬里扶搖》用以回收塑料瓶，並攜手北戴河新區海洋和漁業局組織公益淨灘活動，旨在喚醒社會關注海洋廢棄物所導致的嚴峻環境問題，呼籲保護生物多樣性。

Sino-Ocean Group also puts emphasis on marine ecological protection. The project Seatopia in Qinhuangdao launched a marine protection device named "Wanli Fuyao" to recycle plastic bottles. It also cooperated with the Marine and Fishery Bureau of Beidaihe New District to organise a non-profit beach cleaning activity, aiming to arouse the public attention to the severe environmental problems caused by marine debris and call for protection of biodiversity.



SINO-OCEAN ECOLOGY  
遠洋生態

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

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

遠洋以利用和整治棕色地塊為契機，致力於使「棕地變綠地」，推動城市及區域在經濟、社會、環境諸方面的協調和可持續發展。2022 年，遠洋對甘肅慶陽火巷溝及周邊區域進行功能佈局、基礎設施、交通組織等總體規劃，積極推動生態環境治理創新發展。在生態環境脆弱的西北地區，以生態修復為始，以市民觀光度假目的地為終，推動綠色生態建設，打造一個連結城市與自然的黃土高原植物園。通過生態手段修復黃土高原地貌，以生態環境導向的開發模式（EOD 模式）引領特色產業運營，改善慶陽市生態環境。

Taking the opportunity of using and renovating brownfields, Sino-Ocean strives to turn "brownfields into greenfields", in an effort to promote the coordinated and sustainable development of cities and regions in economic, social and environmental aspects. In 2022, Sino-Ocean carried out master planning for Huoxiang Gully in Qingyang City, Gansu Province, in terms of functional layout, infrastructure and transport organisation, actively promoting the innovative development of ecological and environmental management. To promote green ecological construction in the ecologically fragile northwestern region, we started with ecological restoration and eventually presented a tourist and holiday destination for the public, aiming to create a botanical garden on the Loess Plateau linking the city and nature. The ecological environment of Qingyang was improved through the restoration of the Loess Plateau landscape by ecological means, together with the operation of special industries led by an ecologically oriented development (EOD) model.



慶陽火巷溝項目：水系治理規劃圖  
Qingyang Huoxianggou Project: Water System Plan

# ENVIRONMENTAL PERFORMANCE

## 環境績效

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

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

● ENVIRONMENTAL PERFORMANCE HIGHLIGHTS OF SINO-OCEAN GROUP IN 2022  
2022 年遠洋集團環境表現亮點績效



溫室氣體排放總量  
Total greenhouse gas emissions

9% ↓



能源消耗總量  
Total energy consumption

7% ↓



耗水總量  
Total water consumption

14% ↓



廢棄物總量  
Total waste

22% ↓



● ENVIRONMENTAL DATA OF SINO-OCEAN GROUP IN 2022<sup>12</sup>  
2022 年遠洋集團環境數據<sup>12</sup>

溫室氣體排放 <sup>13</sup> GREENHOUSE GAS EMISSIONS <sup>13</sup>	2020	2021	2022
範圍一 SCOPE 1 (噸二氧化碳排放當量) (TCO2e)	13,524.11	18,981.35	7,144.32
範圍二 SCOPE 2 (噸二氧化碳排放當量) (TCO2e)	79,007.75	124,437.66	133,631.82
範圍三 SCOPE 3 (噸二氧化碳排放當量) (TCO2e)	23,835.98	17,062.89	5,539.35
溫室氣體排放總量 TOTAL GREENHOUSE GAS EMISSIONS (噸二氧化碳排放當量) (TCO2e)	116,367.84	160,481.90	146,315.49
溫室氣體排放強度 GREENHOUSE GAS EMISSION INTENSITY (噸二氧化碳排放當量 / 人民幣萬元營業額) (TCO2e/RMB Ten Thousand Revenue)	0.021	0.025	0.032

12. 計算標準：本年度，我們根據《溫室氣體核算體系》、香港聯交所 2022 年 3 月 25 日刊載的《環境關鍵績效指標匯報指引》、《企業溫室氣體排放核算方法與報告指南 發電設施（2022 年修訂版）》、《IPCC 第六次評估報告》以及《中國 24 個行業溫室氣體排放核算方法與報告指南》中建議的計算繫數與公式進行計算。

計算範圍：本報告中環境績效指標的匯報範圍採用財務控制權法。

一致性說明：本年，外購電力所產生的碳排放因子發生變化，根據中華人民共和國生態環境局《關於做好 2023—2025 年發電行業企業溫室氣體排放報告管理有關工作的通知》，選取電網排放因子 0.5703 tCO<sub>2</sub>/MWh。

12. Basis of calculation: This year, we calculated the data based on the coefficients and formulas advised in the "GHG Protocol", the "Report Guidelines for Environmental Key Performance Indicators" updated by the Hong Kong Stock Exchange on 25 March 2022, the "Corporate Greenhouse Gas Emission Accounting Methods and Reporting Guidelines for Power Generation Facilities (2022 Revision)", the "Sixth Assessment Report of IPCC" and the "Guidelines for Accounting Methods and Reporting of Greenhouse Gas Emissions of 24 Industries in China".

Scope of calculation: The financial control approach is adopted for the reporting scope of the environmental performance indicators in this Report.

Consistency clarification: This year, the carbon emission factor from purchased electricity changed, so it is updated in accordance with "Notice on the Management of Greenhouse Gas Emission Reporting of Enterprises in the Power Generation Industry from 2023 to 2025" issued by the Ecology and Environment Bureau of the People's Republic of China. Now, we apply 0.5703 tCO<sub>2</sub>/MWh as grid emission factor.

13. 《溫室氣體核算體系》(GHG Protocol) 將排放界定為範圍一、範圍二和範圍三。

範圍一是來自遠洋集團擁有或控制的直接溫室氣體排放源，例如在施工過程、項目運營和日常辦公中燃燒汽油、柴油、天然氣的排放。

範圍二是遠洋集團購買或獲取電力、蒸氣、暖氣或冷氣產生的間接溫室氣體排放，以《溫室氣體核算體系》所定義的基於位置的方法計算。

範圍三是遠洋集團價值鏈所產生的其他間接溫室氣體排放，此處披露數據包括在建項目第三方總包單位在施工過程中產生的排放（類別 1）、員工商務差旅排放（類別 6）。

13. Under the "GHG Protocol", emissions are divided into Scope 1, Scope 2 and Scope 3.

Scope 1 refers to direct GHG emissions sources owned or controlled by Sino-Ocean Group, such as emissions from the combustion of gasoline, diesel, and natural gas during construction, project operations, and daily office work.

Scope 2 refers to the indirect greenhouse gas emissions from the purchase or acquisition of electricity, steam, heating or cooling by Sino-Ocean Group, which are calculated by using the location-based approach as defined in the "GHG Protocol".

Scope 3 refers to other indirect greenhouse gas emissions generated in the value chain of Sino-Ocean Group. The data disclosed herein include emissions generated by the third-party general contractors of projects under construction in the construction process (Category 1) and emissions from employees' business travel (Category 6).

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

建設運營 CONSTRUCTION AND OPERATION	2020	2021	2022
煤 (噸) Coal (t)	0.00	0.00	0.00
汽油 (升) Gasoline (L)	138,406.11	744,915.61	441,023.55
柴油 (升) Diesel (L)	646,032.72	1,579,542.47	981,263.45
煤油 (噸) Kerosene (t)	0.00	0.00	0.00
天然氣 (立方米) Natural Gas (m <sup>3</sup> )	842,042.00	1,577,508.98	511,503.34
液化石油氣 (噸) Liquefied Petroleum Gas (t)	5,010.03	538.65	57.62
行政辦公 ADMINISTRATIVE OFFICES	2020	2021	2022
煤 (噸) Coal (t)	0.00	0.00	0.00
汽油 (升) Gasoline (L)	156,550.07	385,369.57	285,614.98
柴油 (升) Diesel (L)	0.00	7,318.41	7,020.90
煤油 (噸) Kerosene (t)	0.00	0.00	0.00
天然氣 (立方米) Natural Gas (m <sup>3</sup> )	69,350.59	102,954.14	131,010.69
液化石油氣 (噸) Liquefied Petroleum Gas (t)	13.59	175.85	26.38

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

匯總 SUMMARY	2020	2021	2022
可再生能源使用量 (千瓦時) Renewable Energy Consumption (kWh)	242,734.05	258,080.80	536,051.10

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

建設運營 CONSTRUCTION AND OPERATION	2020	2021	2022
外購電力 (千瓦時) Outsourcing Electricity (kWh)	91,905,389.57	213,912,199.40	230,981,989.58
外購蒸汽 (吉焦) Outsourcing Steam (GJ)	134,762.51	43,133.93	10,978.00
行政辦公 ADMINISTRATIVE OFFICES	2020	2021	2022
外購電力 (千瓦時) Outsourcing Electricity (kWh)	4,638,879.58	10,971,710.93	9,073,733.28
外購蒸汽 (吉焦) Outsourcing Steam (GJ)	15,335.30	7,425.15	2,526.00

匯總 SUMMARY

	2020	2021	2022
總能源消耗量 (吉焦) Total Energy Consumption (GJ)	803,732.43	1,054,024.41	980,756.44
能源消耗強度 (吉焦 / 人民幣萬元營業額) Intensity of Energy Consumption (GJ / RMB Ten Thousand Revenue)	0.14	0.16	0.21
總能源消耗量 (千瓦時) Total Energy Consumption (kWh)	223,259,186.94	292,784,792.56	272,432,561.30
能源消耗強度 (千瓦時 / 人民幣萬元營業額) Intensity of Energy Consumption (kWh / RMB Ten Thousand Revenue)	38.89	44.44	59.06
製冷劑總消耗量 (千克) Total Refrigerant Consumption (kg)	3,933.20	4,380.86	1,044.13
氮氧化物排放量 (千克) <sup>14</sup> NO <sub>x</sub> Emissions (kg) <sup>14</sup>	950.67	135.21	15.90
硫氧化物排放量 (千克) <sup>15</sup> SO <sub>x</sub> Emissions (kg) <sup>15</sup>	15.16	26.24	15.92

14. 氮氧化物 (NO<sub>x</sub>) 來自遠洋集團在施工過程、項目運營和日常辦公中燃燒的液化石油氣所產生的排放。氮氧化物 (NO<sub>x</sub>) 排放量 (千克) = 消耗液化石油氣單位 × 低位發熱值 × 排放繫數。

14. NO<sub>x</sub> Emissions are from the combustion of LPG during construction, project operations, and daily office work by Sino-Ocean Group. NO<sub>x</sub> Emissions (kg) = LPG Units Consumed \* Low Calorific Value \* Emission Coefficient.

15. 硫氧化物 (SO<sub>x</sub>) 來自遠洋集團在施工過程、項目運營和日常辦公中燃燒的液化石油氣、汽油和柴油所產生的排放。硫氧化物 (SO<sub>x</sub>) 排放量 (千克) = 消耗液化石油氣單位 × 低位發熱值 × 排放繫數 + 消耗汽油單位 × 排放繫數 + 消耗柴油單位 × 排放繫數。

15. SO<sub>x</sub> Emissions are from the combustion of LPG, gasoline and diesel during construction, project operations, and daily office work by Sino-Ocean Group. SO<sub>x</sub> Emissions (kg) = Unit Consumption of LPG \* Low Calorific Value \* Emission Coefficient + Unit Consumption of Gasoline \* Emission Coefficient + Unit Consumption of Diesel \* Emission coefficient.

### 水資源 ( 立方米 ) WATER RESOURCES(M<sup>3</sup>)

建設運營 CONSTRUCTION AND OPERATION	2020	2021	2022
市政供水 Public Water Supply	2,939,134.41	3,438,832.47	2,399,736.84
收集雨水 Rainwater Collection	38,237.85	27,491.00	30,250.00
中水 Recycled Water	87,155.00	1,660.00	21,311.00
飲用純淨水 Purified Drinking Water	981.34	9,465.40	5,384.26
行政辦公 ADMINISTRATIVE OFFICES	2020	2021	2022
市政供水 Public Water Supply	83,653.19	77,134.96	92,183.97
收集雨水 Rainwater Collection	840.00	455.00	0.00
中水 Recycled Water	200.00	1,655.33	366.83
飲用純淨水 Purified Drinking Water	446.05	1,228.42	923.51
匯總 SUMMARY <sup>16</sup>	2020	2021	2022
總取水量 ( 立方米 ) Total Water Withdrawal (m <sup>3</sup> )	3,150,647.83	3,557,922.58	2,550,156.41
總排水量 ( 立方米 ) Total Water Discharge (m <sup>3</sup> )	1,696,249.48	1,980,682.94	1,195,411.61
總耗水量 ( 立方米 ) Total Water Consumption (m <sup>3</sup> )	1,454,398.35	1,577,239.64	1,354,744.80
取水量強度 ( 立方米 / 人民幣萬元營業額 ) Water Withdrawal Intensity (m <sup>3</sup> / RMB Ten Thousand Revenue)	0.56	0.55	0.55
排水量強度 ( 立方米 / 人民幣萬元營業額 ) Water Discharge Intensity (m <sup>3</sup> / RMB Ten Thousand Revenue)	0.30	0.31	0.26
耗水量強度 ( 立方米 / 人民幣萬元營業額 ) Water Consumption Intensity (m <sup>3</sup> / RMB Ten Thousand Revenue)	0.26	0.25	0.29

### 資源消耗 RESOURCE CONSUMPTION

行政辦公 ADMINISTRATIVE OFFICES	2020	2021	2022
辦公用紙消耗量 ( 千克 ) Total Office Paper Consumption (kg)	50,489.36	95,190.75	67,088.43
辦公用紙消耗密度 ( 千克 / 平方米 ) Intensity of Total Office Paper Consumption (kg/sq.m.)	1.23	0.63	0.72

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

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

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

建設運營 CONSTRUCTION AND OPERATION	2020	2021	2022
木質材料垃圾 Wood Waste	3,627.20	2,800.05	2,214.11
混凝土 Concrete	37,088.26	7,451.14	6,090.04
金屬類垃圾 Metal Waste	2,726.45	1,214.68	963.49
其他 Others	5,655.30	933.31	532.29
行政辦公 ADMINISTRATIVE OFFICES	2020	2021	2022
殘食垃圾 Residual Food Waste	104.30	362.16	191.70
辦公室垃圾 Office Trash	140.09	312.83	264.24
廢棄家具 Discarded Furniture	3.24	0.11	3.47
其他 Others	3.94	2.12	1.86

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

建設運營 CONSTRUCTION AND OPERATION	2020	2021	2022
廢油漆和油漆容器 Waste Paint and Paint Containers	262.81	122.27	37.12
廢棄的防水塗料 Obsolete Waterproof Coating	112.48	55.41	51.92
過剩的木材防腐劑 Excess Wood Preservatives	1.48	38.62	3.73
醫療廢物 Medical Waste	2.35	11.29	2.50
其他 Others	1.28	6.52	0.00
行政辦公 ADMINISTRATIVE OFFICES	2020	2021	2022
廢棄安保設備 Obsolete Security Equipment	0.01	0.03	0.31
廢棄電子電器產品 Obsolete Electronic and Electrical Products	0.13	0.16	0.16
硒鼓與墨盒 Toner Cartridge and Ink Cartridge	0.85	1.12	0.76
含汞螢光燈或節能燈 Mercury-Containing Fluorescent or Energy-Saving Lamps	0.13	0.07	0.04
其他 Others	0.24	0.00	0.00

### 匯總 SUMMARY

	2020	2021	2022
無害廢棄物總量 ( 噸 ) Total Non-Hazardous Waste (t)	49,348.76	13,076.40	10,261.20
無害廢棄物強度 ( 噸 / 人民幣萬元營業額 ) Intensity of Non-Hazardous Waste (t / RMB Ten Thousand Revenue)	0.01	0.002	0.002
有害廢棄物總量 ( 噸 ) Total Amount of Hazardous Waste (t)	381.75	235.49	96.53
有害廢棄物強度 ( 千克 / 人民幣萬元營業額 ) Intensity of Hazardous Waste (kg / RMB Ten Thousand Revenue)	0.07	0.04	0.02
廢棄物回收總量 ( 噸 ) Total Amount of Recycled Waste (t)	15,377.77	5,929.33	8,262.03

# UNIFIED EFFORT FOR EMPLOYEE HEALTH

# EMPLOYEE

## 員工健康 同心同行

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

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

“ 夜裡接到愛心物資，特別感動！已經太久沒有吃到綠葉菜了，真的是雪中送炭。遠洋值得追隨。

I received materials with love at night, and I was particularly moved! I hadn't had fresh vegetables for a long time. It's a real blessing.  
Sino-Ocean is indeed a good employer.

—— 上海疫情封控中的員工  
An employee under epidemic lockdown in Shanghai ”

# TALENT PROFILE<sup>17</sup>

## 人才概況<sup>17</sup>

### 員工總數 TOTAL NUMBER OF EMPLOYEES

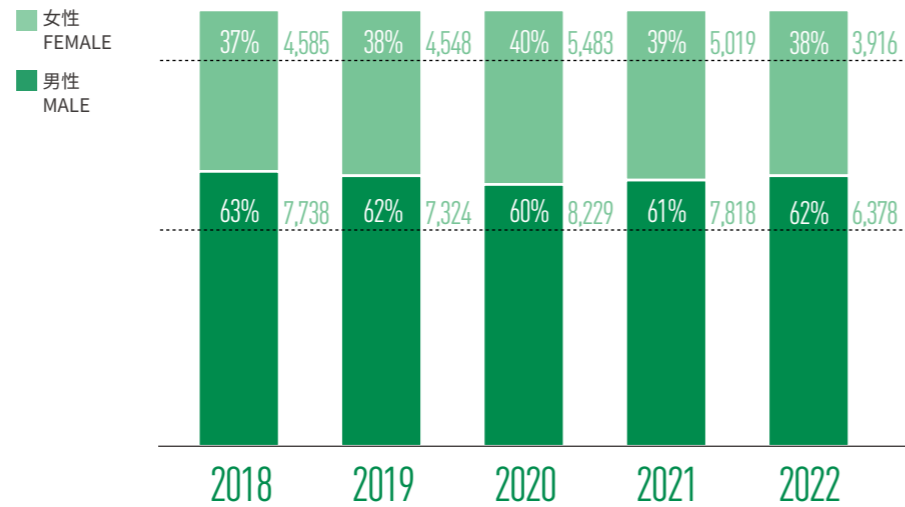
#### ● BY EMPLOYMENT TYPE 按僱傭類型

##### 正式員工<sup>18</sup> FORMAL EMPLOYEES<sup>18</sup>

2022

**10,294** 人  
PEOPLE

2021 12,837  
2020 13,712  
2019 11,872  
2018 12,323

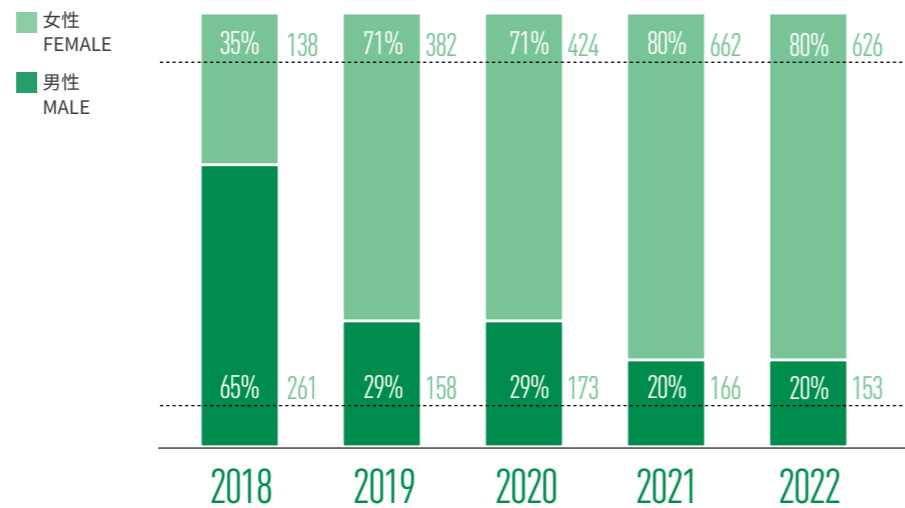


##### 非正式員工<sup>19</sup> INFORMAL EMPLOYEES<sup>19</sup>

2022

**779** 人  
PEOPLE

2021 828  
2020 597  
2019 540  
2018 399



17. 人才概況數據不包含遠洋服務控股有限公司。

17. The talent profile data does not include Sino-Ocean Service Holdings Limited.

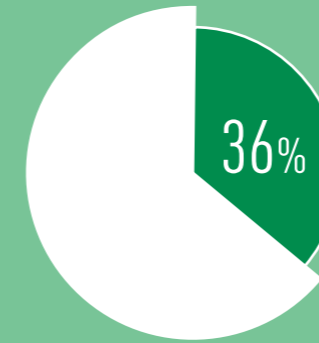
18. 正式員工不含自建保安保潔。

18. Formal employees do not include self-built security and cleaning.

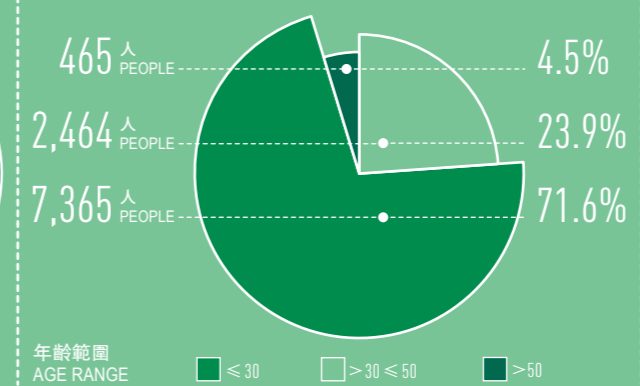
19. 非正式員工包括實習生和返聘，不含派遣員工和外包員工。

19. Informal employees include interns and re-employed employees, excluding dispatched employees and outsourcing employees.

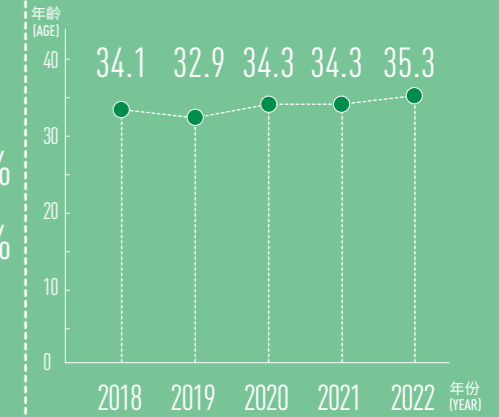
#### ● LOCAL EMPLOYMENT<sup>20</sup> 本地化僱傭<sup>20</sup>



#### ● EMPLOYEES BY AGE 員工年齡分佈情況



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



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

事業部 DEPARTMENT	北京開發事業部 BEIJING DEVELOPMENT DEPARTMENT	華東開發事業部 EASTERN DEVELOPMENT DEPARTMENT	華南開發事業部 SOUTHERN DEVELOPMENT DEPARTMENT	華西開發事業部 WESTERN DEVELOPMENT DEPARTMENT	華中開發事業部 CENTRAL DEVELOPMENT DEPARTMENT	環渤海開發事業部 BOHAI RIM DEVELOPMENT DEPARTMENT	遠智事業部 Yuanxing Department	商業事業部 COMMERCIAL DEPARTMENT	不動產事業部 PROPERTY DEPARTMENT	資本運營事業部 CAPITAL OPERATION DEPARTMENT	職能中心 FUNCTIONAL CENTRES	專業公司 PROFESSIONAL COMPANIES	其他 OTHERS	總計 TOTAL
2022年 YEAR 2022	988	569	621	345	479	867	1,276	808	192	464	276	3,340	69	10,294

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

#### ● BY ACADEMIC BACKGROUND 按學歷背景



#### ● BY ETHNIC BACKGROUND 按民族背景

遠洋集團員工來自回族、土家族、苗族等**26**個少數民族，佔全國少數民族個數的**47%**；少數民族員工人數佔比**5.1%**

Sino-Ocean Group's employees came from 26 ethnic minorities such as Hui, Tujia and Miao, accounting for 47% of the national number of ethnic minorities, with ethnic minorities accounting for 5.1% of our employees.

20. 本地化僱傭計算依據為員工所在城市及戶籍所在地是否一致

20. The local employment calculation is based on the consistency between the city where the employee is located and the domicile

## 新員工概況 NEW EMPLOYEES OVERVIEW

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

2022

1,965人  
PEOPLE

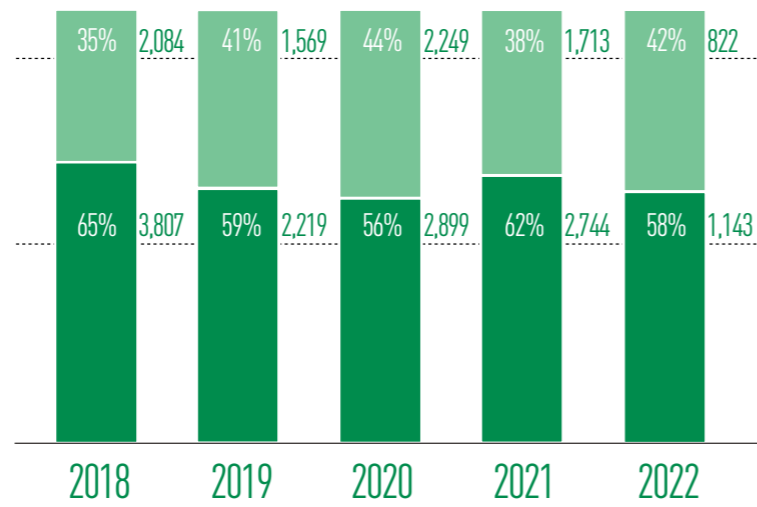
2021 4,457

2020 5,148

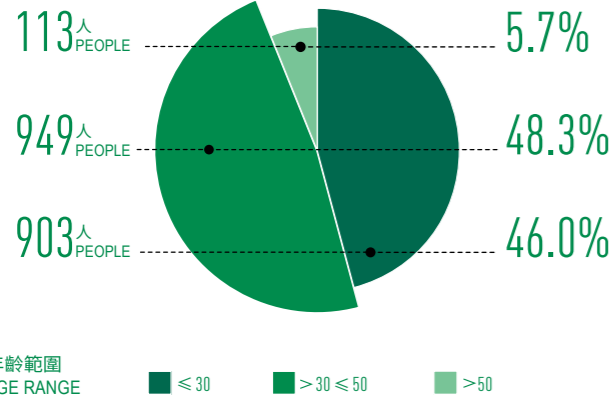
2019 3,788

2018 5,891

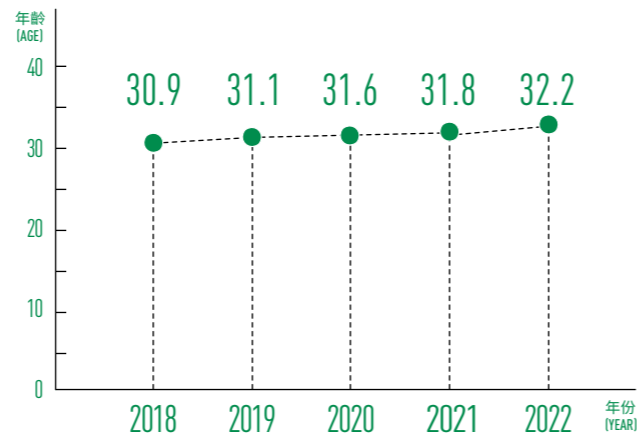
女性  
FEMALE  
男性  
MALE



### ● NEW EMPLOYEES BY AGE 新員工年齡分佈情況



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



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

事業部 DEPARTMENT	北京開發事業部 BEIJING DEVELOPMENT DEPARTMENT	華東開發事業部 EASTERN DEVELOPMENT DEPARTMENT	華南開發事業部 SOUTHERN DEVELOPMENT DEPARTMENT	華西開發事業部 WESTERN DEVELOPMENT DEPARTMENT	華中開發事業部 CENTRAL DEVELOPMENT DEPARTMENT	環渤海開發事業部 BOHAI RIM DEVELOPMENT DEPARTMENT	遠海事業部 YUANKING DEPARTMENT	商業事業部 COMMERCIAL DEPARTMENT	不動產事業部 PROPERTY DEPARTMENT	資本運營事業部 CAPITAL OPERATION DEPARTMENT	職能中心 FUNCTIONAL CENTRES	專業公司 PROFESSIONAL COMPANIES	其他 OTHERS	總計 TOTAL
2022年 YEAR 2022	197	120	95	33	71	112	86	184	13	18	7	1,016	13	1,965

## 員工流失概況 EMPLOYEE TURNOVER OVERVIEW

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

2022

4,257人  
PEOPLE

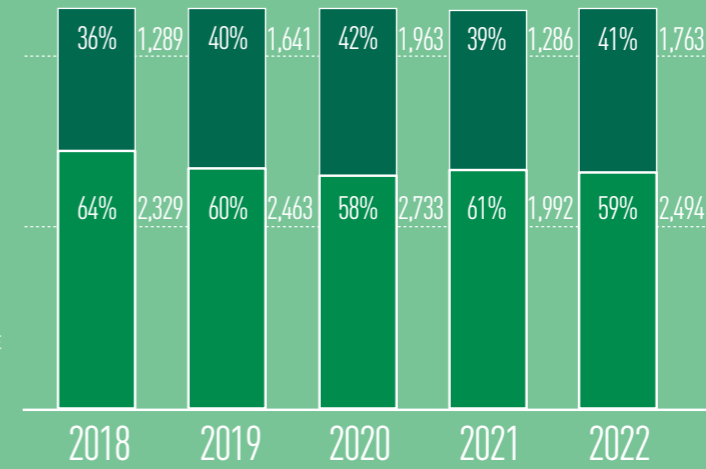
2021 3,278

2020 4,696

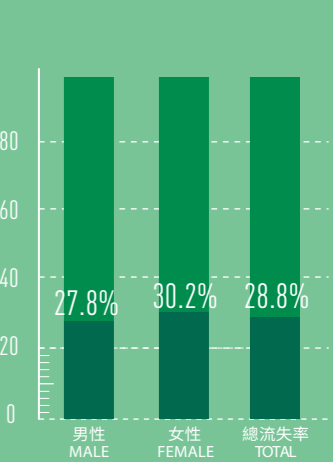
2019 4,104

2018 3,618

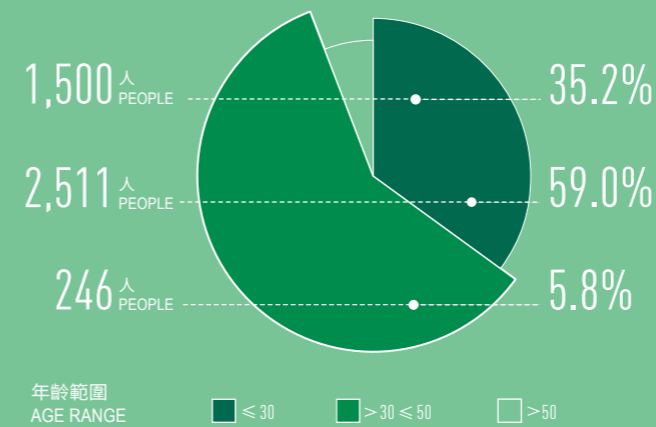
女性  
FEMALE  
男性  
MALE



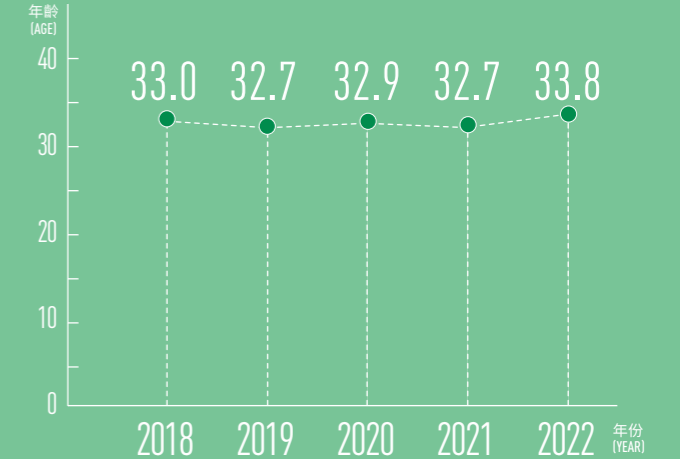
### ● TURNOVER RATE<sup>21</sup> 流失率<sup>21</sup>



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



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



### ● TURNOVER BY EACH DEPARTMENT 各事業部流失員工情況

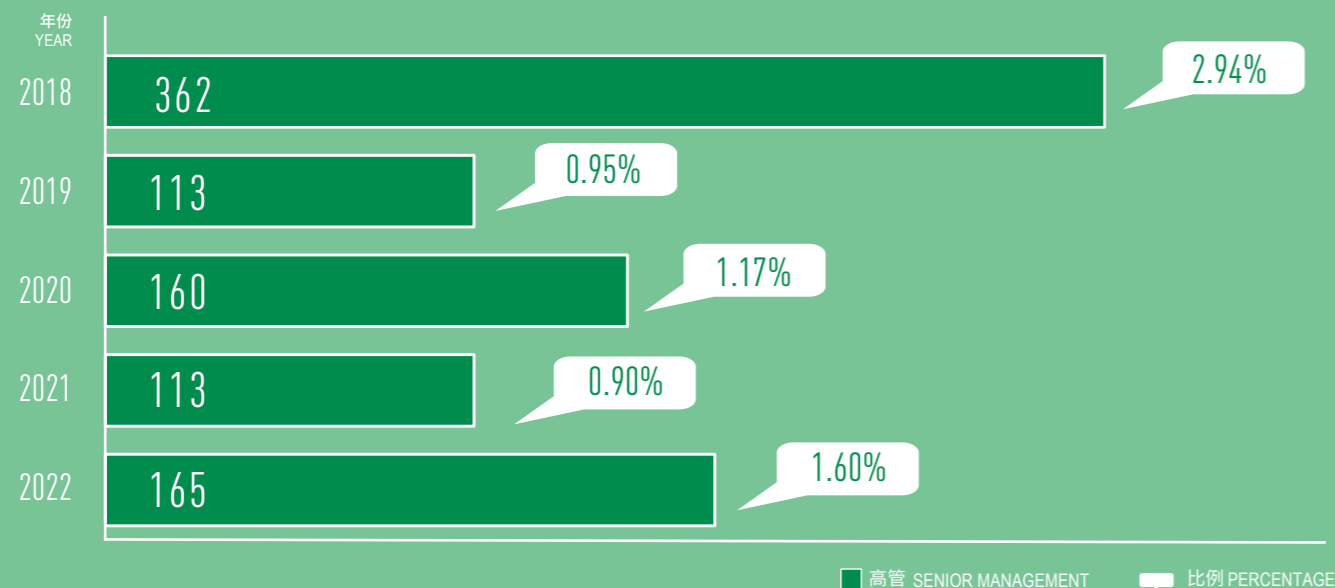
事業部 DEPARTMENT	北京開發事業部 BEIJING DEVELOPMENT DEPARTMENT	華東開發事業部 EASTERN DEVELOPMENT DEPARTMENT	華南開發事業部 SOUTHERN DEVELOPMENT DEPARTMENT	華西開發事業部 WESTERN DEVELOPMENT DEPARTMENT	華中開發事業部 CENTRAL DEVELOPMENT DEPARTMENT	環渤海開發事業部 BOHAI RIM DEVELOPMENT DEPARTMENT	遠海事業部 YUANKING DEPARTMENT	不動產事業部 PROPERTY DEPARTMENT	商業事業部 COMMERCIAL DEPARTMENT	資本運營事業部 CAPITAL OPERATION DEPARTMENT	職能中心 FUNCTIONAL CENTRES	專業公司 PROFESSIONAL COMPANIES	其他 OTHERS
2022年 YEAR 2022	467	326	231	226	178	313	638	40	261	139	40	1,386	12
2022年平均離職率 2022 AVG. TURNOVER RATE	25.8%	30.0%	27.0%	31.1%	28.9%	25.3%	43.0%	15.4%	25.4%	20.7%	12.7%	28.8%	14.8%

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

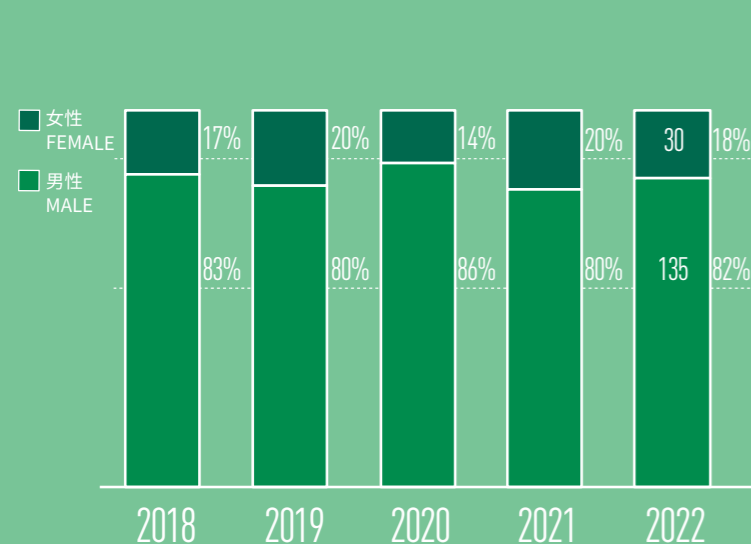
21. Calculation method: Staff turnover rate = Number of employees separated during the year / (Number of employees at the beginning of the year + Number of employees added during the year)

## 高管情况 SENIOR MANAGEMENT

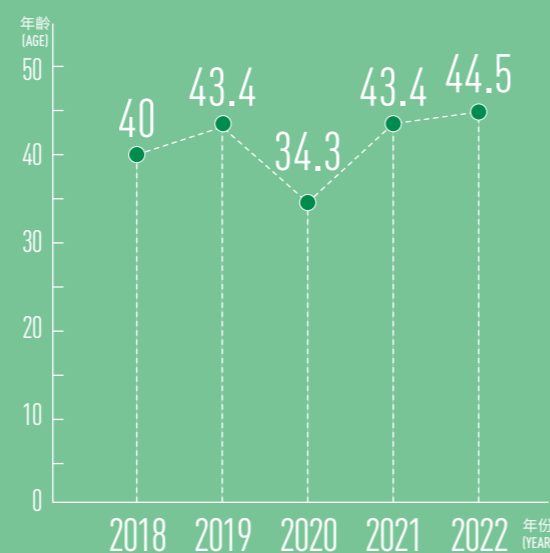
### NUMBER AND PERCENTAGE OF SENIOR MANAGEMENT 高管人數及比例



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



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



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



# FAIR EMPLOYMENT 公平僱傭

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

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

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

公司反對童工、強制勞動、勞工奴役，嚴格執行國家關於禁止聘用童工及強制勞工的法律法規，嚴格依法律處理違規事項。系統篩查發現年齡低於 16 週歲的應聘者時將會發出預警，無法進行入職流程。2022 年度內未發生違反與僱傭、童工和強制勞工相關的重大法規制度情況。

The Company is against child labour, forced labour and labour slavery. We strictly enforce the government's ban on child labour and forced labour, and any violations will be investigated and handled in accordance with the law. During applicant screening, warnings will be automatically generated if an applicant is found to be under 16, and the applicant will not be considered for employment. No material violations of recruitment or child or forced labour related regulations occurred in 2022.

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

公司鼓勵和尊重人才與文化的多元化，反對任何形式的歧視、霸凌和騷擾行為，在招聘、入職、培訓、晉升、獎勵過程中，禁止因員工性別、年齡、種族、膚色、性取向、國籍、籍貫、宗教等因素而出現歧視行為、進行差別化對待，在招聘時不添加違檢項目，堅決保護員工基本權益，營造工作環境中的開放、平等氛圍，並採取措施進行監督。2022 年，未發生歧視事件。

The Company encourages and respects the diversity of talents and cultures. We are against any form of discrimination, bullying and harassment. In the process of recruitment, entry, training, promotion and reward, the Company prohibits discrimination and differential treatment on the basis of employee's gender, age, race, colour, sexual orientation, nationality, place of origin, religion, etc. No illegal inspections are imposed on the recruitment process. We resolutely protect the basic rights and interests of employees. The Company creates an open and equal atmosphere in the workplace, and takes measures to monitor the implementation. In 2022, no incidents of discrimination occurred.

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

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

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

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

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

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

## PROTECTION OF SPECIAL GROUPS 特殊群體保護

公司通過簽訂集體勞動合同，建立健全了女性員工在特殊勞動下的保護制度和協商機制，保障女性員工在生產過程中的人身安全和健康。職工工會依法維護和保障女性員工的合法權益，保障女性員工享有與男性員工平等的勞動權、發展權和受教育權，預防和制止對女性員工的性騷擾。同時工會鼓勵和幫助女性員工自尊、自愛、自信、自立、自強，調動女性員工的積極性和創造性，在用人單位改革發展中建功立業。公司亦通過設立母嬰室、開展「遠洋巾幗」「女性健康」等特別活動，倡導尊重女性員工，營造良好的辦公氛圍。此外，遠洋集團努力解決殘疾人士就業，承擔社會責任，本年共僱傭 36 名殘疾人士就業。

By signing collective labour contracts, the company has established and improved the protection system and negotiation mechanism for female employees under special labour conditions to ensure the personal safety and health of female employees in the production process. The labour union shall safeguard and protect the legal rights and interests of female employees in accordance with the law, ensure that female employees enjoy equal labour rights, development rights and education rights with male employees, and prevent and stop sexual harassment of female employees. At the same time, the trade union encourages and helps female employees to have self-respect, self-love, self-confidence, self-reliance and self-improvement, mobilize the enthusiasm and creativity of female employees, and make contributions in the reform and development of employers. The company also advocates respect for female employees and creates a good office atmosphere by setting up a mother and baby room, carrying out special activities such as "Ocean Women" and "Women's Health". In addition, Sino-Ocean Group strives to solve the problem of employment of disabled people and assume social responsibilities. This year, we employed 36 disabled people.

## 案例：關愛女性健康 守護職場女王 CASE STUDY: CARING FOR WOMEN'S HEALTH AND PROTECTING "CAREER QUEENS"

2022 年國際婦女節當日，遠洋攜手中國婦女發展基金會、中國婦女活動中心等機構，共同舉辦「粉紅力量 守護職場女王」活動，旨在號召提高女性乳腺健康問題的關注度，關愛女性員工及客戶健康，倡導尊重職場女性力量。

On International Women's Day of 2022, Sino-Ocean, together with the China Women's Development Foundation and China Women Activity Centre, organised the "Pink Power for Career Queens" campaign, with an aim to raise awareness of women's breast health issues, care for the health of female employees and customers, and advocate respect for women's power in the workplace.



## REMUNERATION AND BENEFITS 薪酬福利

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

The Group undertakes not to offer remunerations lower than the minimum wage required by the applicable laws and regulations, adheres to equal pay for equal work, and resolutely protects the basic rights and interests of employees. Furthermore, the Group has continuously developed and improved the remuneration system to ensure reasonable competitiveness. Given the Group's diversified business lines, compensation management practices adapted for respective trades and growth phases have been developed to attract internal and external talents and retain core staff members. The Group has implemented welfare plans and retirement policies in compliance with national statutory retirement regulations.

2022 年人均帶薪年休假天數  
Average paid leave taken in 2022 **5.7** Days

員工缺勤率<sup>22</sup>  
Employee absence rate<sup>22</sup> **0%**

員工缺勤天數  
Employee absence day **0** Days

男女員工平均薪酬比(男:女)  
Average male-female wage ratio  
(Male : Female) **1.1:1**

集團總部員工起薪 / 當地最低工資比例  
Starting salary of employees at the Group's Headquarters/Local minimum wage **2.4:1** 男 **2.7:1** 女  
Male Female

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

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

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

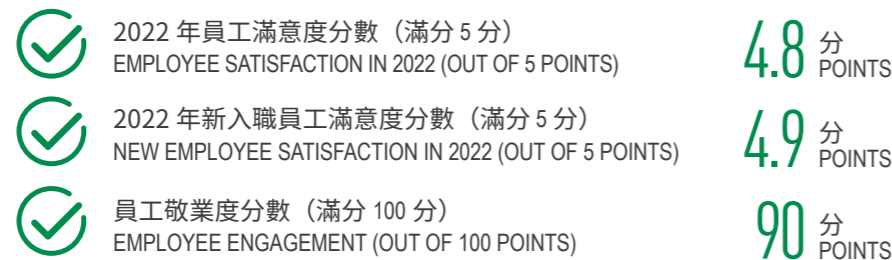
The Group has formulated the "Implementation Measures of Sino-Ocean Group for Employee Welfare" and a well-established welfare system in place which includes contributions to social insurance and the housing provident fund for all employees in accordance with relevant national laws, regulations and local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

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

### EMPLOYEE SATISFACTION 員工滿意度

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

The Group carries out annual employee satisfaction survey, and regularly invites a third party to independently carry out employee engagement survey (management effectiveness survey). The Company listens to the voice of employees, discovering, identifying and solving problems. Based on the feedback given by each entity on staff satisfaction survey results, we conduct annual review and formulate and implement a satisfaction improvement plan. We update the satisfaction questionnaire in a timely manner based on process system optimization and improvement, and follow up on the feedback on master control process and service satisfaction on a monthly basis. We constantly improve the Company's ability to manage and serve employees, so as to improve employee satisfaction.



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

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

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

# PROTECTION OF RIGHTS AND INTERESTS

## 權益保障

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

我們參照《世界人權宣言》《聯合國工商企業與人權指導原則》及聯合國可持續發展目標所提及原則，制定《遠洋集團人權政策》，我們承諾將遵守履行《國際人權憲章》所規定的國際公認人權，讓員工、客戶、投資者、供應商等合作夥伴的人權受到充分尊重和保護。公司不侵犯員工個人隱私，嚴格遵循公司制度規定，秉持實事求是原則，對員工獎勵、違規事項的紀律處分等信息進行披露。在招聘環節，嚴格保守候選人信息，杜絕任何形式的信息洩露。

此外，遠洋通過豐富全面的員工活動，為員工提供關懷。

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

We have developed the "Sino-Ocean Group Policy on Human Rights" with reference to the "Universal Declaration of Human Rights", the "United Nations Guiding Principles on Business and Human Rights" and the principles stated in the United Nations Sustainable Development Goals, and undertake to observe the human rights with international recognition specified in the "International Bill of Human Rights", so that the human rights of our partners including employees, customers, investors and suppliers are fully respected and protected. The Company prohibits any invasion of employees' privacy, and discloses information on employee rewards and disciplinary sanctions for violations according to the Company's policies and rules and the principle of seeking truth from facts. In the recruitment process, we strictly keep confidential the information of job applicants to avoid any form of data leakage.

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

### EMPLOYEES' RIGHTS AND INTERESTS 員工權益

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

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



遠洋集團建立職工民主協商機制，通過簽署《遠洋控股集團（中國）有限公司企業集團集體合同》，職工方和企業方建立起常態化集體勞動合同洽商工作機制，形成遠洋特色的勞動關係和權益保護體系。本年，在「職工代表大會和工會委員會」聯席會議機制框架下，就有關職工權益保障，優化完善了相關工作流程並使其有效運行。2022 年度，累計頒佈或修改涉及職工權益制度共計 30 部，專門事項 1 條；公司尊重聯席會議提出的相關審議意見，對工會委員會及聯席會議提出的審議意見 26 條進行了積極有效反饋，使職工核心權益得到了充分有效保障。

Sino-Ocean Group has established a democratic consultation mechanism for its employees. By signing the "Collective Contract of Sino-Ocean Holding Group (China) Limited as an Enterprise Group", employees and the enterprise have established a regular collective labour contract negotiation working mechanism, thus forming a labour relationship and rights protection system with Sino-Ocean characteristics. During the year, under the framework and mechanism of joint meetings between the Staff Representative Meeting and the Trade Union Committee, the relevant workflow was improved and made to operate effectively in relation to the protection of employees' rights and interests. In 2022, a total of 30 regulations and 1 special item involving the rights and interests of employees were promulgated or amended. The Company respected the relevant deliberations proposed by the joint meetings and offered positive and effective feedback to the 26 deliberations proposed by the Trade Union Committee and the joint meetings, so that the core rights and interests of employees were fully and effectively protected.

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

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

## EMPLOYEE CARE 員工關懷

遠洋以員工健康為第一要義，增加對一線員工的慰問和關懷頻次。2022 年全年共通過線上遠程視頻關懷慰問、線下工會走訪一線慰問活動共 15 場次，慰問涉及全國項目近 800 個，慰問職工多達三萬餘人次，慰問品價值近人民幣 360 萬元，讓員工第一時間充分體會到企業對員工的關懷。

The Trade Union of Sino-Ocean gave top priority to the health of employees and made more consolatory visits to and intensified care for front-line employees. In 2022, we carried out 15 rounds of online video visits or offline Trade Union visits to more than 30,000 employees, involving nearly 800 projects across the whole country and care packages of nearly RMB3.6 million, so that employees could fully feel the Company's care promptly.

2022 年，我們制定《遠洋集團居家辦公期間用工實施辦法》，提供居家辦公彈性模式，維護和促進勞工關係和諧穩定，保障員工健康安全，同時能夠合理有序開展公司正常經營活動。

In 2022, we formulated the "Implementation Measures of Sino-Ocean Group for Employment during the Work-from-Home Period", providing a flexible model of working from home, so as to maintain and promote harmonious and stable labour relations and to protect the health and safety of employees, while enabling the Company's normal business activities to be carried out in a reasonable and orderly manner.

## EMPLOYEE ACTIVITIES 員工活動

2022 年，遠洋集團在疫情得到穩定控制的前提下，組織開展了豐富多元的員工活動：

In 2022, with the epidemic well under control, Sino-Ocean Group held a variety of employee activities:

- 滿足員工各種需求的員工俱樂部，組織豐富多彩的俱樂部活動：羽毛球、足球分別舉辦了內部聯賽活動，攝影協會、戶外健身協會、傳統文化協會等累計開展了百餘場興趣活動。

Staff Clubs addressing the various needs of employees hosted plentiful club activities, such as internal league matches by the badminton and football clubs, as well as more than 100 interest-based activities by the photography club, the outdoor fitness club and the traditional culture club.

- 豐富員工工作生活的各項日常活動：Family Day 奇妙「家」年華、健康主題生日會、手工藝製作、傳統文化鑒賞、中華傳統節日特色活動、非物質文化遺產品鑒、遠洋益跑活動……

Various regular activities that enriched the work and life of employees: Family Day Wonderful "Home" Carnival, health-themed birthday parties, handicrafts, traditional culture appreciation, traditional Chinese festivals & special events, intangible cultural heritage appreciation, Ocean Marathon, etc.

- 1993 年 6 月 12 日遠洋集團正式成立，遠洋集團已連續 29 年和員工一起來慶祝自己的生日。

Founded on 12 June 1993, Sino-Ocean Group has celebrated its anniversary with its employees for 29 consecutive years.

### 案例：連續三年舉辦 FAMILY DAY，奇妙「家」年華傳遞愛與感恩 CASE STUDY: FAMILY DAY WONDERFUL "HOME" CARNIVAL HELD FOR THE THIRD CONSECUTIVE YEAR, SPREADING LOVE AND GRATITUDE

2022 年 8 月，第三屆奇妙「家」年華活動在全國 20 個城市火熱開展，560 組家庭在遠洋各地辦公區同頻歡聚，感受到遠洋的人文關懷和職場溫暖；通過打造細心有趣的活動，拉近「小家」與「大家」的距離，表達遠洋對於員工家人的感謝。

In August 2022, the third Family Day Wonderful "Home" Carnival was held in 20 cities across China. 560 families gathered in various office areas of Sino-Ocean at the same time to celebrate the humanistic care and warmth of the workplace. Through the creation of fun and thoughtful activities, we were able to bring the "small family" closer to the "big family" and expressed our appreciation for the families of our staff.

20 個城市  
Cities

560 組家庭  
Families



# SAFETY AND HEALTH

## 安全健康

遠洋不僅提倡「建築·健康」，也關注員工健康與安全，集團遵循國家在員工健康與安全方面的法律法規包括《中華人民共和國勞動法》《中華人民共和國勞動合同實施條例》《工傷保險條例》《女職工勞動保護規定》《中華人民共和國職業病防治法》等。在此基礎上，我們編制了《遠洋集團職業健康與安全政策》，覆蓋集團各單位所有員工、供應商及承包商。該政策每三年更新一次，必要時適時檢討更新。

Sino-Ocean is not only a pioneer of "Building·Health", but also cares about the safety and health of employees by complying with national laws and regulations concerning the safety and health of employees, including the "Labour Law of the People's Republic of China", "Regulations on the Implementation of Labour Contracts of the People's Republic of China", "Regulations on Work-Related Injury Insurance", "Special Provisions on Labour Protection of Female Employees", "Law of the People's Republic of China on Prevention and Control of Occupational Diseases". On this basis, we prepared the "Sino-Ocean Group Policy on Occupational Health and Safety", which covers all employees, suppliers and (sub)contractors of the Group. This policy is updated every three years, and can be audited and updated as appropriate when necessary.

### 員工健康

#### EMPLOYEE WELL-BEING

集團提倡人文健康與工作生活平衡。除了一直以來舉辦的豐富活動，使員工勞逸結合，快樂工作之外，本年度還更多地通過健康相關的專項活動提升員工的身體狀況。而業餘時間，集團也組織和鼓勵員工參與大量運動和公益活動，讓員工身體力行地為自己的身體和社會加油，提升員工的身心健康。

The Group promotes personal well-being to help maintain work-life balance. In addition to a diverse range of employee events aimed at making work at Sino-Ocean more enjoyable, we hosted health-themed activities during the year to improve overall employee well-being. Furthermore, employees are encouraged to take part in more sports and charitable activities during leisure time, contributing to their own physical and mental health as well as the well-being of the community.



### SINO-OCEAN HEALTH DAY

#### 遠洋健康日

每年的4月22日是屬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。2022年4月22日，「建築健康 綠色未來」遠洋健康日特別行動展開，第六屆「遠洋益跑」線上線下同步啟跑，鼓勵員工積極參與健康活動，傳遞健康理念。

22 April of each year is the "Sino-Ocean Health Day", a holiday for Sino-Ocean's employees. By giving new meaning to the Earth Day, we advocate a positive, healthy and eco-friendly lifestyle. On 22 April 2022, we launched the special campaign for Sino-Ocean Health Day, with the theme of "Build Health, Green Future". And the sixth "Ocean Marathon" was held both online and offline. All those initiatives were intended to encourage employees to actively participate in health activities and spread the concept of health.

### SPACE HEALTH

#### 空間健康

集團以員工身心健康為空間環境設計的核心，提供安全健康的職場環境，實時監測室內環境指標，設置閱讀、休息、健身、瑜伽、冥想、眺望、母嬰室、跑步坡道等多功能區，配置符合人體工程學的辦公桌椅、跑步機辦公桌等。同時，在辦公區中，「員工菜園」中的無土栽培蔬菜一直受到員工好評，員工既可以在綠意盎然中見證成長和健康，也可以享用到新鮮的有機時蔬。

The Group values the physical and mental health of employees as the heart of workspace design. We provide a safe and healthy workplace and monitor indoor environmental indicators in real time, with multi-functional areas including reading, rest, fitness, yoga, meditation, overlooking rooms and baby care rooms, running ramps, and is equipped with ergonomic office tables and chairs, treadmill desks, etc. In addition, in the office area, the soilless vegetables in the "Staff Vegetable Garden" have always been well received by employees. Employees not only witness growth and health in the greenery, but also enjoy fresh organic vegetables.

### PHYSICAL AND MENTAL HEALTH

#### 身心健康

在改善員工工作環境的同時，集團同樣關注員工的身心健康。2022年度，健康體檢覆蓋率100%。為提升員工的健康質量，在遠洋總部辦公區內，特設有「中醫理療小屋」「遠洋診室」，提供「日常看診服務（開藥）、慢病開藥、就醫及健康諮詢服務、按摩理療」等醫療服務，幫助員工放鬆身心，提升員工滿意度。

While improving the work environment for employees, the Group also pays attention to their physical and mental health. In 2022, our physical examination coverage rate was 100%. To enhance the health of employees, in the office area of Sino-Ocean's headquarters, there is a "TCM Physiotherapy Cabin" and a "Sino-Ocean Clinic" to provide daily medical consultations (prescriptions), prescriptions for chronic diseases, medical & health advice and massage therapy, so as to help employees relax and increase employee satisfaction.

### 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，時刻把人員生命安全放在首位，樹牢安全發展理念，建立了完善的安全管理制度體系，覆蓋集團各業務單元，為日常安全監管提供了有力支撐，為員工、供應商、合作方及各相關方安全提供有效保障，從源頭防範化解重大安全風險。

Following the principles of "prioritisation of safety and integrated safety control focusing on hazard prevention" and "clear division of responsibilities and effective supervision", Sino-Ocean Group gives priority to employees' personal safety and upholds the philosophy of safe development. It has developed a comprehensive safety management system covering all business units of the Group, providing a strong foundation for daily safety supervision and management, effective safety protection for all employees, suppliers, partners and relevant parties and preventing and mitigating major safety risks at source.

遠洋集團建立了集中化的健康與安全績效管理機制，根據《遠洋集團安全委員會工作指引》，遠洋集團安委會作為遠洋集團最高安全管理機構，主要任務是在集團總裁的領導下，貫徹國家安全管理法律法規和行業標準、規範，研究安全工作中的重大舉措，協調、解決安全管理中的重大問題，指導全集團的安全工作，針對安全管理中帶有普遍性和傾向性的問題提出指導性意見，實現對所有業務單位安全管理全覆蓋。安委會主任由集團主管安全工作的高管擔任，安委會委員由各事業部及安委會其他成員單位安全主管高管擔任。安委會全體會議根據內部安全趨勢及業務發展需要不定期召開。公司實行安全事故責任追究制，積極推動職業健康安全管理並提高管理層人員的責任感，健康安全表現與相關業務單位主管高管等責任人的績效薪酬相關聯。

Sino-Ocean Group has established a centralized health and safety performance management mechanism. Pursuant to the "Work Guidelines of Sino-Ocean Group Safety Committee", the Safety Committee, as the highest safety management organisation of Sino-Ocean Group, is mainly responsible for the Group's health & safety strategy and performance. Under the leadership of the Group's CEO, its main tasks including to enforce national laws and regulations for work safety management as well as related industry standards and rules; to study major measures in relation to work safety; to coordinate and resolve major issues in safety management; to guide the safety management of the Group; and to provide directive opinion for the universal and ordinary issues in relation to safety management, covering the safety management of all business units. The chairman of the Safety Committee is the senior executive in charge of safety work of the Group. The members of the Safety Committee comprise of safety officers and senior executives in various business units and other divisions under the Safety Committee. The plenary meetings of the Safety Committee are held on a need basis according to the internal safety trends and business development needs. The Company implements an accountability system for safety accidents to proactively promote the management of occupational health and safety and enhance the sense of responsibility of the senior management. The performance-based remunerations of persons-in-charge of relevant business units such as department heads and senior executives are linked to the health and safety performance.

## SAFE CONSTRUCTION 安全施工

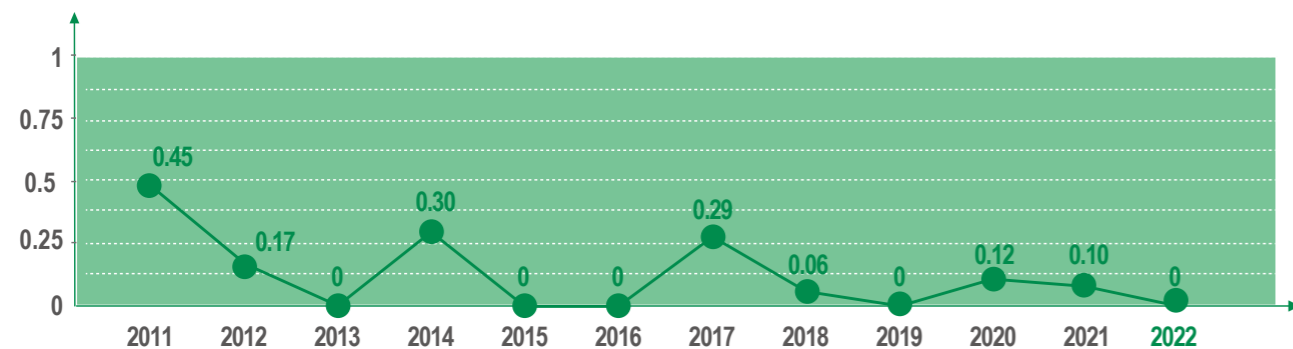
在集團的安全應急管理機制下，制定《遠洋集團安全工作實施辦法》《遠洋集團生產安全事故應急及調查處理工作指引》《遠洋集團開發項目現場安全技術標準》等，成立了安全事故應急救援領導小組，所屬各單位逐級制定應急預案並成立應急領導小組，應急管理體系基本健全。建立「集團—事業部 / 專業公司—項目」三級應急管理體系，每一層級均成立事故應急救援領導小組，明確各部門及人員的應急管理職責。執行事故應急分級響應機制，定期組織應急預案培訓及演練，演練結束後及時對應急預案的合理性進行評審，針對暴露的問題和不足，對預案進行調整和完善。集團獲得 ISO 45001 標準的職業健康安全管理体系認證的專業公司數量佔比達到 56%<sup>23</sup>。

Under the Group's safety emergency management mechanism, we have formulated the "Implementation Measures of Sino-Ocean Group for Work Safety", "Work Guidelines of Sino-Ocean Group for Emergency Management in Production Safety Accidents" and "Technical Standards of Sino-Ocean Group for On-site Safety in Development Projects", etc., and established a leading group for safety accident emergency aid. All affiliated units have formulated emergency plans and set up emergency leading groups at each level. The emergency management system is substantially completed. A three-level emergency management system of "Group-Department/Professional Company-Project" has been established. Each level is required to set up an emergency rescue team and the emergency management responsibilities of each department and personnel are clearly defined. We implement the emergency response mechanism, regularly conduct emergency plan training and drills. After the drill, we will review the rationality of the emergency plan in time. In view of the exposed problems and shortcomings, we will adjust and improve the plan. Up to 56% of the Group's professional companies are certified to the ISO 45001 Occupational Health and Safety Management System<sup>23</sup>.

### TARGETS OF SAFE CONSTRUCTION<sup>24</sup> 安全施工目標<sup>24</sup>

- 2025 年目標：年度百萬平米事故率<sup>25</sup>持續控制在 0.1 以下  
Target for 2025: to maintain an annual accident rate<sup>25</sup> per million sq.m. of below 0.1
- 2035 年目標：杜絕發生因工死亡事故，年度百萬平米事故率降低至零  
Target for 2035: to eliminate work-related fatalities, with the annual accident rate per million sq.m. reduced to zero.

### 歷年百萬平米事故率統計 ACCIDENT RATE PER MILLION SQUARE METRES OVER THE YEARS



23. 獲得職業健康安全管理体系認證的專業公司包括遠洋服務、遠洋建設、遠洋生態、遠洋裝飾、遠洋機電及其附屬公司。

23. Professional companies that obtained the occupational health and safety management system certification include Sino-Ocean Service, Sino-Ocean Construction, Sino-Ocean Ecology, Sino-Ocean Decoration and Sino-Ocean Mechatronics and its subsidiaries.

24. 事故界定範圍：集團所屬各單位在生產經營活動中發生的造成人員死亡、重大環境污染的生產安全責任事故；包含供應商及承包商。

24. Defined scope for accidents: accidents involving production safety responsibility leading to fatalities or major environmental pollution that occurred in the production and operation activities of various units under the Group; including suppliers and contractors.

25. 百萬平米事故率 = 事故數量 / (年開復工面積 / 1,000,000)

25. Accident rate per million sq.m. = Number of accidents / (annual area of commencement or resumption / 1,000,000)

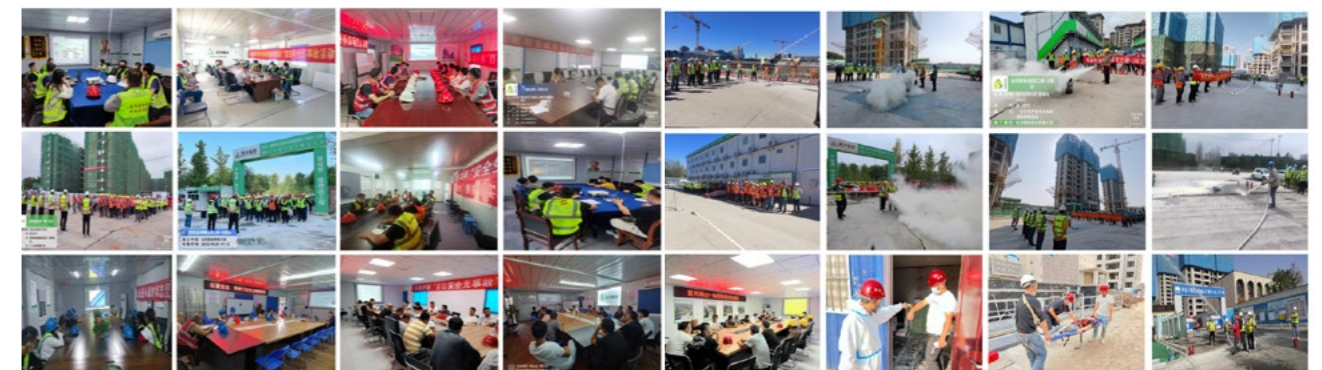
2022 年，集團範圍內未發生較大及以上級別生產安全事故<sup>26</sup>；百萬平米事故率持續處於行業低位，體系運行平穩，安全風險持續受控。

In 2022, there were no production safety accidents at major level or above in the Group<sup>26</sup>. The accident rate per million sq.m. was maintained at a lower level in the industry. The operation system was in good order, and safety risks remained under control.

- 百萬平米事故率為 0（含供應商及承包商）  
Accident rate per million sq.m. (including suppliers and contractors): 0
- 集團員工死亡人數為 0；連續三年員工死亡人數均為 0，比例為 0  
The number of employee fatalities of the Group was 0. The number of fatalities and the fatality rate had been 0 for three successive years
- 施工方死亡人數為 0，比例為 0  
The number of contractor fatalities was 0 and the fatality rate was 0
- 工傷人數 2 人<sup>27</sup>，工傷損失工作天數為 0 個工作日  
2 work-related injuries<sup>27</sup>, and 0 working day lost due to work-related injuries
- 安全檢查整改合格率 100%，實現安全隱患的閉環管理  
Safety inspection pass rate was 100%, realising closed-loop management of security risks

為實現以上安全施工目標，集團各業態定期開展安全訓練，每年全面開展「安全生產月」「百日安全無事故」等系列行動。圍繞「重大風險集中排查整治行動」等重點，明顯提升項目的安全生產和精細化安全管理水平，百萬平米事故率進一步降低。

In order to achieve the above safety targets, the Group organises safety training on a regular basis and fully implements the "Safety Production Month", "100 Days of Safety without Accidents" series campaigns every year across all its forms. With such campaigns as "Group-wide Inspection and Rectification of Major Risks" as the focus, the Group has significantly improved the level of production safety and refined safety management of projects, further reducing the accident rate per million sq.m.



26. 較大及以上安全事故指造成 3 人及以上死亡，或者 10 人及以上重傷，或者 1,000 萬元及以上直接經濟損失的事故。

26. An accident at major level or above refers to an accident that causes 3 or more fatalities, or 10 or more serious injuries, or RMB10 million or more direct economic losses.

27. 均為輕微工傷，未對工作造成影響

27. All of them were minor work-related injuries without impact on work.

## IDENTIFICATION AND CONTROL OF MAJOR SAFETY RISKS 重大安全風險識別與管控

我們編制《遠洋集團開發項目重大安全風險管控實施指引》《遠洋集團安全事故隱患排查治理實施指引》，根據行業安全生產形勢和所屬各業務項目特點，及時、準確識別各業態安全事故風險，組織開展階段性主題活動及專項保障行動 7 次；通過內網、郵件、安全工作微信群發佈動態風險識別及事故預警預控相關通知 28 次。

We formulated the "Implementation Guidelines of Sino-Ocean Group for Management and Control of Major Safety Risks in Development Projects" and "Implementation Guidelines of Sino-Ocean Group for the Inspection and Mitigation of Safety Accident Hazards". According to the situation of work safety in the industry and the characteristics of each business project, we promptly and accurately identified the risk of safety accidents in each business form, carrying out 7 periodic thematic activities and special safeguard operations, and issuing 28 relevant notices of dynamic risk identification and early accident warning and control through the intranet, emails, and the safety work WeChat group.

充分識別集團範圍內各開發項目重大安全風險，對開發項目全年涉及的 418 項重大安全風險進行清單式管理；督促、支持各項目對行業內高頻事故隱患制定專項管控措施，對危險性較大的分部分項工程編制專項施工方案。

We fully identified the major safety risks of each development project in the Group, and carried out list management for 418 major safety risks involved in the development projects throughout the year. We urged and supported all projects to develop special management and control measures for common accident hazards in the industry, and formulated special construction plans for sub-projects with greater risk exposure.

## SAFETY RISK ASSESSMENT 安全風險評估

依據《遠洋集團安全事故隱患排查治理實施指引》，集團安委會統一組織集團層面安全檢查，包括定期檢查、突擊檢查和專項檢查三種形式。

In line with the "Implementation Guidelines of Sino-Ocean Group for the Inspection and Mitigation of Safety Accident Hazards", the Safety Committee of the Group organises all safety inspections at the Group level, including regular inspections, surprise inspections and special inspections.

- 開發項目實行季度檢查；運營及物業項目每年組織不少於兩次檢查。  
Quarterly inspections are carried out for development projects. And at least two inspections are organised annually for operation and property projects.
- 每季度組織第三方過程評估，對在施項目安全管理進行量化評價。  
Third-party process assessments are organised on a quarterly basis to quantitatively evaluate the safety management of projects in progress.
- 每半年對存在較大風險的大型設備進行第三方 100% 覆蓋檢測。  
Third-party testing is conducted semi-annually to cover 100% of large equipment with greater risks.
- 結合項目進度及生產經營節奏不定期開展地下結構專項評估。  
Specialised assessments of underground structures are carried out from time to time in line with the progress of projects and the rhythm of production and operation.

2022 年，集團進一步增強重大安全風險動態化、全週期管控，通過「遠洋質造」工程數字化平台，實現風險分級管控和隱患排查治理核心功能，重大方案管理及安全生產、文明施工實施過程專項檢查 100% 線上操作管理。本年度：

In 2022, the Group further enhanced the dynamic and full-cycle control of major safety risks. We realised core functions of risk classification and hazard inspection & mitigation through the "Sino-Ocean Quality Construction" digital platform, with 100% online operation and management for major programme management as well as for special inspections during the implementation of production safety and civilised construction. During the year:

- 完成重大安全風險識別 418 項，方案審批 284 項、三方會審 294 項，專家論證 108 項，過程檢查評估 160 次，通過線上「對表」，強化管理聚焦。  
We completed 418 major safety risk identifications, 284 programme approvals, 294 tripartite reviews, 108 expert evaluations and 160 process inspections & assessments, strengthening management focus through online "benchmarking".

- 高質量完成事業部月檢、項目週檢及隱患整改工作，持續提升各層級隱患排查治理工作效率。  
We completed monthly inspections, weekly project inspections and hazard rectifications for various departments in an outstanding manner, constantly improving hazard inspection and mitigation at all levels.

- 完成 **2,140** 次安全檢查評估，進一步提升量化打分評價效果  
We completed 2,140 safety inspections and evaluations to further enhance the effectiveness of quantitative scoring.

- 組織安全專項檢查 **1,435** 次，發現問題 **9,100** 餘項，有效應對階段性突出安全風險  
We organised 1,435 special safety inspections and identified more than 9,100 problems, effectively addressing prominent safety risks at various stages.

## SAFETY EDUCATION AND TRAINING 安全教育與培訓

遠洋組織全員參與《中華人民共和國建築法》《中華人民共和國安全生產法》《建設工程安全生產管理條例》等國家安全管理相關法律法規宣貫、學習，強化各級管理人員安全意識，提升安全管理水平。為助力核心人員綜合能力提升，我們編制《遠洋集團安全教育培訓實施指引》，將工程培訓體系化、定制化，建立「遠洋學院」工程課件庫，開展「工程內訓營」「工程大講堂」等系列課程，實現年內工程參建方（包括員工及承包商主要人員）培訓 100% 覆蓋。本年度，共組織安全消防演練活動 682 次，安全教育培訓 2,605 次，開發項目參建各方安全關鍵崗位人員 3,190 人參加基礎能力測評，職業安全健康培訓總時長約為 5,122 小時。

Sino-Ocean arranges all the employees to participate in the publicity and study of the applicable national laws and regulations in respect of safety management, such as the "Construction Law of the People's Republic of China", the "Work Safety Law of the People's Republic of China", and the "Administrative Regulations on the Work Safety of Construction Projects", etc., so as to strengthen the safety awareness of the officers at all levels and enhance safety management. To help core personnel improve their comprehensive capabilities, we have formulated the "Implementation Guidelines of Sino-Ocean Group for Safety Education and Training" to achieve systematic and tailored construction training. We have established the "Ocean College" courseware library, with course series such as "Internal Construction Training Camp" and "Construction Lectures", covering 100% of the project participants (including employees and major personnel of contractors) during the year. During the year, we organised a total of 682 fire safety drills and 2,605 safety training sessions, as well as basic competency assessment for 3,190 people at key safety positions from development project participants, with total training hours in occupational safety and health of approximately 5,122 hours.

# DEVELOPMENT AND TRAINING

## 發展培訓

### INSTITUTIONAL DEVELOPMENT 組織發展

遠洋集團注重「以成長為導向」，善於發現並培養具有成長型思維的人才，持續為員工賦能，聚焦並推動組織持續發展的核心競爭力、創新力和變革力。為加強跨層級交流，推動員工學習成長，遠洋設置了導師計劃。公司堅持各級「匯報人」是員工培養的第一責任人的理念，由「匯報人」作為導師結合日常工作對員工進行輔導反饋，並結合人才發展工具制定及落實學習培養計劃，支持員工獲取學習資源、轉化學習成果，推動員工成長。

遠洋在組織建設與人才培養上，始終注重組織的自我完善及人才的全面發展。我們於 2022 年制定了《遠洋集團人才梯隊建設實施辦法》，2022 年已全面開展員工盤點工作，通過一對一溝通、360 問卷調研或訪談、業績回顧等方式，了解人才績效、能力潛能及發展訴求，完善優化組織架構、職能分配和人才規劃，助力企業的健康持續發展。整體人才盤點原則上每年開展，根據業務實際需要，需及時開展動態盤點。

遠洋內部提出了人才池的概念，推動平台化的人力資源管理模式。使得人員使用更加靈活，實現人員在集團範圍內的選配；人員使用有「章」可循。

集團員工晉升及績效管理都嚴格按照制度《遠洋集團職級實施辦法》《遠洋集團員工績效實施辦法》、按照季度及年度週期進行，考核後進行溝通及反饋，接受績效和職業發展考核的員工達 100%。

Sino-Ocean focuses on "growth orientation", identifying and nurturing growth-minded talents. Continuously empowering employees, we focus on and promote the organisation's core competitiveness, innovation and change for sustainable development. Sino-Ocean has set up a "Mentor programme" to strengthen cross-level communication and to facilitate employee learning and growth. Mentors at various levels are held directly responsible for training of their team members. They provide on-the-job training and feedback and facilitate career development among employees by devising and implementing education and training plans with the assistance of human resources development tools. And they promote employee growth by supporting staff in accessing learning resources and translating learning outcomes.

In terms of organisation construction and talent training, we always pay attention to the self-improvement of the organisation and the overall development of talents. In 2022, we formulated the "Implementation Measures of Sino-Ocean Group for Talent Echelon Construction". And in the same year, we commenced a comprehensive staff review to understand the performance, potential and development aspirations of our talents through one-to-one communication, 360-degree questionnaires or interviews, performance reviews. Those initiatives improved and optimised our organisational structure, function allocation and talent planning, which was conducive to the healthy and sustainable development of the Group. In principle, the overall talent headcount is conducted annually, with a dynamic headcount to be conducted in a timely manner according to the actual needs of the business.

Internally, we have put forward the concept of talent pool and promote a platform-based human resources management model to enable flexible use of human resources, and achieve selection and deployment within the Group through a rule-based approach in the use of human resources.

The promotion and performance management of the Group's employees are carried out quarterly and annually, strictly in line with "Implementation Measures of Sino-Ocean Group for Ranks" and the "Implementation Measures of Sino-Ocean Group for Employee Performance", with communication and feedback after appraisals. 100% of the employees received performance and career development appraisals during the year.

### TRAINING AND ENABLEMENT 培訓賦能

我們制定《遠洋集團人才發展工作實施辦法》《遠洋集團培訓運營規範化工作指引》等制度，明確規定了集團所建立的員工培訓體系，包括各級培訓主管部門工作職責、範圍，培訓主要形式、內容。

We have formulated the "Implementation Measures of Sino-Ocean Group for Talent Development" and "Work Guidelines of Sino-Ocean Group for Standard Training and Operation", which clearly stipulate the employee training system of the Group, including the duties and scopes of the training divisions at all levels, as well as the main form and content of training.

遠洋內部針對人才培養有完善的機制配套，搭建遠洋學院線上培訓平台，要求各專業以線上線下相結合的方式開發課程。公司設置分層分類的培訓項目，還針對重點培訓項目進行培訓考核評估和學員滿意度調查。同時，公司也鼓勵資助員工獲取工程師、註冊建築師等專業資質，支持提升專業能力。

Sino-Ocean has its own sound talent training mechanism, with the online training platform of "Ocean College", requiring all disciplines to develop courses in a combination of online and offline forms. The Group has set up stratified training programmes by category, together with training assessment and appraisals as well as student satisfaction survey for key training programmes. Meanwhile, the Company also encourages employees to obtain professional qualifications such as engineers and registered architects, supporting the enhancement of their professional capabilities.

FOR MANAGEMENT TRAINEES 面向管培生	探海者培養計劃、揚帆生培養計劃 Sea Explorer Programme, Sailing Programme
FOR KEY POSITIONS 面向關鍵崗位人才	賦能成長計劃、護航計劃、蓄勢成長計劃等 Enabling Programme, Escort Programme, Growth Programme, etc.
FOR MIDDLE AND SENIOR MANAGEMENT 面向中高管	<ul style="list-style-type: none"> <li>內部訓練：遠航計劃、領航計劃、領導力教練項目 Internal training: Long Voyage Programme, Pilot Programme, Leadership Coaching Programme</li> <li>外派學習：商學院 EMBA、百銳項目總培養等 External learning: EMBA programmes, project leader training in Brains China Programme, etc.</li> </ul>
SPECIAL LEARNING PROGRAMMES 特色學習項目	啟航訓練營、四點鐘課堂、案例說、匠心講堂、團隊建設工作坊等 Sailing Training Camp, Four O'clock Class, Case Theory, Craftsmanship Lecture Hall, team building workshops, etc.

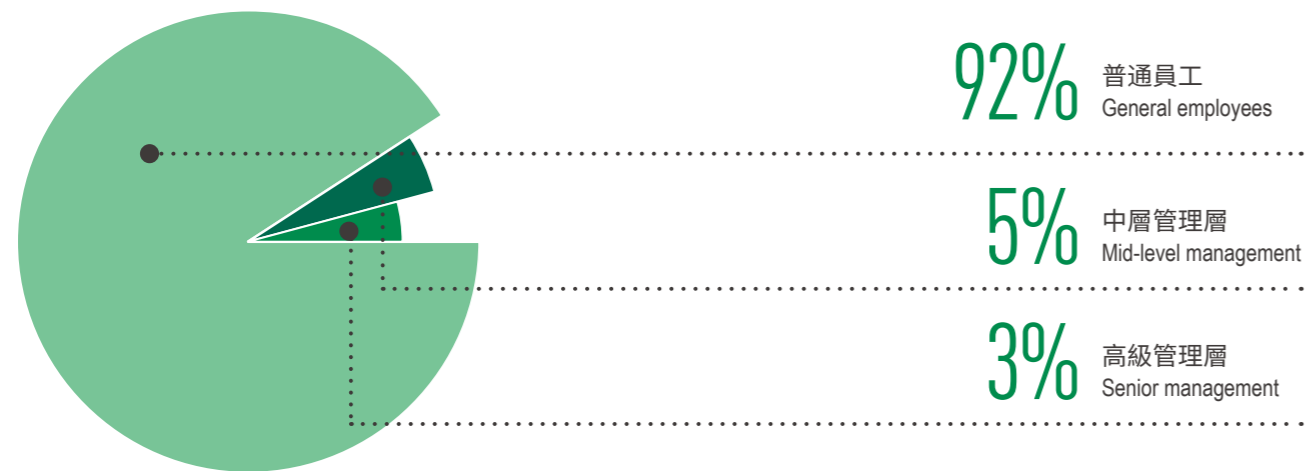
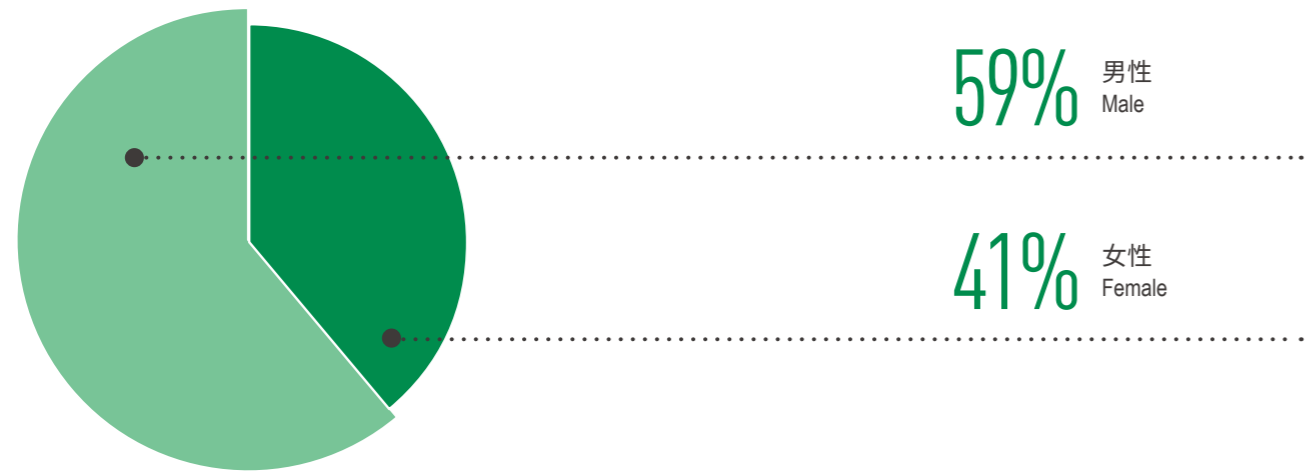


# THE GROUP'S TRAINING DATA FOR YEAR 2022

## 集團 2022 年全年培訓數據

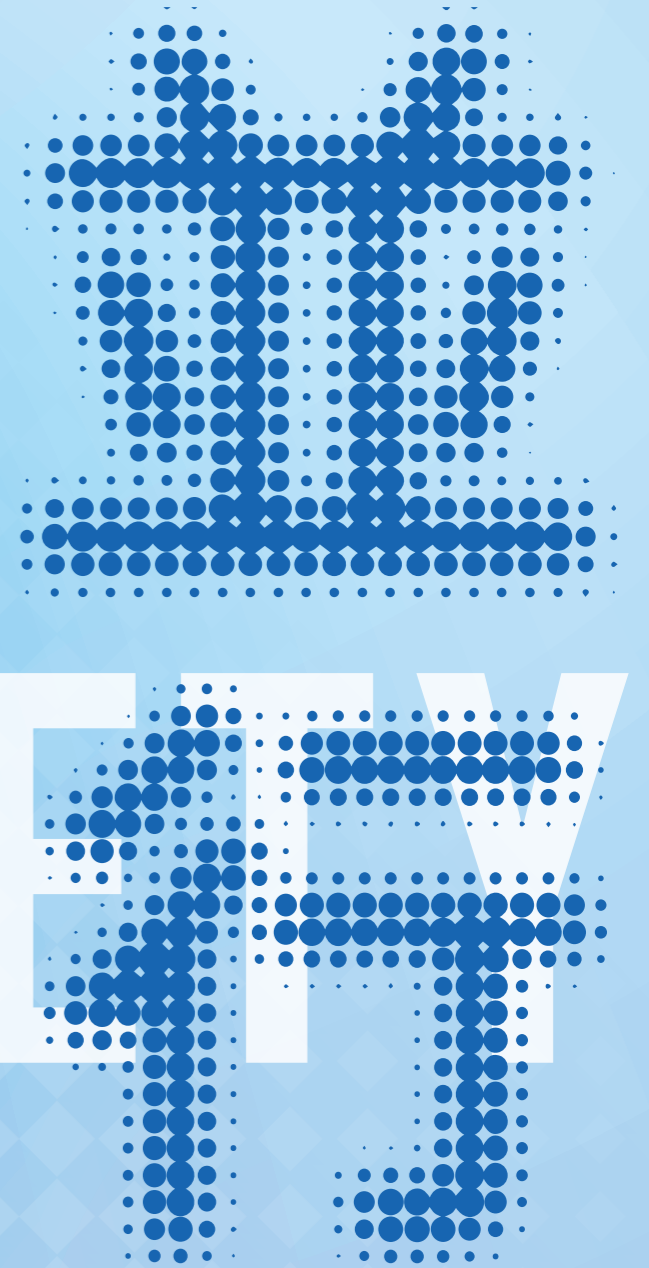
員工培訓總人數  
TOTAL NUMBER OF EMPLOYEES ATTENDING TRAINING **11,073**

員工培訓總人次  
TOTAL ATTENDANCES OF EMPLOYEE TRAINING **75,753**



員工培訓覆蓋率 (%) Employee training coverage rate (%)	<b>100</b>	員工培訓課程總數量 (課) Total training courses of employees (courses)	<b>1,601</b>
員工培訓總時長 (小時) Total training hours of employees (hours)	<b>400,086</b>	男性員工培訓總時長 (小時) Total training hours of male employees (hours)	<b>240,052</b>
女性員工培訓總時長 (小時) Total training hours of female employees (hours)	<b>160,034</b>	高級管理層培訓總時長 (小時) Total training hours of senior management (hours)	<b>12,002</b>
中層管理層培訓總時長 (小時) Total training hours of mid-level management (hours)	<b>20,004</b>	基層員工培訓總時長 (小時) Total training hours of general employees (hours)	<b>368,080</b>
人均學時 (小時) Average learning hours (hours)	<b>36.13</b>		
男性員工人均培訓時長 (小時) Average learning hours of male employees (hours)	<b>36.67</b>	女性員工人均培訓時長 (小時) Average learning hours of female employees (hours)	<b>35.13</b>
高層員工人均培訓時長 (小時) Average learning hours of senior employees (hours)	<b>72.74</b>	中基層員工人均培訓時長 (小時) Average learning hours of general and mid-level employees (hours)	<b>35.48</b>
促進僱員遵守競爭立法和公平競爭意識培訓總時長 (小時) Total training hours on enhancing the awareness of employees on compliance with competition laws and fair competition (hours)	<b>10,500</b>	參與僱員比例 Employee participating rate	<b>100%</b>
職業安全健康培訓總時長 (小時) Total training hours on occupational health and safety (hours)	<b>5,122</b>		
可持續發展培訓總時長 (小時) Total training hours on sustainable development (hours)	<b>810</b>		

# COLLABORATION AND SHARED GROWTH FOR HEALTHY SOCIETY



# SOCIETY

## 社會健康 攜手並行

遠洋集團長期關注並支持社區及社會健康發展，努力以「建築·健康」理念倡導下轄事業部和公司，支援周邊社區、鄉村、城市實現美好生活，以遠洋之帆為社會責任履行平台，協同各利益相關方共同從主要社會影響角度為社區和城市相應的可持續發展目標助力。

Sino-Ocean Group has a long-standing interest in and support for the healthy development of communities and the society. Striving to advocate the philosophy of "Building·Health", our departments and subsidiaries support surrounding communities, villages and cities in achieving a better life. With Sino-Ocean Charity as a platform for social responsibility, we work with all stakeholders to contribute to the sustainable development of communities and cities from a perspective of major social impacts.

“ 在遠洋之帆及社會愛心人士多年的幫助下，我已經於今年7月順利大學畢業，並返回家鄉考上了公務員。一路走來能遇到你們是我的幸運，我仍然是那個馬背上的姑娘。

With the help of Sino-Ocean Charity and kind-hearted people over the years, I graduated from university in July this year and returned to my hometown to be admitted as a public servant. It's my luck to meet you in the life journey. I'm still the girl on the horse's back.

———「小夥伴」成長計劃新疆受助學生巴麗江  
Bali Jiang, a student from Xinjiang as beneficiary of the "Little Partner" Education Sponsorship Scheme

”

# SUSTAINABLE CITIES AND COMMUNITIES

## 可持續城市與社區



我們在《遠洋集團社區管理政策》的引導和要求下，清晰認識自身業務與社區產生的緊密聯結關係，以及或對周邊社區造成的不同程度影響。因此，我們攜手各方夥伴響應聯合國可持續發展目標，致力於打造和諧宜居、多元共融、具文化特色與創新活力的社區，促進社區共榮與協同發展。

Under the guidance and requirements of the "Sino-Ocean Group Policy on Community Management", we have a clear understanding of the close relationship between our business and the community, and the impacts of varying degrees that we may have on surrounding communities. Accordingly, we collaborate with various partners to respond to the UN Sustainable Development Goals. And we strive to build a harmonious, liveable, diverse and inclusive community with cultural characteristics and innovation vitality, so as to promote the common prosperity and coordinated development of the community.

### 推動城市更新 PROMOTING URBAN REVITALISATION

遠洋集團積極佈局城市更新領域，在諸多城市更新項目的落地實踐中，進行存量盤活、社區煥新，遵循城市有機體內在的發展邏輯和規律，循序漸進地推動城市更新與發展，促進人與建築、城市的有機成長，實現整體環境的健康發展，為城市注入更多活力。截至 2022 年底，成都遠洋太古里、武漢歸元寺綜合體、武漢遠洋心漢口、武漢長江樺、成都青白江公園城市有機更新項目、深圳遠洋新幹線、深圳遠洋新天地、深圳遠洋濱海大廈、深圳遠洋天著等多個項目均已開展落地了豐富實踐，面積約 1,400 萬平方米。

Sino-Ocean Group vigorously builds its presence in the field of urban revitalisation. In the implementation of many urban revitalisation projects, the Group conducts either rejuvenation of existing project or community renewal. The Group follows the logic and rules of organic urban development, promotes urban revitalisation and development step by step, and facilitates the organic growth of people, buildings and cities to enable the healthy development of the environment and inject more vitality into cities. By the end of 2022, we had accumulated extensive experience in various projects, including Sino-Ocean Taikoo Li (Chengdu), Guiyuan Temple Complex (Wuhan), Heart of Hankou (Wuhan), Yangtze Opus (Wuhan), Qingbaijiang Park Urban Organic Renewal (Chengdu), Ocean Express (Shenzhen), Sino-Ocean Dream Land (Shenzhen), Ocean Seafront Towers (Shenzhen), Ocean Palace (Shenzhen), with a total area of about 14 million sq.m.



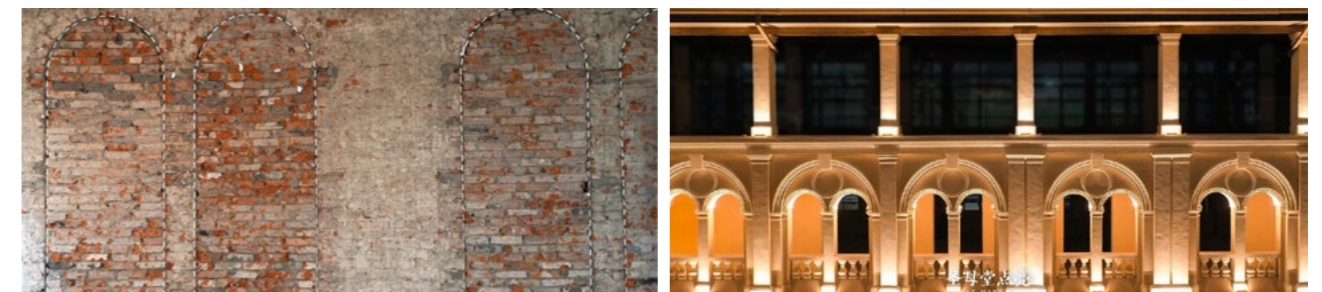
深圳遠洋新幹線 Ocean Express (Shenzhen)



武漢遠洋心漢口更新前後對比 Comparison before and after the renovation of Heart of Hankou (Wuhan)



深圳遠洋濱海大廈春牛堂修繕前後對比 Comparison before and after the renovation of Spring Cattle Hall of Ocean Seafront Towers (Shenzhen)



武漢遠洋里聖母堂修繕前後對比 Comparison before and after the renovation of Citylane (Wuhan) Immaculate Conception Cathedral

### 智慧城市建設 CONSTRUCTION OF SMART CITY

構築智慧美好人居，推動智慧城市與社區發展是遠洋加速邁進可持續發展之舉。為向住戶提供高品質且智能化的美好人居體驗，廊坊遠洋光華城項目為住戶配備了全屋智能家居系統，接入施耐德電氣 Wiser 智能家居無線和 KNX 有線解決方案，將一系列智能單品從功能整合為生活場景體驗。在項目規劃過程中，我們對產品的完整性與功能性、選材環保和設計美觀性等諸多維度均進行了更高要求評估。

Building intelligent and beautiful homes and promoting the development of smart cities and communities are Sino-Ocean's efforts in accelerating the achievement of sustainable development. In order to provide high-quality, intelligent and beautiful homes, the Ocean Brilliant City (Langfang) project has equipped residents with a whole-house smart home system, with access to the Schneider Electric Wiser wireless and the KNX wired solutions, so as to functionally integrate a series of smart products into a living scenario experience. During the planning process of the project, we assessed many dimensions such as the integrity and functionality of the products, the selection of eco-friendly materials and the aesthetics of the design, with higher requirements.



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



## 社區共融共建 COMMUNITY INCLUSION AND CO-BUILDING

### AFFORDABLE HOUSING AND COMMERCIAL 保障性住房及商業

從 2008 年開始，遠洋集團就積極響應政策號召，參與保障房建設，主動為保持房地產市場價格穩定和促進房地產市場健康發展做出貢獻，盡到社會責任。截至 2022 年 12 月 31 日，遠洋累計新獲取的各種形式保障性住房項目 30 餘個，面積約 170 萬平方米，覆蓋全國 15 個城市。與此同時，我們注重改善社區居住與商業氛圍，建設遠洋未來匯、遠洋未來廣場等保障性社區商業，滿足社區家庭基本消費需求，扶持本地社區商業及中小微企業，減緩基層負擔。

Since 2008, Sino-Ocean Group has been actively responding to the policy call and participating in the construction of affordable housing. By so doing, we have fulfilled our social responsibility with active contributions to maintaining the price stability and promoting the healthy development of the real estate market. As at 31 December 2022, Sino-Ocean had acquired more than 30 new affordable housing projects in various forms in 15 cities across China, with a total area of about 1.7 million sq.m. At the same time, we focused on improving the living and commercial atmosphere in the community by building affordable commercial businesses such as Ocean We-life and Ocean We-life Plaza, in order to meet the basic consumption needs of families in the community and supporting local community businesses and small and medium enterprises, thus alleviating the burden on the grassroots.

### CHILD-FRIENDLY COMMUNITIES 兒童友好社區

國家「十四五」規劃明確將兒童友好城市建設列入重大工程。作為城市服務者與建設者，2022 年 7 月，遠洋以南京遠洋萬和方山望為起點，陸續在上海、蘇州、揚州、溫州、鎮江、樂清、丹陽 8 座華東城市全面啟動遠洋集團兒童友好社區共建計劃，落地「知心家庭學校」及「小公民成長實踐空間」。兒童是城市的未來，遠洋尊重兒童和每位用戶的權利，積極打造健康、安全、充滿關愛和友好的社區氛圍，助力一座座兒童友好城市的建設。

China's National 14th Five-Year Plan has included the construction of child-friendly cities as a major project. As a city service provider and builder, Sino-Ocean started with The One (Nanjing) in July 2022 and has launched programmes to co-build child-friendly communities in eight cities in Eastern China, including Shanghai, Suzhou, Yangzhou, Wenzhou, Zhenjiang, Yueqing and Danyang, with initiatives such as "Kindred Family Schools" and "Young Citizens" to support the growth of children. Children are the future of cities. Sino-Ocean Group respects the rights of children and each user, and actively creates a healthy, safe, caring and friendly community atmosphere to help build each and every child-friendly city.



# BOOSTING ALL-ROUND SOCIAL DEVELOPMENT 助力社會全面發展



## 創造就業機會 JOB OPPORTUNITY CREATION

遠洋不僅在自身經營中創造就業機會，也竭力與所在社區開展合作，積極帶動當地社區就業發展。2022 年 11 月，杭州遠洋樂堤港、遠洋凱賓斯基項目支持舉辦「共享人力資源 助力共同富裕」合作交流會、「高端引領 杭向未來」現代服務業專場招聘會，為周圍企業和居民提供了便捷的招聘服務，改善就業環境。此外，我們面向少數民族學生、大學生開設民族自信提升、素質教育、建築類專題課程和社會實踐機會，輸出專業知識，提升年輕群體就業能力，助力社會穩定發展。

Sino-Ocean not only creates job opportunities in its own operations, but also strives to work with local communities to actively promote employment development. In November 2022, Grand Canal Place (Hangzhou) and the Sino-Ocean Kempinski hotel supported the cooperation and exchange session of "Sharing Human Resources for Common Prosperity", as well as a special job fair for modern service industry entitled "High-end Chances Leading Hangzhou to the Future", to provide enterprises and residents in the neighbourhood with convenient recruitment services and improve the employment environment. In addition, we provide students of ethnic minorities and from colleges with courses on national confidence enhancement, quality education and architecture, as well as internship opportunities, so as to disseminate professional knowledge, improve the employ ability of young people, and facilitate the stable development of society.



杭州遠洋樂堤港 Grand Canal Place (Hangzhou)

## 助力鄉村振興 SUPPORTING RURAL REVIVAL



黨的二十大報告強調「全面推進鄉村振興」，在扎實推動鄉村產業、人才、文化、生態、組織振興的關鍵時期，遠洋集團著眼於國家「鄉村振興戰略」、企業「產業協同主業戰略」，願意發揮自身在項目建設、資本運作、成果轉化、市場運營等方面的機制優勢，與科研單位和相關企業一道，相互支持，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。

With "advancing rural revitalisation across the board" stressed in the report to the 20th CPC National Congress, China has entered into a key period of steadily promoting the revitalisation of businesses, talent, culture, ecosystems, and organisations in the countryside. Focusing on the country's "Rural Revival Strategy" and the enterprise's "Industrial and Principal Business Coordination Strategy", Sino-Ocean Group leverages its strengths in project construction, capital operation, achievement transformation and market operation. We work with scientific research units and relevant enterprises to exert their respective advantages and support each other to achieve modern industrial and commercial agriculture as early as possible, finally transforming agricultural scientific research results into practices.

2017 年，集團以三亞市大茅村為先行試驗區，投資建設大茅遠洋生態村。項目總佔地 17,680 畝，以現代設施農業和熱帶高效農業為基礎，導入科技、教育、旅遊、文創等行業優質資源，形成有特色、有產業、有內涵的「農業+」多產業融合運作模式的新型農村樣板。大茅遠洋生態村已獲批國家級田園綜合體項目，以共同富裕模範村、智慧鄉村先行區和自貿港田園會客廳為目標，以健康煥新鄉村，以匠心振興鄉村。

In 2017, the Group took Damao Village in Sanya as a pilot area and invested in the construction of Damao Ocean Ecological Village. The project covers a total area of about 17,680 acre. Based on modern facility agriculture and tropical high-efficiency agriculture, the project introduces high-quality resources from technology, education, tourism, cultural and creative sectors and forms a new rural development model underpinned by distinctive, meaningful agriculture-based cross-industry business models. Damao Ocean Ecological Village has been approved as a national pastoral complex project, aiming at the common prosperity model village, the smart village pioneer area and pastoral meeting area of the Free Trade Port Zone, with the aim to revive the countryside with health elements and ingenuity.

2022 年，我們通過土地租金、就業創業、共享經營等方式，增加大茅上新村小組集體資產性收入，多種途徑推動共同富裕。春節期間，共帶動共享經營 89 戶，實現聯農帶農增收人民幣 108 萬餘元。此外還通過市民遊客喜聞樂見的文旅活動，帶動三亞鄉村旅遊振興發展。遠洋集團將以大茅村為載體，積極推動鄉村農文旅融合發展，持續打造有主題、有特色、有看點、接地氣的鄉村文旅體驗活動，為促進休閒農業和鄉村旅遊高品質發展貢獻力量。

In 2022, we helped increase the collective asset income of the Damao Shangxin Village through land rent, employment, business startup and shared operation, promoting common prosperity in various ways. During the Spring Festival, we had led 89 households in shared operation and realized an increase in the income of more than RMB1.08 million together with farmers. Furthermore, we promote the revitalisation of Sanya's rural tourism through cultural and tourism activities popular among members of the public and tourists. With Damao Village as a platform, Sino-Ocean Group will actively promote the integrated development of rural agriculture, culture and tourism. And we will continue to create a rural cultural and tourism experience which is thematic, distinctive, interesting and down-to-earth, so as to contribute to the high-quality development of leisure agriculture and rural tourism.



## 支持體育事業 SUPPORTING SPORTS UNDERTAKINGS

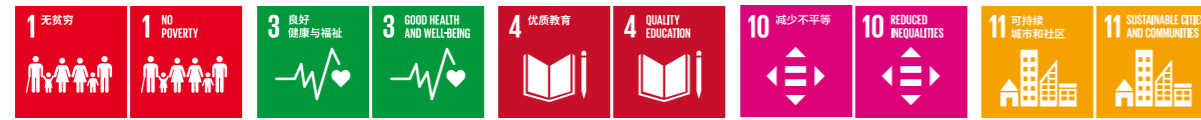
遠洋集團長期以來參與和支持中國帆船事業的發展，為中國帆船帆板隊訓練提供專屬支持。繼 2021 年 4 月獲評國家體育產業示範項目之後，2022 年 3 月，「中國帆船帆板運動協會（「中帆協」）北方總部基地」正式落戶秦皇島遠洋蔚藍海岸。隨著與中帆協的再度深入合作，遠洋將打造更加多元化的「健康·體育+」名片，將帆船運動與城市的歷史、文化高度融合，推廣支持文體事業發展。

Sino-Ocean Group has long engaged in and supported the development of China's sailing industry, providing exclusive support for the training of the Chinese sailing and windsurfing team. After being accredited as a national sports industry demonstration project in April 2021, Seatopia (Qinhuangdao) officially became home to the Northern Headquarters Base of Chinese Yachting Association (CYA) in March 2022. With the renewed and more in-depth cooperation with CYA, Sino-Ocean will create a more diversified "reputation" featuring "Health·Sport+", which integrates sailing with the history and culture of the city, so as to promote the development of culture and sports.



# SHARING BENEFITS WITH COMMUNITIES

## 社區共益



遠洋集團自 1993 年成立伊始，即積極投身於社會公益事業，持續踐行社會責任。2008 年，於北京市民政局正式設立北京遠洋之帆公益基金會，有序推進公益事業，組織志願者積極參與社會公益事業。截至 2022 年，遠洋集團攜遠洋之帆已累計支持社會公益的款項總額約人民幣 5.46 億元，惠及全國超過 260 個城市超過 58 萬人。為進一步統籌集團社會責任履行、社會捐贈行為，2022 年我們更新了《遠洋集團公益慈善性質社會捐贈工作辦法》等制度，同步集團責任履行意識，規範化慈善行為及相應流程。遠洋之帆公益基金會平台現已孕育出多個公益品牌項目，集團正以此為平台，帶領各事業部、專業公司、合作夥伴、客戶、員工等，積極投身於公益慈善事業，為健康社區、社會共同努力。

Since its establishment in 1993, Sino-Ocean Group has actively devoted itself to social charity and continued to implement social responsibilities. In 2008, Beijing Sino-Ocean Charity Foundation was officially registered with the Beijing Municipal Civil Affairs Bureau to promote charity in an orderly manner and make arrangements for volunteers to actively participate in charity. As of December 2022, Sino-Ocean Group and Sino-Ocean Charity Foundation had donated a total of about RMB546 million to support social charities benefiting more than 580,000 people in over 260 cities across China. In order to further coordinate the Group's undertaking of social responsibility and deeds in social donation, we updated the "Working Measures of Sino-Ocean for Philanthropy and Charity Social Donation" and other documents in 2022, in order to synchronise the Group's awareness of undertaking responsibility, and to regulate charitable undertakings and corresponding process. Sino-Ocean Charity Foundation has also cultivated a number of charity brand projects. The Group is using this as a platform to lead departments, professional companies, partners, customers, etc. to actively participate in charity and philanthropy, and work together for a healthy community and society.

本年度集團持續踐行「微公益，共參與，可持續」的遠洋公益價值觀，在倡導「讓愛心成為行動」的遠洋之帆公益基金會的大力支持下，重點實現公益項目低碳轉型，落實遠洋「2050 淨零排放」計劃——社會「淨零」，倡導全民低碳意識。多年來，社會責任公益事業不僅鼓勵更多遠洋人親身參與，也帶動了親朋好友、客戶、夥伴甚至陌生人共同助力了從長者健康醫療、兒童自信培養、民族文化傳承、城鄉交流、公民教育、低碳環保再到廣泛的公眾運動健康等社會發展議題。同時還實現了引導集團的專業資源支持各地的區域、鄉村、城市建設及健康低碳理念的傳播和更廣泛樹立當中。

During the year, the Group continued to promote the Sino-Ocean values of "micro-philanthropic, inclusiveness and sustainability" charity. With the strong support of Sino-Ocean Charity Foundation, the Group focused on the low-carbon transformation of public welfare projects and the implementation of Sino-Ocean "2050 Net Zero" project - social "net zero", so as to promote low-carbon awareness among all people. Over the years, we have managed to engage more employees in our initiatives of social responsibility and charity. What is more, the employees also invite their friends, relatives, clients, business associates and even strangers to take part in social development campaigns such as healthcare for the elderly, confidence-building for children, cultural preservation for ethnic groups, urban-rural exchanges, civic education, low-carbon and eco-friendly development, as well as general issues on public sports and health. Meanwhile, the Group's professional resources have been channelled to support regional, rural, urban construction, and the spread and wider practice of healthy and low-carbon concepts.

SINO-OCEAN YOUTH VOLUNTEER LEAGUE  
遠洋青盟  
(「遠洋青年志願者聯盟」)



與受影響社區的溝通是有效支持社區發展的基礎。我們通過多渠道與不同層面社區保持有效溝通，如通過集團自媒體公開收集客戶及受影響社區需求與意見；遠洋之帆通過回訪調研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。2022 年度，遠洋之帆持續推進體系建設工作，完成青盟志願者管理制度建立，受益於青盟對志願者活動的全方位支持，本年共直接帶動 9,125 位志願者付出了 127,189 小時的志願服務，其中包括客戶、員工、供應商、合作夥伴等利益相關方。

Communication with affected communities provides the basis for effectively supporting community development. We maintained close ties with communities at different levels through various channels. For example, we collected information about what customers and local communities needed and gained opinions through the Group's social media accounts. Sino-Ocean Charity Foundation gained a deeper understanding of the real situation at donation-receiving communities through surveys and follow-up visits. And members of the Ocean Family adapted our services based on analysis of information submitted by property owners online. The most effective method of communication has been encouraging community members to participate in projects. In 2022, Sino-Ocean Charity continued to push forward system construction, completing the establishment of the management system for the Youth Volunteer League. With the full support from the Youth Volunteer League for volunteer activities, a total of 9,125 volunteers, including customers, employees, suppliers, partners and other stakeholders, were directly led to provide 127,189 hours of volunteer services during the year.

基金會捐贈 (人民幣 百萬元) DONATIONS FROM FOUNDATION (RMB million)	16.46
帶動社會捐贈 (人民幣 百萬元) DONATIONS FROM OTHER SOURCES (RMB million)	11.77
鄉村振興相關投入 (人民幣 百萬元) POVERTY ALLEVIATION RELATED INVESTMENT (RMB million)	1.53
志願者服務時間 (小時) VOLUNTEER SERVICE HOURS (Hours)	127,189
志願者人數 (人) NUMBER OF VOLUNTEERS (People)	9,125
項目直接受益人數 (人) NUMBER OF DIRECT BENEFICIARIES (People)	31,000
累計影響人數 (人) CUMMULATIVE NUMBER OF PEOPLE AFFECTED (People)	8,489,258

# SUSTAINABLE HEALTHY COMMUNITY

## 可持續健康社區



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



2019 年起，遠洋之帆公益基金會正式啟動了「遠洋健康 (環保) 公益計劃」。該計劃設立了「遠洋建築·健康基金」，用以支持社區、鄉村或城市開展建築健康、環境健康方向的活動及相應建設。

Sino-Ocean Charity Foundation officially launched the "Sino-Ocean Health (Environmental Protection) Charity Program" in 2019. The "Sino-Ocean Building-Health Fund" has been set up under the programme to support communities, villages and cities in carrying out activities on building health and environmental health.

### "GREENER OLD COMMUNITY HEALTHIER LIFE" ENVIRONMENTAL CHARITY PROGRAM 「老社區新綠色健康+」環保公益項目



「老社區新綠色健康+」環保公益項目源於「老社區，新綠色」項目<sup>28</sup>。為營造更加可持續的社區，我們結合社區情況和建築健康理論，從健康運動、健康生活、健康文化、健康可持續四大方面進行專項研究，為老舊社區增加分齡兒童活動空間、一米菜園、變速環形塑膠跑道、療愈植物群落等，同時，在改造中充分採用新技術、新能源及環保材料，如自動手部消毒機、太陽能充電、原有材料重複利用、國際領先的環保塑膠等。項目現完成遠洋天地社區綠色健康改造，使建成已逾二十年的社區煥然一新，亦加強了與社區居民的互動溝通。

The "Greener Old Community Healthier Life" environmental charity program originated from the "Old Neighborhood Greening" scheme<sup>28</sup>. In order to create a more sustainable community, we have combined community conditions and building health theories to carry out specialised research in the four areas of healthy exercise, healthy living, healthy culture and healthy sustainability. To be specific, we have added activity spaces for children of different ages, "one-metre vegetable gardens", variable-speed circular plastic running tracks and healing plants to old communities. In addition, new technologies, new energy and eco-friendly materials have been used in the renovation, such as automatic hand sanitisers, solar power charging, reuse of existing materials and internationally leading eco-friendly plastics. Under the programme, green and healthy transformation has been completed in Ocean Paradise, giving a new look to the community of more than 20 years old, and enhancing the interaction with the residents.

28. 「老社區，新綠色」始於 2006 年，針對老舊社區，圍繞水資源多渠道利用和節約、鄉土植物栽種推廣、可再生資源利用和節能減排等主題建立環保改善或改造示範項目和組織環境宣傳教育活動，共在 17 個省市 800 多個社區開展，至少 4,000 萬人因活動受益。

28. The "Old Neighborhood Greening" scheme started in 2006. Focusing on serving old communities, it built environmental improvement or transformation demonstration projects and held environmental education activities revolving around themes such as multi-channel use and conservation of water resources, planting and promotion of native plants, use of renewable resources, energy conservation and emission reduction. The scheme carried out activities in more than 800 communities in 17 provinces and cities and benefited at least 40 million people.

### "Building · Health 2030" Alliance 「建築·健康 2030」共益計劃



在「遠洋建築·健康基金」的支持下，2021 年 4 月，遠洋之帆公益基金會發揮平台優勢，聯結政府相關單位、行業協會、研究機構、國際組織等共益夥伴共同發起並成立「建築·健康 2030」共益計劃，構建跨行業、跨專業的協作平台，共同開展老舊社區健康環保改造、健康建築標準研究及其他可持續城市相關項目，定期開展專業化、多元化的可持續發展話題分享與交流，促進社區可持續發展理念，共同應對氣候變化風險，宣導環保低碳、健康可持續的生產和生活方式。

With the support of the "Sino-Ocean Building-Health Fund", in April 2021, Sino-Ocean Charity Foundation leveraged its platform advantages and teamed up with relevant government agencies, industry associations, research institutions, international institutions and other partners to jointly initiate and establish the "Building · Health 2030" Alliance as a cross-industry and cross-professional collaboration platform. Members of the alliance jointly carry out healthy and eco-friendly renovation of old communities, research on healthy building standards and other sustainable city-related projects, regularly have professional and diverse discussions and sharing on sustainability topics, promote the concept of community sustainability, address risks of climate change, and advocate eco-friendly, low-carbon, healthy and sustainable production and lifestyle.

2022 年，我們攜手行業夥伴，舉辦「零碳未來 建築·健康」——「建築·健康 2030」沙龍，為業界同仁、高校師生搭建了豐富的專業分享交流平台。活動從不同角度探討後疫情時代的健康低碳建築實踐，以及從超低能耗到近零能耗，再到碳中和建築的發展路徑。

In 2022, we joined hands with industry partners to organise the "Zero Carbon Future - Building · Health 2030" Alliance salon. The event provided a substantial platform for professional sharing and exchange among industry peers, university teachers and students. It explored healthy and low-carbon building practices in the post-COVID period from different perspectives, as well as the development path from ultra-low to near-zero energy consumption and then to carbon neutral buildings.

### 成員單位 Participating Institutions and Enterprises



### Foster + Partners



### SAMSUNG 三星中央空調



### SOM



### VELUX



• The 6<sup>th</sup> Ocean Marathon  
第六屆遠洋益跑



「遠洋益跑」是「遠洋健康(環保)公益計劃」的核心項目之一，以大眾為廣泛參與主體，充分圍繞運動、健康及公益等關鍵詞開展，以「遠洋益跑」小程序為平台，進行「線上馬拉松」及線下「城市接力賽」兩部分活動。參與者完成指定公里數後，將由遠洋集團捐出公益金用於「小夥伴」成長計劃公益項目。

2022 年，為號召大眾參與到減碳的行動當中，項目全新推出「低碳打卡」功能，實時生成個人減排報告，強化低碳健康文化。項目自 2017 年首屆舉辦以來已得到諸多共益夥伴的支持，累計吸引了來自 32 個省超過 3 萬名各界人士的參與，跑步里程超過 61 萬公里，可繞地球 15 圈。

"Ocean Marathon" is one of the core projects under the "Sino-Ocean Health (Environmental Protection) Charity Program". With members of the public as main participants, the event features sports, health and charity. And with the APP as the platform, the charity run includes the "Online Marathon" and the offline "City Relay". After participants complete a specified number of kilometres, Sino-Ocean Group will make corresponding donations to the "Little Partner" Education Sponsorship Scheme.

In 2022, a new function of "Low-carbon Check-in" was added to call on the public to participate in carbon reduction initiatives, by means of generating real-time reports on personal emission reduction, so as to reinforce the culture of low-carbon health. Since the first charity run in 2017, it has received the support from many common partners and attracted more than 30,000 participants from 32 provinces from all walks of life, with a total running distance of over 610,000 km, enough to circle the earth more than 15 times.



# EDUCATION AND SPONSORSHIP

## 教育助學



在教育及助學方面，集團在教育扶持領域積累了 13 年經驗，由專注公益且以支持教育為主要方向之一的遠洋之帆實施。The Group undertakes its commitments to education and student sponsorship through Sino-Ocean Charity Foundation, a charity venture that has specialty in education support and has more than 13 years' practical experience in education funding.

### "LITTLE PARTNER" EDUCATION SPONSORSHIP SCHEME 「小夥伴」成長計劃



「小夥伴」成長計劃（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，也是持續時間最長的公益項目。該項目自基金會成立之初即設立並首先著手於四川汶川地震後的重建工作。隨着時間推移，該項目內容從學校援建、資助少數民族貧困學生，逐步擴展到三十餘所中小學受助，並帶動大學生及社會各界群體廣泛參與，體現基金會項目微公益、可持續的發展理念。「小夥伴」成長計劃涵蓋助學金、獎學金、關愛基金及「愛唱響」民族文化傳承等子項目，始終致力於以力所能及的行動托起孩子有希望的明天。

The "Little Partner" Education Sponsorship Scheme (a student aid project formerly known as "Connecting Hands and Hearts" Education Aid Scheme) is the core project founded by Sino-Ocean Charity Foundation, and is the longest-running charity project. The project was immediately established at the inception of the Foundation, and started with the reconstruction work after the earthquake in Wenchuan, Sichuan Province. As time goes by, the project has been gradually expanding from providing aids to the construction of schools and offering financial assistance to impoverished minority students to offering aids to more than 30 primary and secondary schools. It also encourages many college students and groups from all walks of life to participate in the project extensively, which reflects the micro-philanthropic and sustainable development principles of the Foundation's project. The "Little Partner" Education Sponsorship Scheme covers sub-projects such as student grants, scholarships, caring funds and promotion of national cultural inheritance under the "Singing for Love" programme. It always aims to do what it can to give a promising future to our children.

截至 2022 年底，該計劃共計資助 90 餘所學校，捐贈金額超過人民幣 1,350 萬元，受益學生人群超過 9 萬人次。本年度，遠洋之帆為受助學校的山區孩子們開啟了一場繽紛多彩的線上藝術之旅——雲上美術課，來自雲南布依族、甘肅裕固族等少數民族的孩子們，歡度了一個特別的六一兒童節；7 月，青盟志願者前往新疆清河中學開展回訪，從專業素養、人生哲理、心靈提升等多重角度精心準備了素質課堂內容，開啟了孩子們對於未來、理想、人生的啟蒙與思考，京、疆兩地的孩子學習演繹哈薩克族傳統集體舞蹈，感受民族藝術之美。

As at the end of 2022, the scheme had funded more than 90 schools, donated over RMB13.5 million and offered aids to more than 90,000 students. This year, Sino-Ocean Charity Foundation launched a colourful online art journey for children from sponsored schools in the mountainous areas. An online art class was given to children of the Buyi ethnic group in Yunnan province and of the Yugur group in Gansu province, who celebrated a special International Children's Day. In July, volunteers of Sino-Ocean Youth volunteer League paid a return visit to Qinghe Secondary School in Xinjiang region. They carefully prepared lessons on personal qualities from the perspectives of professionalism, life philosophy and spiritual enhancement. The children were inspired to think about their future, their ideals and their lives. Besides, children from Beijing and Xinjiang learnt to perform traditional Kazakh group dances and appreciated the artistic beauty of ethnic minorities.



"SINGING FOR LOVE"  
NATIONAL CULTURAL  
INHERITANCE  
「愛唱響」民族文化傳承

# 愛唱響

「小夥伴」成長計劃下設的「愛唱響」民族文化傳承系列公益活動，旨在延續遠洋對精神品質一貫追求的同時，以音樂和藝術為切入點為邊區孩子架起通往外面世界的橋樑，表達專注於改變基礎教育發展不均衡的持續態度和行動。2017 年起，建立「愛唱響」民族文化傳承展演基金，扶持、鼓勵更多民族文化項目傳承和傳播。隨着 2022 年新設立遠洋之帆新疆哈薩克族傳統文化教育基地，目前我們已在四川、青海、內蒙古、新疆設立基地，為偏遠地區川哈蒙藏當地文化得以繼續傳承而助力。

Under the "Little Partner" Education Sponsorship Scheme, the "Singing for Love" campaign seeks to broaden our pursuit of spiritual well-being and connect children in remote areas with the outside world through arts and music. Its top priority is to redress the balance in primary education development. The Ethnic Cultural Heritage Performance and Exhibition Fund was established in 2017 to promote and encourage ethnic culture inheritance and dissemination. With the establishment of the Sino-Ocean Charity Foundation Education Base for Traditional Kazakh Culture in Xinjiang in 2022, we have now set up similar bases in Sichuan, Qinghai, Inner Mongolia and Xinjiang, helping to continue the transmission of local cultures of minority groups in remote areas.



"YOUNG CITIZEN"  
INNOVATIVE CHARITY PROJECT  
「小公民」創新公益活動



「小公民」創新公益活動於 2016 年正式設立，該活動倡導全社會關注少年兒童「小公民」責任意識的培養，鼓勵少年兒童以兒童的視角發現問題、提出問題、解決問題，促進少年兒童用愛心與公益行動去影響成人世界，為社會盡一份「小公民」的力量，用實際行動去踐行社會主義核心價值觀。

The "Young Citizen" Innovative Charity Project was officially founded in 2016. The activity advocates that the whole society should pay attention to the responsibility, awareness cultivation of the teenagers and children as "Young Citizens", and encourage them to identify and solve problems from their own perspective. The ultimate goal is to let children influence adults through good deeds and make their own contributions to social development, promoting core socialist values among China's younger generations.

2022 年，「小公民」創新公益活動由遠洋之帆公益基金會和生態環境部宣傳教育中心共同發起。為助力碳減排、碳中和發展，本年度活動以「創意零碳，綠色生活」為主題，鼓勵小公民在應對氣候變化中積極思考，共同探索綠色低碳可持續的生活方式，從孩子的視角引導更多人意識到「保護環境，綠色生活，低碳生活」的重要性，共創可持續發展美好新篇章。活動自 6 月初啟動以來，共吸引來自全國各地近 600 名中小學生報名參加，線上參與人氣投票量超 36 萬，同時開發並發佈「2022 小公民碳中和系列課程」10 課次，為帶動更多青少年認知氣候問題和參與積極應對奠定良好基礎。

In 2022, the "Young Citizen" Innovative Charity Project was jointly launched by Sino-Ocean Charity Foundation and the Center for Environmental Education and Communications of Ministry of Ecology and Environment. To help reduce carbon emissions and develop carbon neutrality, this year the Project featured the theme of "Zero Carbon Creativity for a Green Life", encouraging young citizens to think positively in response to climate change and explore a green, low-carbon and sustainable lifestyle. Starting from the children's point of view, it inspired more people to realise the importance of "environmental protection, green living and low-carbon life", for the sake of joint efforts to create a new chapter of sustainable development. Nearly 600 primary and secondary school students from all over China signed up for the Project, which was launched in early June, with 360,000 votes cast online. And 10 lessons of the "2022 Carbon Neutral Curriculum for Young Citizens" were developed and released, laying a good foundation for raising young people's awareness of climate issues and driving positive engagement.



SEAFARING STUDENTS-IN-ACTION INCENTIVE SCHEME

遠洋「探海者」全國大學生社會實踐支持計劃



遠洋「探海者」全國大學生社會實踐支持計劃於 2009 年創立。該計劃主要支持大學生實踐團隊開展助學支教、藝術實踐、教師培訓、環境保護、養老調研、創業創新等方面的實踐項目。

The "Seafaring Students-in-Action Incentive Scheme" was established in 2009, which is mainly designed to support students to engage in social work initiatives such as teaching in remote areas, artistic creation, teacher training, environmental protection, elderly-care market surveys, startup incubation and innovation.

為響應「美麗中國」政策號召，2019 年起該計劃特設遠洋「築·健未來」大學生建築設計競賽專項賽事，支持大學生聚焦「建築·健康」理念，鼓勵大學生以專業知識和能力，打造更健康、更低碳的設計作品。

In response to the call of the "Beautiful China" policy, the "Building · Healthy Future" College Students Architectural Design Competition under the scheme was established in 2019 to support college students to focus on the concept of "Building·Health" and encourage them to create healthier, lower carbon design works with their expertise and abilities.

2022 年，第十四屆遠洋「探海者」全國大學生社會實踐支持計劃特別項目—「築·健未來」建築設計競賽由中國房地產協會和遠洋集團共同發起，遠洋之帆公益基金會承辦，得到 SOM 建築設計事務所、Foster+Partners 建築設計事務所等眾多夥伴的專業支持。本次競賽以成都遠洋森海境項目為設計標的，以「健康建築 + 低碳技術」為主題開展住區建築設計（低碳技術應用設計），聚焦「更低碳建築、更健康空間、更美好體驗」，找到適應住宅項目、有效減少碳排放、提升居民身心健康福祉的技術策略，打造適合中國國情的健康、低碳住宅社區。

In 2022, the 14th Sino-Ocean "Seafaring Students-in-Action Incentive Scheme" - "Building · Healthy Future" Architectural Design Competition was jointly launched by China Real Estate Association and Sino-Ocean Group. The event was organised by Sino-Ocean Charity Foundation, with the professional support of Skidmore, Owings & Merrill LLP, Foster+Partners and many other partners. The competition was based on the project of Ocean Ecological Land (Chengdu), with the theme of "Healthy Building + Low Carbon Technology". Focusing on "Lower Carbon Building, Healthier Space, and Better Experience", it asked participants to find technical strategies which could be adapted to residential projects, effectively reduce carbon emissions and enhance residents' well-being, so as to create a healthy and low-carbon residential community suitable for China's conditions.



此次競賽吸引 60 餘所海內外高校，約 280 名大學生申報參與，線上終評活動吸引 44 萬 + 互動關注。參賽同學為大賽帶來了很多獨特的思路和創新的想法，同時收穫了更多的實踐經驗，激發了其對於專業領域未來發展的更多思考，同時他們的作品也引起了評委會和行業專家更深入的專業思考和討論。

The competition attracted about 280 students from over 60 colleges and universities at home and abroad. The online final assessment attracted 440,000+ interactive followers. The students brought a lot of unique ideas and innovative thoughts to the competition, while gaining more practical experience and getting inspired to think more about the future development of their professional fields. Their works also aroused more in-depth professional thinking and discussion among the jury and industry experts.

海內外高校  
Universities at home  
and abroad

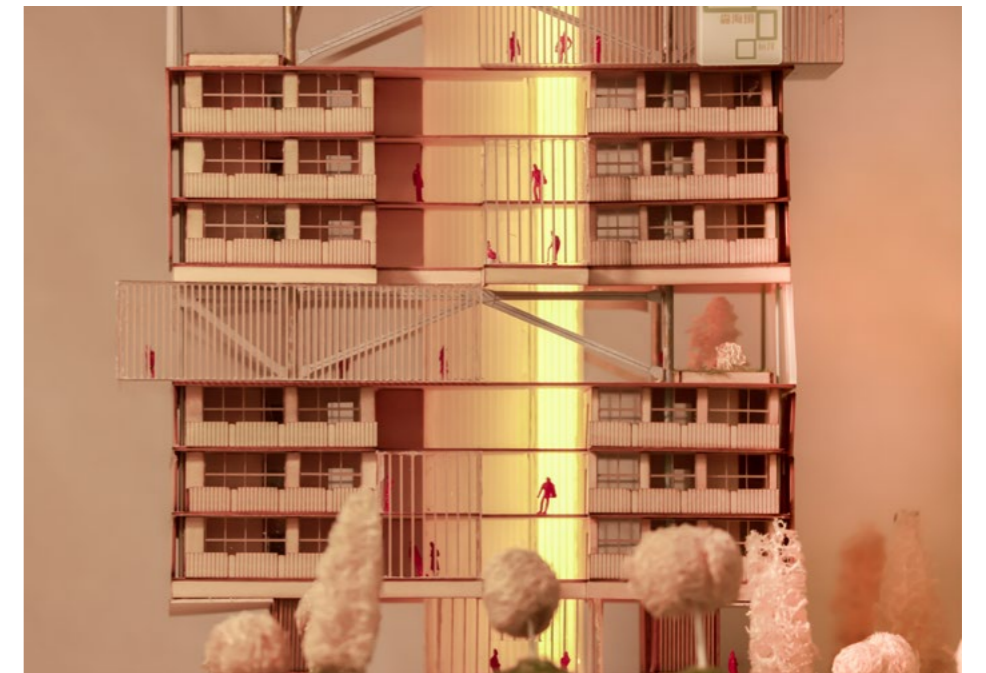
60 餘所  
colleges

大學生申報參與  
Students applied for  
participation

280 名  
students

活動吸引關注  
Attracted interactive  
followers

440,000+



華南理工大學作品建築模型 The building model by South China University of Technology

遠洋「探海者」全國大學生社會實踐支持計劃的設立意義非凡，它將理論與實踐結合，並將行業發展與企業需求很好地結合到一起，每一屆的主題都能與行業發展以及當下熱點話題緊密結合，分享新形勢、新理念、新技術、新方法，共創零碳未來。

The "Seafaring Students-in-Action Incentive Scheme" is a meaningful event. It combines theory and practice, and integrates industry development with corporate needs. The theme of each year is closely linked to industry development and current hot topics, sharing new situations, new ideas, new technologies and new methods to create a zero-carbon future.

——中國房地產協會副會長兼秘書長 陳宜明先生

——Mr. Chen Yiming, Vice President and Secretary General of China Real Estate Association

PART OF THE WINNING WORKS IN THE 2022 "BUILDING · HEALTHY FUTURE" COLLEGE STUDENTS ARCHITECTURAL DESIGN COMPETITION  
2022 「築·健未來」全國大學生建築設計競賽部分獲獎作品

**1** GOLD AWARD  
金獎作品

同濟大學《鄉源·野趣》  
"Countryside - Fun in the Wild", by Tongji University



**2** SILVER AWARD  
銀獎作品

華南理工大學《森語·棲居》  
"Forest Language - Habitat", by South China University of Technology



東南大學《全域健康零碳公園社區迭代行動》  
"Iterative Action of Zero Carbon Park Community for Health in the Whole Region", by Southeast University



**3** BRONZE AWARD  
銅獎作品

西南交通大學《康廊青穀》  
"Fresh Grains in Kanglang Village", by Southwest Jiaotong University



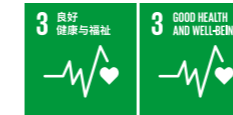
浙江大學《「成」裡阡陌·自然與市井間的零碳社區》  
"Crisscross Footpaths in Chengdu - A Zero Carbon Community between Nature and the City", by Zhejiang University



掃描二維碼，瀏覽《2022年「築·健未來」全國大學生建築設計競賽作品集》  
Scan the QR code to browse the "Collection of 2022 'Building · Healthy Future' National College Students Architectural Design Competition".

# ELDERLY CARE

## 長者關懷



「中國脊梁健康支持計劃」是基金會特為對國家和民族做出特殊貢獻的特定老人設立的健康專項計劃。該項目於 2015 年設立，設立之初即聯合椿萱茂、海醫匯等醫護資源對河北赤城老兵提供健康支持和關懷，並通過公眾募捐設立專項基金定向支持該項目運行。風雨無阻，如期而至，項目每年為抗戰老兵提供兩次健康支持與關懷，迄今為止，已幫助抗戰老兵 640 人次，開展赤城回訪活動 16 次，為抗戰老兵送去愛心物資及資金近人民幣 70 萬元。

The "China's Backbone Health Support Program" was a special elderly-care project established by Sino-Ocean Charity Foundation in 2015 to support specific senior citizens who have made significant contributions to the country and nation. At the beginning of its establishment, we collaborated with Senior Living L'Amore, Haiyihui and other healthcare resources to provide health support and care to veterans in Chicheng, Hebei. Public donations were collected via a special fund to support related operations. Come rain or shine, the project provides health support and care for war veterans twice a year. So far, we have helped war veterans 640 times and conducted 16 return visits to Chicheng County, sending nearly RMB700,000 in supplies and funds to war veterans.



如需了解更多遠洋之帆公益基金會信息，  
請關注遠洋之帆官方微信公眾號、視頻號及遠洋之帆官方抖音。

For more information about Sino-Ocean Charity Foundation, please follow the WeChat official account and channel, and Tik Tok official account.



遠洋之帆公益基金會  
微信公眾號  
WeChat Official Account



遠洋之帆公益基金會  
視頻號  
Official Channel



遠洋之帆公益基金會  
抖音號  
Tik Tok Official Account



# OUTLOOK

## 展望

2023 年註定是意義非凡的一年，新的一年將迎來遠洋集團成立 30 週年、遠洋之帆公益基金會成立 15 週年。

The year 2023 is bound to be a meaningful one, as it marks the 30th anniversary of Sino-Ocean Group and the 15th anniversary of Sino-Ocean Charity Foundation.

### 公司策略 CORPORATE STRATEGY

「三十而立，自立自強」——在行業轉折、轉新的關鍵階段，遠洋集團將沿著五期戰略規劃的方向和道路持續前行，明確發展方向，保持發展定力，堅定不移「聚焦開發主業」，長期堅持「匠心服務用戶」。遠洋人也將繼續發揮強大潛力和韌性，推動產品營造能力和產品品質可持續、高質量發展，穩步推進「保交付、保品質、保穩定」工作，為房地產行業的可持續發展貢獻力量。

Turning thirty is a big milestone. At this critical stage of industry transformation, Sino-Ocean Group will continue to follow the direction and path set out in its five-phase strategic plan, to clarify its development direction, and to maintain its commitment to development, unwaveringly adhering to "Focusing on Property Development as the Main Business" and always upholding the standards of "Serving Customers with Craftsmanship". We at Sino-Ocean will continue to give full play to our strong potential and resilience, promoting the sustainable and high-quality development of product construction and product quality. We will steadily promote the work of "ensuring delivery, quality and stability", contributing to the sustainable development of the real estate industry.

### 可持續發展管理 SUSTAINABLE DEVELOPMENT MANAGEMENT

「砥礪前行，奮進不止」——隨着可持續發展戰略的穩步推進、碳中和戰略的發佈，遠洋集團會繼續堅持踐行可持續發展之路和遠洋「2050 淨零排放」計劃，堅信長期價值，強化 ESG 優勢，通過更科學有效的 ESG 風險管理、更合理的管理監督系統、更完善的宣貫培訓、更積極的利益相關方溝通，保持可持續發展管理工作的行業領先水平。遠洋集團將在「建築·健康」理念的倡導下，創造價值共享，從而實現人、建築、環境與社會的健康和諧、穩定、可持續發展。

Great progress can only be achieved through untiring struggle. With the steady advancement of the sustainable development strategy and the announcement of the carbon neutral strategy, Sino-Ocean Group will continue to adhere to the sustainable development path and Sino-Ocean "2050 Net Zero" project. We believe in long-term values and enhance our ESG strengths. We will strive to maintain an industry-leading level of sustainable development management through more scientific and effective ESG risk management, a more rational management and supervision system, better promotion on training, as well as more active communication with stakeholders. Sino-Ocean Group will create value sharing under the advocacy of the "Building·Health" concept, so as to attain the healthy, harmonious, stable and sustainable development of people, buildings, the environment and society.

### 遠洋之帆公益基金會 SINO-OCEAN CHARITY FOUNDATION

「責任擔當，愛心行動」——基金會將繼續專注環保和教育方向，解決社會問題和可持續發展挑戰。一方面，社會責任項目將持續進行低碳轉型，支持社區、鄉村、城市環保建設，促進低碳健康理念的宣傳引導，促進社會「淨零」的實現；另一方面，關注教育，幫助欠發達地區的學生們接受教育、完成學業，根據這些學生的真實需求把資助落到實處。我們將帶動更多志願者及愛心企業共同參與、支援公益，結合公眾力量，在「共益」倡導下，為所需之處帶去更多的資金支持及社會力量關注。

It is our responsibility to spread care and love. The Foundation will continue to focus on environmental and educational initiatives to solve social issues and sustainability challenges. On the one hand, in social responsibility projects, the Foundation will continue to support eco-friendly protection in communities, villages and cities, so as to promote the concept of low carbon and health and to facilitate the realisation of "net zero" in society; on the other hand, it will pay attention to education by helping students in underdeveloped areas to receive education and complete their studies, and by providing funds effectively in line with the real needs of these students. We will encourage more volunteers and caring enterprises to participate in and support charity projects. Together with the power from the public, we will continue to bring more financial support and social attention to disadvantaged groups under the proposition of "shared benefits".

# FEEDBACK FORM

## 意見反饋表

尊敬的讀者，

您好！

感謝您抽出寶貴時間閱讀本報告，為了持續改進遠洋集團可持續發展工作及相關信息披露內容，我們特別希望傾聽您的意見和建議。

為減少紙張的使用，請您通過掃描以下二維碼或登錄 <https://www.wjx.top/vj/YqT1PDN.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可持續發展郵箱：[csr@sinooceangroup.com](mailto:csr@sinooceangroup.com) 提出您的寶貴意見和建議。

Dear readers,

Thank you for taking the time to read this Report. In order to continuously improve Sino-Ocean Group's sustainable development and information disclosure practices, we kindly request that you share your opinions and suggestions with us.

For the sake of reducing paper consumption, please help complete the feedback form by scanning the following QR code or by visiting the website <https://www.wjx.top/vj/YqT1PDN.aspx>

Alternatively, you may send your valuable comments and suggestions to Sino-Ocean Group Sustainability email: [csr@sinooceangroup.com](mailto:csr@sinooceangroup.com).



掃描二維碼提供您的寶貴意見和建議  
Scan QR code to share your valuable comments and suggestions

# APPENDICES

## 附錄

### 附錄 1 APPENDIX 1

香港聯交所《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		頁碼 PAGE NUMBER
<b>A 環境 ENVIRONMENTAL</b>		
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.	P30, P83-P101, P103-P104
A1.1	排放物種類及相關排放數據。 The types of emissions and respective emissions data.	P109-P112
A1.2	直接 (範圍 1) 及能源間接 (範圍 2) 溫室氣體排放量 (以噸計算) 及 (如適用) 密度 (如以每產量單位、每項設施計算)。 Direct (Scope 1) and energy indirect (Scope 2) greenhouse gas emissions (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility).	P109
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).	P112
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).	P112
A1.5	描述所訂立的排放量目標及為達到這些目標所採取的步驟。 Description of emissions target(s) set and steps taken to achieve them.	P86, P93-P104
A1.6	描述處理有害及無害廢棄物的方法、及描述所訂立的減廢目標及為達到這些目標所採取的步驟。 Description of how hazardous and non-hazardous wastes are handled, and a description of reduction target(s) set and steps taken to achieve them.	P86, P104
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.	P30, P98-P100
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).	P110
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).	P111
A2.3	描述所訂立的能源使用效益目標及為達到這些目標所採取的步驟。 Description of energy use efficiency target(s) set and steps taken to achieve them.	P86, P98-P101
A2.4	描述求取適用水源上可有任何問題, 以及所訂立的用水效益目標及為達到這些目標所採取的步驟。 Description of whether there is any issue in sourcing water that is fit for purpose, water efficiency target(s) set and steps taken to achieve them.	P86, P102 (2022 年內, 遠洋集團沒有發生與獲取水資源相關的問題。) (Sino-Ocean Group did not experience any issues related to the acquisition of water resources during the year of 2022.)
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。遠洋集團主要產品為建築物, 不涉及包裝材料。 Not applicable. The main products of Sino-Ocean Group are buildings that do not involve packaging materials.

主要範疇、層面、一般披露及關鍵績效指標 SUBJECT AREAS, ASPECTS, GENERAL DISCLOSURES AND KPIS		頁碼 PAGE NUMBER
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 IMPACTS ON THE ENVIRONMENT AND NATURAL RESOURCES.	P30, P96-P107
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.	P96-P107
層面 A4: 氣候變化 ASPECT A4: CLIMATE CHANGE	識別及應對已經及可能會對發行人產生影響的重大氣候相關事宜的政策。 POLICIES ON IDENTIFICATION AND MITIGATION OF SIGNIFICANT CLIMATE-RELATED ISSUES WHICH HAVE IMPACTED, AND THOSE WHICH MAY IMPACT, THE ISSUER.	P30, P83-P88
A4.1	描述已經及可能會對發行人產生影響的重大氣候相關事宜, 及應對行動。 Description of the significant climate-related issues which have impacted, and those which may impact, the issuer, and the actions taken to manage them.	P33-P34, P83-P88
<b>B 社會 SOCIAL</b>		
僱傭及勞工常規 EMPLOYMENT AND LABOUR 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.	P120-P126
B1.1	按性別、僱傭類型 (如全職或兼職)、年齡組別及地區劃分的僱員總數。 Total workforce by gender, employment type (for example, full- or part-time), age group and geographical region.	P115-P116, P119
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.	P118
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.	P127-P132
B2.1	過去三年 (包括匯報年度) 每年因工亡故的人數及比率。 Number and rate of work-related fatalities occurred in each of the past three years (including the reporting year).	P129
B2.2	因工傷損失工作日數。 Lost days due to work injury.	P129
B2.3	描述所採納的職業健康與安全措施, 以及相關執行及監察方法。 Description of occupational health and safety measures adopted, and how they are implemented and monitored.	P127-P132
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.	P133-P134
B3.1	按性別及僱員類別 (如高級管理層、中級管理層) 劃分的受訓僱員百分比。 The percentage of employees trained by gender and employee category (e.g. senior management, middle management)	P135
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.	P136
層面 B4: 勞工準則 ASPECT B4: LABOUR STANDARDS	有關防止童工或強制勞工的政策及遵守對發行人有重大影響的相關法律及規例的資料。 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.	P120
B4.1	描述檢討招聘慣例的措施以避免童工及強制勞工。 Description of measures to review employment practices to avoid child and forced labour.	P120
B4.2	描述在發現違規情況時消除有關情況所採取的步驟。 Description of steps taken to eliminate such practices when discovered.	P120

主要範疇、層面、一般披露及關鍵績效指標 SUBJECT AREAS, ASPECTS, GENERAL DISCLOSURES AND KPIS		頁碼 PAGE NUMBER
<b>營運慣例</b> 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。 POLICIES ON MANAGING ENVIRONMENTAL AND SOCIAL RISKS OF THE SUPPLY CHAIN.	P76-P80
B5.1	按地區劃分的供應商數目。 Number of suppliers by geographical region.	P80
B5.2	描述有關聘用供應商的慣例，向其執行有關慣例的供應商數目、以及相關執行及監察方法。 Description of practices relating to engaging suppliers, number of suppliers where the practices are being implemented, and how they are implemented and monitored.	P76-P79
B5.3	描述有關識別供應鏈每個環節的環境及社會風險的慣例，以及相關執行及監察方法。 Description of practices used to identify environmental and social risks along the supply chain, and how they are implemented and monitored.	P77
B5.4	描述在揀選供應商時促使多用環保產品及服務的慣例，以及相關執行及監察方法。 Description of practices used to promote environmentally preferable products and services when selecting suppliers, and how they are implemented and monitored.	P79-P80
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.	P22-P24, P45-P75
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.	P67
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.	P72-P73
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.	P22-P23
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.	P61-P67
B6.5	描述消費者資料保障及私隱政策，以及相關執行及監察方法。 Description of consumer data protection and privacy policies, and how they are implemented and monitored.	P24, P75
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.	P17, P19-P22
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.	P21
B7.2	描述防範措施及舉報程序，以及相關執行及監察方法。 Description of preventive measures and whistle-blowing procedures, and how they are implemented and monitored.	P19-P21
B7.3	描述向董事及員工提供的反貪污培訓。 Description of anti-corruption training provided to directors and staff.	P21
<b>社區</b> COMMUNITY		
層面 B8: 社區投資 ASPECT B8: COMMUNITY INVESTMENT	有關以社區參與來了解營運所在社區需要和確保其業務活動會考慮社區利益的政策。 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.	P139-P156
B8.1	專注貢獻範疇（如教育、環境事宜、勞工需求、健康、文化、體育）。 Focus areas of contribution (e.g. education, environmental concerns, labour needs, health, culture, sport).	P139-P156
B8.2	在專注範疇所動用資源（如金錢或時間）。 Resources contributed to the focus area (e.g. money or time).	P139-P156

## 附錄2 APPENDIX 2

### 各事業部員工所涉及城市：

CITIES WHERE THE BUSINESS DEPARTMENTS ARE LOCATED:

北京開發事業部：北京市、蘭州市、廊坊市、秦皇島市、石家莊市、太原市、烏魯木齊市、西寧市、西雙版納傣族自治州、張家口市  
BEIJING DEVELOPMENT DEPARTMENT: Beijing, Lanzhou, Langfang, Qinhuangdao, Shijiazhuang, Taiyuan, Urumqi, Xining, Xishuangbanna Dai Autonomous Prefecture, Zhangjiakou

環渤海開發事業部：大連市、撫順市、哈爾濱市、濟南市、青島市、瀋陽市、天津市、煙台市、長春市、鞍山市  
BOHAI RIM DEVELOPMENT DEPARTMENT: Dalian, Fushun, Harbin, Jinan, Qingdao, Shenyang, Tianjin, Yantai, Changchun, Anshan

華中開發事業部：合肥市、南昌市、武漢市、長沙市、鄭州市  
CENTRAL DEVELOPMENT DEPARTMENT: Hefei, Nanchang, Wuhan, Changsha, Zhengzhou

華東開發事業部：常州市、滁州市、杭州市、湖州市、淮安市、嘉興市、南京市、寧波市、上海市、紹興市、蘇州市、台州市、溫州市、無錫市、揚州市、宜興市、鎮江市  
EASTERN DEVELOPMENT DEPARTMENT: Changzhou, Chuzhou, Hangzhou, Huzhou, Huai'an, Jiaxing, Nanjing, Ningbo, Shanghai, Shaoxing, Suzhou, Taizhou, Wenzhou, Wuxi, Yangzhou, Yixing, Zhenjiang

華西開發事業部：成都市、貴陽市、昆明市、柳州市、瀘州市、南寧市、西安市、玉溪市、重慶市  
WESTERN DEVELOPMENT DEPARTMENT: Chengdu, Guiyang, Kunming, Liuzhou, Luzhou, Nanning, Xi'an, Yuxi, Chongqing

華南開發事業部：東莞市、佛山市、福州市、廣州市、海口市、江門市、龍岩市、茂名市、三亞市、廈門市、深圳市、湛江市、漳州市、中山市  
SOUTHERN DEVELOPMENT DEPARTMENT: Dongguan, Foshan, Fuzhou, Guangzhou, Haikou, Jiangmen, Longyan, Maoming, Sanya, Xiamen, Shenzhen, Zhanjiang, Zhangzhou, Zhongshan

商業事業部：北京市、成都市、大連市、杭州市、秦皇島市、天津市、武漢市、重慶市  
COMMERCIAL DEPARTMENT: Beijing, Chengdu, Dalian, Hangzhou, Qinhuangdao, Tianjin, Wuhan, Chongqing

不動產事業部：北京市、上海市、深圳市、武漢市  
PROPERTY DEPARTMENT: Beijing, Shanghai, Shenzhen, Wuhan

資本運營事業部：北京市、常州市、成都市、鄂爾多斯市、廣州市、合肥市、呼和浩特市、南寧市、上海市、深圳市、天津市、武漢市、西安市、重慶市  
CAPITAL OPERATION DEPARTMENT: Beijing, Changzhou, Chengdu, Ordos, Guangzhou, Hefei, Hohhot, Nanning, Shanghai, Shenzhen, Tianjin, Wuhan, Xi'an, Chongqing

遠星事業部：保山市、常州市、成都市、福州市、贛州市、淮安市、濟南市、金華市、廊坊市、南昌市、南通市、上海市、瀋陽市、蘇州市、宿遷市、太原市、天津市、溫州市、無錫市、武漢市、西安市、鹽城市、長沙市、重慶市  
YUANXING DEPARTMENT: Baoshan, Changzhou, Chengdu, Fuzhou, Ganzhou, Huai'an, Jinan, Jinhua, Langfang, Nanchang, Nantong, Shanghai, Shenyang, Suzhou, Suqian, Taiyuan, Tianjin, Wenzhou, Wuxi, Wuhan, Xi'an, Yancheng, Changsha, Chongqing

香港公司：香港  
HONG KONG OFFICE: Hong Kong

## 附錄3 APPENDIX 3

### 遠洋集團所遵循國家法律法規清單（部分）：

LIST OF NATIONAL LAWS AND REGULATIONS FOLLOWED BY SINO-OCEAN GROUP (NON-EXHAUSTIVE):

《中華人民共和國刑法》	Criminal Law of the People's Republic of China	《信息安全等級保護管理辦法》	Administrative Measures for the Graded Protection of Information Security
《中華人民共和國刑事訴訟法》	Criminal Procedure Law of the People's Republic of China	《中華人民共和國安全生產法》	Work Safety Law of the People's Republic of China
《中華人民共和國治安管理處罰法》	Law of the People's Republic of China on Penalties for Administration of Public Security	《中華人民共和國環境保護法》	Environmental Protection Law of the People's Republic of China
《中華人民共和國廣告法》	Advertising Law of the People's Republic of China	《中華人民共和國建築法》	Construction Law of the People's Republic of China
《中華人民共和國商標法》	Trademark Law of the People's Republic of China	《中華人民共和國勞動合同法》	Labour Contract Law of the People's Republic of China
《中華人民共和國專利法》	Patent Law of the People's Republic of China	《中華人民共和國勞動爭議調解仲裁法》	Labour Dispute Mediation and Arbitration Law of the People's Republic of China
《中華人民共和國著作權法》	Copyright Law of the People's Republic of China	《企業勞動爭議協商調解規定》	Provisions on the Negotiation and Mediation of Labour Disputes in Enterprises
《中華人民共和國反不正當競爭法》	Anti-Unfair Competition Law of the People's Republic of China	《中華人民共和國勞動合同實施條例》	Regulations on the Implementation of Labour Contracts of the People's Republic of China
《建設工程品質管制條例》	Regulation on the Quality Management of Construction Projects	《工傷保險條例》	Regulations on Work-Related Injury Insurance
《房屋建築和市政基礎設施工程質量監督管理規定》	Provisions on the Supervision and Administration of the Quality of Housing Building Projects and Municipal Infrastructure Projects	《女職工勞動保護規定》	Special Provisions on Labour Protection of Female Employees
《建設工程安全生產管理條例》	Administrative Regulations on the Work Safety of Construction Projects	《中華人民共和國職業病防治法》	Law of the People's Republic of China on Prevention and Control of Occupational Diseases



## 獨立鑒證聲明

致遠洋集團的管理層及利益相關方：

TÜV 南德認證檢測（中國）有限公司上海分公司（以下簡稱 TÜV SÜD）受遠洋集團控股有限公司（以下簡稱「遠洋集團」或「公司」）之委託，對其《遠洋集團 2022 年度可持續發展報告》（以下簡稱「報告」）進行了獨立的第三方鑒證工作。TÜV SÜD 鑒證團隊嚴格遵守與遠洋集團的合同內容，按照雙方認可的協議條款且僅在合同中認可的職權範圍內執行了此次報告的鑒證工作。

本獨立鑒證聲明所基於的是遠洋集團收集匯總並提供給 TÜV SÜD 的資料信息，鑒證範圍僅限於這些信息內容，遠洋集團對提供信息數據的真實性和完整性負責。

### 鑒證範圍

本次鑒證時間範圍：

- 報告中由遠洋集團披露的在報告期 2022 年 1 月 1 日至 2022 年 12 月 31 日內的環境、社會、管治相關信息和數據，實質性議題的管理方法及行動措施，以及報告期內公司的可持續發展績效表現。

本次鑒證物理範圍：

- 本次鑒證採取抽樣形式開展現場鑒證工作，所選取的物理範圍為位於北京市朝陽區東四環中路 56 號遠洋國際中心 A 座的遠洋集團總部。

本次鑒證數據和信息範圍：

- 鑒證的範圍限於「報告」涵蓋的遠洋集團及其運營和管理的項目的數據和信息。

以下信息和數據不在本次的鑒證範圍內：

- 本報告報告期之外的任何相關信息和內容；
- 遠洋集團的供應商、合作夥伴以及其他第三方的數據和信息；
- 本報告中披露的通過獨立第三方機構審計的財務數據和信息，未進行重複鑒證。

### 局限性

- 此次鑒證過程是在上述範圍內地點進行的，鑒證過程中 TÜV SÜD 對報告中的數據和信息採用了抽樣鑒證的方式，僅對組織內部的利益相關方進行了抽樣面談；
- 組織的立場、觀點、前瞻性聲明、預測性信息及 2022 年 1 月 1 日以前的歷史數據資料均不在本次鑒證工作的範圍內。

### 鑒證工作依據

本次鑒證過程由 TÜV SÜD 在環境和社會、管治相關議題等方面具有資深經驗的專家團隊實施並得出相關結論，鑒證參考如下標準：

- 《AA1000 鑒證標準 v3》（「AA1000AS v3」），鑒證類型和深度為「類型一，中等程度鑒證」
- 《TÜV SÜD 可持續發展報告鑒證程序》

為確保依照合同進行充分的鑒證活動並為結論提供合理保證，鑒證團隊主要進行了以下鑒證活動：

- 鑒證前對相關信息進行前期調研活動；
- 確認高實質性議題及績效已呈現在該報告中；
- 現場鑒證遠洋集團所提供的所有支持性文件、數據和其他信息，對關鍵績效信息數據執行抽樣鑒證；
- 對遠洋集團管理層代表進行專訪，與披露信息的收集、整理和匯報有關的員工進行訪談；
- 其他經鑒證團隊認為必要的程序。



## INDEPENDENT VERIFICATION STATEMENT

To the management and stakeholders of Sino-Ocean Group,

TÜV SÜD Certification and Testing (China) Co., Ltd. Shanghai Branch (hereinafter referred to as "TÜV SÜD") has been engaged by Sino-Ocean Group Holding Limited (hereinafter referred to as "Sino-Ocean Group" or "the Company") to perform an independent third-party verification on "Sustainable Development Report 2022 of Sino-Ocean Group" (hereinafter referred to as "the Report"). During this verification, TÜV SÜD's verification team strictly abided by the contract signed with Sino-Ocean Group and provided verification regarding the Report in accordance with the provisions agreed by both parties and within the authorized scope stipulated in the contract.

This Independent Verification Statement is based on the data and information collected by Sino-Ocean Group and provided to TÜV SÜD. The scope of verification is limited to the given information. Sino-Ocean Group shall be held accountable for authenticity and completeness of the provided data and information.

### Scope of Verification

Time frame of this verification:

- The Report contains the data disclosed by Sino-Ocean Group during the reporting period from January 1<sup>st</sup>, 2022 to December 31<sup>st</sup>, 2022, including environmental, social and governance information and data, methods for management of substantial issues, actions/measures and the Company's sustainability performance during the reporting period.

Physical boundary of this verification:

- The on-site verification was conducted on a sample basis, and the physical scope selected was Sino-Ocean Group Headquarters, located on the 32<sup>nd</sup> floor, Tower A, Ocean International Center, 56 Dongsihuanzhonglu, Chaoyang District, Beijing.

Scope of data and information for the verification:

- The scope of verification is limited to the data and information of Sino-Ocean Group and the projects it operates and manages covered by the Report.

The following information and data are beyond the scope of this verification:

- Any information and contents beyond the reporting period of this Report; and
- The data and information of Sino-Ocean Group's suppliers, partners and other third parties; and
- The financial data and information disclosed in this Report that have been audited by an independent third party are not verified again herein.

### Limitations

- The verification process is conducted in the above scope and place. Sampling and verification are adopted for the data and information in the Report by TÜV SÜD, and only the stakeholders within the organization are interviewed; and
- The Company's standpoint, opinions, forward-looking statements and predictive information as well as the historical data and information before January 1<sup>st</sup>, 2022 are beyond the scope of this verification.

### Basis for the Verification

This verification process was conducted by TÜV SÜD's expert team with extensive experience in the environmental, social, governance and other relevant areas and drew the conclusions thereof. The verification referred to the following standards:

- AA1000AS v3, Type 1 Engagement and Moderate Assurance
- TÜV SÜD Procedure of Verification on Sustainability Report

In order to perform adequate verification in accordance with the contract and provide reasonable verification for the conclusions, the verification team conducted the following activities:

- Preliminary investigation of the relevant information before the verification;
- Confirmation of the presence of the topics with high level of materiality and performance in the Report;
- On-site verification of all supporting documents, data and other information provided by Sino-Ocean Group; tracing and verification of key performance information;
- Special interview with the representative of Sino-Ocean Group's board of directors; interviews with the employees related to collection, compilation and reporting of the disclosed information; and
- Other procedures deemed necessary by the verification team.



## 鑒證結論

經鑒證，我們認為遠洋集團所編制的報告符合 AA1000AS v3 鑒證標準的要求。

具體結論如下：

<b>包容性</b>	遠洋集團充分識別了組織的內部和外部利益相關方，如環境、客戶、社區、投資者、員工、政府、合作夥伴，並建立了利益相關方溝通機制，以定期收集利益相關方的真實訴求。
<b>實質性</b>	遠洋集團確立了實質性議題的優先級確定流程，識別了與本行業高度相關的可持續發展議題並對議題優先級進行了區分，披露了公司可持續發展管理和運營過程中的戰略、管理行動和績效數據，報告內容具有實質性。
<b>回應性</b>	圍繞利益相關方關注的議題，遠洋集團清晰披露了在應對氣候變化、員工滿意度、職業健康與安全、廢棄物與污水管理等領域的重大議題管理方法和績效，並建立了申訴機制，以充分回應利益相關方的訴求和期望。
<b>影響性</b>	遠洋集團建立了三級可持續發展管理體系，由董事局決策、可持續發展管理委員會推動、可持續發展管理工作組具體執行，明確各層級在戰略中的工作職責，設立相關機制保障其順利運行；同時建立了內嵌於公司日常工作管理系統的可持續發展數據收集流程，實現可靠的信息數據披露。

經過抽樣核證，我們認為遠洋集團報告中披露的下列 2022 年度的數據真實、可靠，可供利益相關方使用：

環境類	社會類	管治類
<ul style="list-style-type: none"> <li><b>溫室氣體排放數據：</b> 範圍 1 溫室氣體排放總量及及排放強度 (tCO<sub>2</sub>e) 範圍 2 溫室氣體排放總量及及排放強度 (tCO<sub>2</sub>e) 範圍 3 溫室氣體排放總量及及排放強度 (tCO<sub>2</sub>e) 溫室氣體排放總量及排放強度 (tCO<sub>2</sub>e / 營業額)</li> <li><b>能源消耗數據：</b> 直接能源：不可再生燃料 直接能源：可再生能源 間接能源：購買能源</li> <li><b>水資源數據：</b> 取水量 (立方米) 排水量 (立方米) 耗水量 (立方米) 以上指標強度 (立方米 / 營業額)</li> <li><b>資源消耗數據：</b> 辦公用紙消耗量 (千克) 辦公用紙消耗密度 (千克 / 平方米)</li> <li><b>廢棄物數據：</b> 無害廢棄物產出量 (噸) 有害廢棄物產出量 (噸) 無害 / 有害廢棄物強度 (千克 / 營業額) 廢棄物回收總量 (噸)</li> <li><b>綠色建築項目數量及面積</b></li> </ul>	<ul style="list-style-type: none"> <li><b>客戶關係數據：</b> 客戶滿意度 客戶投訴</li> <li><b>員工數據：</b> 員工總數 新員工概況 員工流失概況 高管情況</li> <li><b>職業健康及安全：</b> 百萬平米事故率 傷亡人數 安全檢查整改合格率 安全風險評估 發展培訓 員工培訓人數 員工培訓人次 員工培訓覆蓋率 員工培訓時長 人均培訓時長 專題培訓總時長</li> <li><b>社會公益：</b> 保障性住房及商業 社會志願公益</li> </ul>	<ul style="list-style-type: none"> <li><b>業務相關數據：</b> 遠洋健康建築體系應用項目 WELL 建築項目 養老服務項目</li> <li><b>可持續供應鏈：</b> 綠色材料或健康材料比例 供應商數量 (總量及新增)</li> <li><b>廉潔從業培訓數據：</b> 培訓場次 培訓人次 培訓總時長</li> <li><b>商標與專利管理：</b> 注冊商標數目 擁有專利數目</li> </ul>

## 持續改進建議

- 無。

## 獨立性和鑒證能力聲明

作為一家安全、可靠和可持續發展解決方案等方面值得信賴的合作夥伴，TÜV 南德意志集團提供測試、認證、審核及知識服務。自 1866 年以來，集團始終致力於通過保護人類、環境和資產免受相關技術風險的影響，從而實現進步。總部位於德國慕尼黑的 TÜV 南德意志集團在全球設立了 1,000 多個辦事處。TÜV 南德意志集團始終致力於可持續發展，積極倡導環境保護相關的項目。多年來，集團積極開拓能效管理、可再生資源，電動汽車等方面的服務以幫助其客戶滿足可持續發展需求。

TÜV 南德認證檢測 (中國) 有限公司上海分公司作為 TÜV 南德意志集團的全球分支機構之一，擁有具有專業背景和豐富行業經驗的專家團隊。

TÜV SÜD 和遠洋集團互為完全獨立的組織機構，且 TÜV SÜD 與遠洋集團及其分支機構或利益相關方不存在任何利益衝突，所有鑒證團隊成員與該公司沒有業務往來，鑒證完全中立。報告所有數據和信息皆由遠洋集團提供，除進行鑒證並出具鑒證聲明外，TÜV SÜD 沒有參與到報告的準備和編寫過程中。

簽字：

代表 TÜV 南德認證檢測 (中國) 有限公司上海分公司

TÜV SÜD 可持續發展授權簽字官  
2023 年 4 月 5 日 中國，上海

注：本鑒證聲明以繁體中文版為準，英文翻譯版僅供參考



## Verification Conclusions

According to the verification, we believe the Report prepared by Sino-Ocean Group adheres to the requirement of AA1000AS v3.

The verification team has drawn the following conclusions on this Report:

<b>Inclusivity</b>	Sino-Ocean Group has identified the internal and external stakeholders such as environment, customers, community, investors, employees, government, partners, and established a stakeholder communication mechanism to collect the demands of stakeholders on a regular basis.
<b>Materiality</b>	Sino-Ocean Group has established the prioritization process of substantial topics determination, identified and assessed the priority of the sustainability topics which are highly related to the industry, the Company disclosed the strategy, management approach as well as sustainability performance in corporate operation, therefore the Report's adherence to materiality principle is guaranteed.
<b>Responsiveness</b>	Sino-Ocean Group has disclosed the management approach of key issues that stakeholders concern, such as taking actions on climate change, employee satisfaction, occupational health and safety, waste and wastewater management, etc., to fully respond to the demands and expectations of stakeholders.
<b>Impact</b>	Sino-Ocean Group has established a three-level sustainable development management system, which is decided by the Board of Directors, promoted by the Sustainable Development Management Committee, and implemented by the Sustainable Development Management Task Force, to clarify the work responsibilities of each level in the strategy and establish relevant mechanisms to ensure its smooth operation.

After verification on a sample basis, we believe that the following data disclosed in the Sino-Ocean Group's Report for the year 2022 are true and reliable for use by interested parties:

Environmental	Social	Governance
<ul style="list-style-type: none"> <li><b>Greenhouse Gas Emission:</b> Scope 1 GHG Emission Total Amount and Intensity (tCO<sub>2</sub>e) Scope 2 GHG Emission Total Amount and Intensity (tCO<sub>2</sub>e) Scope 3 GHG Emission Total Amount and Intensity (tCO<sub>2</sub>e) Total Greenhouse Gas Emissions and Emission Intensity (tCO<sub>2</sub>e/revenue)</li> <li><b>Energy Consumption:</b> Direct Energy: Non-Renewable Energy Direct Energy: Renewable Energy Indirect Energy: Purchased Energy</li> <li><b>Water Resources Data:</b> Water Withdrawal (m<sup>3</sup>) Water Discharge (m<sup>3</sup>) Water Consumption (m<sup>3</sup>) Intensity of the Above Indicators (m<sup>3</sup>/revenue)</li> <li><b>Resource Consumption Data:</b> Office Paper Consumption (kg) Water Discharge (m<sup>3</sup>) Office Paper Consumption Density (kg/m<sup>2</sup>)</li> <li><b>Waste Data:</b> Non-Hazardous Waste Output (tons) Hazardous Waste Output (tons) Non-Hazardous/Hazardous Waste Intensity (kg/revenue) Total Waste Recovery (tons)</li> <li><b>Number and Covered Areas of Green Building</b></li> </ul>	<ul style="list-style-type: none"> <li><b>Customer Relationship Data:</b> Customer Satisfaction Customer Complaints</li> <li><b>Employees:</b> Total Number of Employees New Employee Profile Employee Turnover Profile Executive Profile</li> <li><b>Occupational Health and Safety:</b> Accident Rate Per Million Square Meters Pass Rate of Safety Inspection and Rectification Safety Risk Assessment</li> <li><b>Development Training:</b> Number of Staff Training Person-Time of Staff Training Staff Training Coverage rate Employee Training Hours Training Hours Per Capita Total Hours of Thematic Training</li> <li><b>Contributions to Society:</b> Affordable Housing &amp; Commercial Social Volunteerism and Charity</li> </ul>	<ul style="list-style-type: none"> <li><b>Business-Related Data:</b> Sino-Ocean Healthy Building System Application Project WELL Building Project Senior Care Service Project</li> <li><b>Sustainable Supply Chain:</b> Percentage of Green or Healthy Materials Number of Suppliers (Total and New)</li> <li><b>Integrity Training Data:</b> Number of Training Sessions Number of Participants Total Duration of Training</li> <li><b>Trademark and Patent Management:</b> Number of Registered Trademarks Number of Patents Owned</li> </ul>

## Recommendations on Continuous Improvement

- None.

## Statement on Independence and Verification Capability

TÜV SÜD is a trusted partner of choice for safety, security and sustainability solutions. It specialises in testing, certification, auditing and advisory services. Since 1866, TÜV SÜD has remained committed to its purpose of enabling progress by protecting people, the environment and assets from technology-related risks. Today, TÜV SÜD is present in over 1,000 locations worldwide with its headquarters in Munich, Germany. TÜV SÜD has been committed to sustainable development and actively promotes environmental protection related projects. Over the years, TÜV SÜD has been actively expanding its performance in energy management, renewable resources, and electric automobiles, etc., helping its customers meet sustainable development needs.

TÜV SÜD Certification and Testing (China) Co., Ltd. Shanghai Branch is one of TÜV SÜD's global branches and has an expert team whose members have professional background and rich industrial experiences.

TÜV SÜD and Sino-Ocean Group are two entities independent of each other and both TÜV SÜD and Sino-Ocean Group and their branches or stakeholders have no conflict of interest. No member of the verification team has business relationship with the Company. The verification is completely neutral. All the data and information in the Report are provided by Sino-Ocean Group. TÜV SÜD has not been involved in preparation and drafting of the Report, except for the verification itself and issuance of the verification statement.

Signature:

On Behalf of TÜV SÜD Certification and Testing (China) Co., Ltd. Shanghai Branch

Zhu Wenjun

TÜV SÜD Sustainability Authorized Signatory Officer

April 5, 2023

Shanghai, China

Note: In case of any inconsistency or discrepancy, the traditional Chinese version of this verification statement shall prevail, while the English translation is used for reference only.

**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)

香港地址：香港金鐘道 88 號太古廣場一座 601

Hong Kong Address: Suite 601, One Pacific Place, 88 Queensway, Hong Kong

電話 / Tel: +852 2899 2880

傳真 / Fax: +852 2899 2006

北京地址：北京市朝陽區東四環中路 56 號遠洋國際中心 A 座 32 層

Beijing Address: 32nd Floor, Tower A, Ocean International Center, 56 Dongsihuanzhonglu,  
Chaoyang District, Beijing

電話 / Tel: +8610 5929 3377 傳真 / Fax: +8610 5929 9877 郵編 / Postcode: 100025

遠洋集團: [www.sinooceangroup.com](http://www.sinooceangroup.com)

Sino-Ocean Group: [www.sinooceangroup.com](http://www.sinooceangroup.com)

遠洋之帆公益基金會: [www.sinooceancf.com](http://www.sinooceancf.com)

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

