

SERVING WITH INGENUITY BUILDING HEALTH

匠心服務 建築健康

遠洋集團

2021年度可持續發展報告

SUSTAINABLE DEVELOPMENT REPORT

2021 OF SINO-OCEAN GROUP



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

 遠洋集團
SINO-OCEAN GROUP
共同成長 建築健康

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 2021 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 12 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、社區與社會五方面對遠洋集團「建築・健康」戰略推進進行了闡述。

Sino-Ocean Group Holding Limited ("Sino-Ocean Group") is pleased to publish the "Sustainable Development Report 2021" (the "Report"), the 12th annual public report on the Company's sustainable development performance and corporate social responsibility since 2010. The Report illustrates Sino-Ocean Group's strategy of "Building·Health" from 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，並根據載於 HKEX-ESG、中國社會科學院《中國企業社會責任報告編寫指南（CASS-CSR4.0）》等標準要求編寫，本報告同時參考全球報告倡議組織《可持續發展報告標準》（「GRI Standards」）的部份指標。

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, "Guidelines on Corporate Social Responsibility Reporting for Chinese Enterprises (CASS-CSR4.0)" published by the Chinese Academy of Social Sciences (CASS) and other relevant standards and requirements. Certain indicators specified in the "GRI Standards" released by the Global Reporting Initiative ("GRI") are also referenced in this Report.

時間範圍

TIME FRAME

報告時間跨度為 2021 年 1 月 1 日至 12 月 31 日，與 2021 年度報告保持一致，部份內容追溯至以往年份及延展至 2022 年 3 月。

The Report spans from 1 January to 31 December 2021, which is aligned with the 2021 Annual Report. Portions of its content can be traced back to previous years and extended to March 2022.

發佈周期

RELEASE CYCLE

本報告為年度報告，是遠洋集團連續發佈的第 12 份報告，上期報告已於 2021 年 4 月發佈。

The Report has been published by Sino-Ocean Group on an annual basis for the 12th consecutive years. The last report was published in April 2021.

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）為本公司的子公司，已於 2020 年 12 月在香港聯交所成功上市。除特別說明外，其可持續發展表現與企業社會責任工作請參見其單獨發行的環境、社會及管治（「ESG」）報告，本報告未覆蓋其 ESG 績效。

This Report focuses on Sino-Ocean Group and covers the business departments and project subsidiaries operated and managed by the Company, and the business scope includes the core businesses and synergic businesses of the Group. Among which Sino-Ocean Service Holding Limited ("Sino-Ocean Service"; stock code: 06677.HK), a subsidiary of the Company, was successfully listed on the Hong Kong Stock Exchange in December 2020. Please refer to its separately issued Environmental, Social and Governance ("ESG") Report for its sustainable development performance and corporate social responsibility work. 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。您可以在遠洋集團控股有限公司官方網站 (www.sinooceangroup.com) 及香港聯交所網站 (www.hkexnews.hk) 下載本報告的電子文稿。

若需獲取紙質版報告，或對本報告有任何意見或者建議，您可按以下方式聯繫我們。

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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。除特殊說明外，本報告所引用財務數據來源於經審核財務報表載於《遠洋集團控股有限公司 2021 年度報告》（「2021 年度報告」），其他數據和案例來源於遠洋集團內部正式文件及相關統計。

This Report is prepared in accordance with the reporting principles of materiality, quantitative, balance and consistency set out in the HKEX-ESG, which generally illustrates how to apply those principles. Unless otherwise specified, financial data used in this Report come from the audited financial statements as stated in "2021 Annual Report of Sino-Ocean Group Holding Limited" (the "2021 Annual Report"). Other data and cases are derived from Sino-Ocean Group's internal official documents and related statistics.

稱謂說明

APPELLATIONS

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

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

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

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

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行政總裁致辭 MESSAGE FROM CHIEF EXECUTIVE OFFICER



遠洋集團董事局主席、
行政總裁李明

LI MING

Chairman of the Board of Directors
and Chief Executive Officer of
Sino-Ocean Group

《荀子》有雲：「道阻且長，行則將至，行而不輟，未來可期」。

2021 年，是人類抗擊新冠肺炎疫情的第二個年頭，也被視為攜手應對氣候變化、實現氣候控制目標至關重要的時間窗口。一方面，全球經濟遭遇挫折；另一方面，關乎人類共同命運的挑戰就在眼前，合作是唯一選擇。

在紛繁蕪雜中，ESG 或許能為找到新底線和通往新願景提供助力。保護我們賴以生存的環境和地球，促進全球社會長遠的共同繁榮，是全球的共同話題。考量環境、社會影響，相信旨在實現利益相關者共贏的 ESG 投資和廣泛的 ESG 實踐，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。2021 年 11 月，200 個與會國家在 COP26 大會上最終達成了《格拉斯哥氣候公約》並重申了他們對《巴黎協定》的承諾，國際社會在應對氣候變化的政策和行動方面取得了令人鼓舞的進展。

Xunzi once said, "Our journey ahead will be a long and arduous one, but as long as we press ahead with a sense of perseverance, there will be much to expect".

The year of 2021 not only witnessed the battle with COVID-19 extending into its second year, but was also seen as an opportunity for working together to address climate change and meet climate goals. On the one hand, the global economy suffered a severe downturn. On the other hand, we had no choice but to collaborate under a shared destiny to address the challenges for the future of humanity.

Amid all the complexity and chaos, ESG may help to explore new bottom lines and achieve new visions. Protecting the environment and preserving the earth we live on to promote the long-term common prosperity of the world is a global issue across the board. Taking into account the environmental and social impact, it is believed that ESG investing and a range of ESG practices committed to achieving a win-win situation for stakeholders will set good examples and chart the roadmap for the sustainable development and common prosperity of humanity, as well as laying a new foundation and building new connections for global cooperation. In November 2021, 200 participating countries finally agreed to the "Glasgow Climate Pact" at the COP26 summit and reaffirmed their commitment to the "Paris Agreement", marking incremental progress made by the international community in their policies and actions for addressing climate change.

縱觀 2021 全年，房地產行業跌宕起伏，這一年充滿了改變與挑戰。黨和國家對「房住不炒」定位的持續堅持，對房地產長效機制的逐步落實，對地產市場進行了全方位的修正與調控。從中央重申房地產行業在國民經濟中的重要性可見，地產行業正逐步走出至暗時刻，相信未來屬於能夠在行業變革和進化中完成自我革新的企業。我們欣喜地發現行業正一步步邁向常態，邁向中速發展，邁向模式轉型，邁向可持續、高質量、健康發展的未來。

這一年，是遠洋人拼搏奮進、攻堅克難、堅持聚焦主業、調整結構、精細運營、改善盈利、嚴控風險的一年。我們仍有需要「爬坡過坎」的地方，我們要卸下包袱；更要鼓足勇氣和幹勁，加快發展，追求可持續，追求高質量，按照五期戰略的佈局向前飛奔。

也是這一年，中共中央、國務院印發《關於完整準確全面貫徹新發展理念做好碳達峰碳中和工作的意見》，使得推進「碳達峰、碳中和」工作方面有了明確的頂層思路、清晰的發展目標和具體的任務安排。隨著城鄉建設領域碳達峰實施方案的落地實行，可預見建築領域將會借助雙碳工作的引領迎來新的機遇和發展。

企業在推動社會可持續發展中已被賦予了重要使命，聯合國《全球契約》呼籲全球企業領導人建立共同價值，踐行可持續發展表現狀況已成為衡量企業實力與發展水平的標準之一。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。契合國家倡導、勇擔社會責任，結合集團戰略整體發展方向和發展思路，立足於業務發展和日常經營的實際情況，集團完成了可持續發展管理戰略的研究及 2050 年實現「淨零排放」戰略目標的設定，並於 2021 年啟動了「碳中和」路徑及戰略研究工作，著手規劃碳減排路徑。遠洋將切實地向著碳中和目標前進，盡己所能，減少排放，助力行業綠色發展，維護綠水青山。

遠洋集團追求的可持續發展，是在維護綠水青山基礎上，與用戶共同成就、與行業共同進步、與員工共同成長。2022 年，遠洋深刻意識到行業在經曆多年的調控、調整之後，已步入了一個全新的發展階段，前方道路雖然充滿艱難險阻，但我們比以往任何時候都對自己所走的道路和所作的變革充滿信心，我們堅定不移地相信五期戰略規劃的願景和方向是正確的，這是一條眼前雖泥濘坎坷，但遠方是寬闊光明的發展之路。「道阻且長，行則將至，行而不輟，未來可期」，我們將長期堅持「精耕細作·強身健體」，堅持長期艱苦奮鬥，向著光明的未來，堅定走贏得生存和可持續發展的必由之路。

In a year full of changes and challenges, the real estate industry experienced ups and downs throughout 2021. The all-round rectification and regulation of the real estate market through policy, underpinned by Communist Party of China (the "CPC") and the state's persistence of "properties for accommodation not speculation" and the steady implementation of the long-term mechanism for real estate, are bringing the real estate industry out of its dark moment, as evidenced by the central government's reiteration of the importance of the real estate industry in the national economy. It is believed that the future belongs to those enterprises that can transform themselves in the process of industry reform and evolution. We are delighted to see that the industry is developing towards normality, medium-speed growth, model transformation, and a sustainable, high-quality and healthy future.

During the year, every employee of Sino-Ocean worked hard to overcome difficulties, with particular emphasis on the core business, structure adjustment, refined operations, profitability improvement and strict risk control. To climb over more hurdles and tide over more adversities, we must unload our burden. We need to spur ourselves on to pursue sustainable and high-quality development and accelerate business growth in accordance with the blueprint of the fifth phase of strategic development.

In the same year, the Central Committee of the CPC and the State Council issued the "Working Guidance for Carbon Dioxide Peaking and Carbon Neutrality in Full and Faithful Implementation of the New Development Philosophy" to set out clearly defined top-level concepts, specific development goals and detailed tasks for promoting the work on carbon dioxide peaking and carbon neutrality. With the implementation of plans for peaking carbon dioxide emissions in urban-rural development, it is foreseeable that the efforts to achieve the goals of emission peak and carbon neutrality will usher in new opportunities and development for the construction industry.

Given that enterprises have been expected to assume greater responsibility for promoting social sustainability, the UN Global Compact has called on global business leaders to create shared values, introducing sustainability performance as one of the criteria to measure the strength and development standards of enterprises. As a comprehensive industrial company with the strategic vision of becoming the creator of building health and social value, Sino-Ocean Group set up creating sustainable value together with stakeholders as one of the three strategic goals for its future development. Integrating the Group's overall strategic development direction and thoughts in line with national advocacy and social responsibility and taking into account the actual situation of business development and daily operations, the Group completed the study of sustainable development management strategy, set up the strategic goal of net-zero emissions by 2050, and commenced the research on carbon neutrality roadmap and strategy to formulate plans for the path to carbon emission reduction in 2021. By making every effort to reduce emissions, the Group will make concrete progress towards the carbon neutrality goal to facilitate the green development of the industry and build a greener planet.

The sustainable development pursued by Sino-Ocean Group is to develop together with users, make progress together with the industry and grow together with employees while preserving the natural environment. Despite all the difficulties and obstacles ahead of us in 2022, we are more confident about our path forward and reform than ever before, as we are deeply aware that the industry has entered a new stage of development after years of regulation and adjustment. We firmly believe that the fifth phase of strategic development, pointing to the correct direction and vision, will smooth the bumps on our road to bright prospects. Our journey ahead will be a long and arduous one, but as long as we press ahead with a sense of perseverance, there will be much to expect. We will refine our business and strengthen our capability as we stride ahead for a bright future with all our might steadfastly, and make steady progress towards survival and sustainability against any hardships and setbacks.

遠洋的2021 SINO-OCEAN IN 2021

136,260

Contracted Sales
協議銷售額

(RMB million)
(人民幣 百萬元)

53,135,000

Landbank
土地儲備

(m²)
(平方米)

64,247

Revenue
營業額

(RMB million)
(人民幣 百萬元)

3,243,000

Saleable GFA Delivered
交付可售樓面面積

(m²)
(平方米)

5,091

Profit for the Year
年度溢利

(RMB million)
(人民幣 百萬元)

4,706

Income Taxation
納稅額

(RMB million)
(人民幣 百萬元)

22,000,000

Covered Project Area of Sino-Ocean
Healthy Building System by the End of 2021
截至 2021 年底遠洋健康建築體系
應用面積約

(m²)
(平方米)

87

Customer Satisfaction (%)
客戶滿意度 (%)

23,417,748

Green Building Project Area
by the End of 2021
截至 2021 年底綠色建築項目面積

(m²)
(平方米)

530

Approximate Total Amount of Funds
Accumulated in Support Social Charity
累計支持社會公益的款項總額約

(RMB million)
(人民幣 百萬元)

12,837

Total Headcounts
員工總人數

9,726

Number of Volunteers
志願者人數

19,562

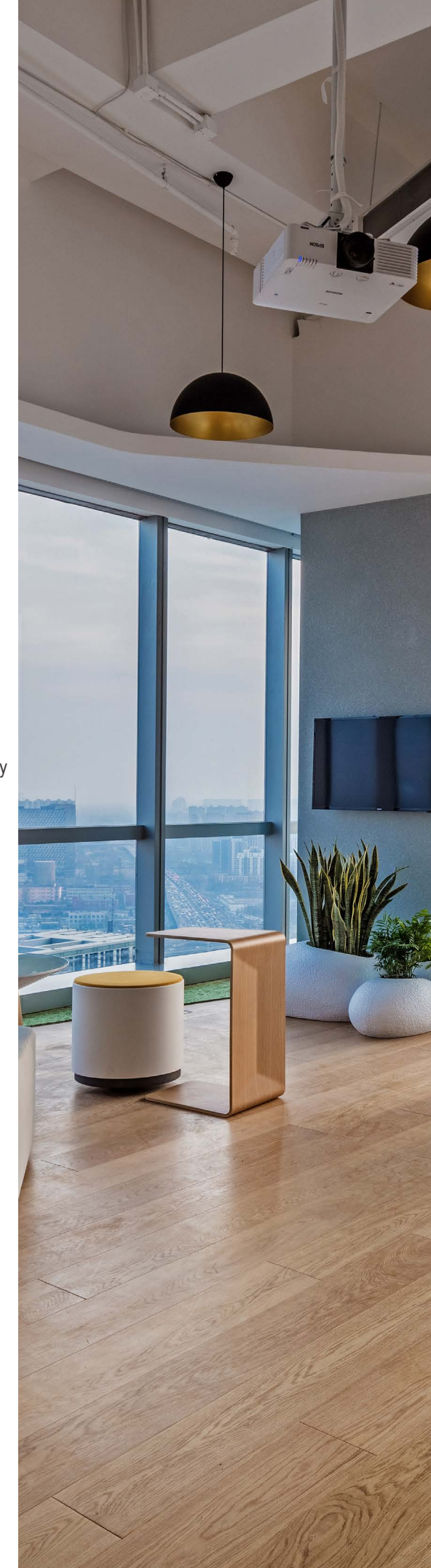
Total Number of Suppliers
供應商總數

(Units)
(家)

104,115

Volunteer Service Time
志願者服務時間

(Hours)
(小時)



關於遠洋

ABOUT SINO-OCEAN

公司簡介

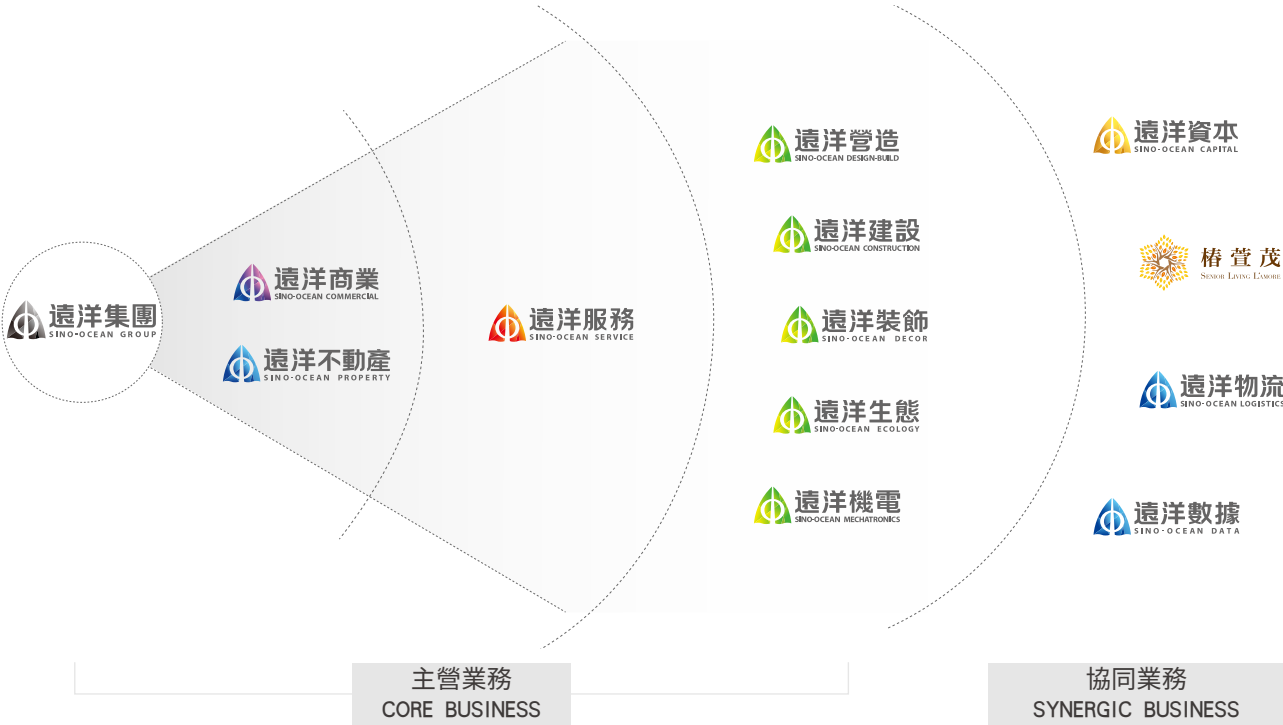
COMPANY PROFILE

遠洋集團控股有限公司創立於 1993 年，並於 2007 年 9 月 28 日在香港聯合交易所有限公司主板上市（股份代號：03377.HK），主要股東為中國人壽保險股份有限公司及大華人壽保險股份有限公司。迄今為止，遠洋集團被恒生指數有限公司推選為一繫列指數的成份股，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、恒生港股通高股息低波動指數及恒生可持續發展企業基準指數。

遠洋集團以「建築健康和社會價值的創造者」為戰略願景，致力於成為以投資開發為主業、發展開發相關新業務的綜合型實業公司，主營業務包括住宅開發、不動產開發運營、物業服務及建築建造全產業鏈服務，協同業務包括房地產金融、養老服務、物流地產、數據地產等。

Sino-Ocean Group Holding Limited ("Sino-Ocean Group") was founded in 1993 and has been listed on the Main Board of The Stock Exchange of Hong Kong Limited since 28 September 2007 (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 as a constituent of Hang Seng Composite Index (HSCI), Hang Seng Composite Industry Index — Properties and Construction, Hang Seng Stock Connect Hong Kong Index, Hang Seng SCHK High Dividend Low Volatility Index and Hang Seng Corporate Sustainability Benchmark 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 investment and development while exploring related diversified new businesses. Our core businesses include development of residential property, investment property development and operation, property services and whole-industrial chain construction services, along with synergic businesses in real estate financing, senior living service, logistics real estate and internet data center, etc.



業務範圍

BUSINESS SCOPE

- 01 Development of Residential Property
住宅開發
- 02 Investment Property Development and Operation
不動產開發運營
- 03 Property Services
物業服務
- 04 Whole-Industrial Chain Construction Services
建築建造全產業鏈服務
- 05 Real Estate Financing
房地產金融
- 06 Senior Living Service
養老服務
- 07 Logistics Real Estate
物流地產
- 08 Internet Data Center
數據地產
- 09 Other Businesses (including comprehensive exploration and design, construction and management services, recycling renewable resources, water conservation and environmental protection)
其他業務（綜合勘探設計、代建代管服務、再生資源回收以及水務環保等）

土儲分佈圖

LANDBANK DISTRIBUTION

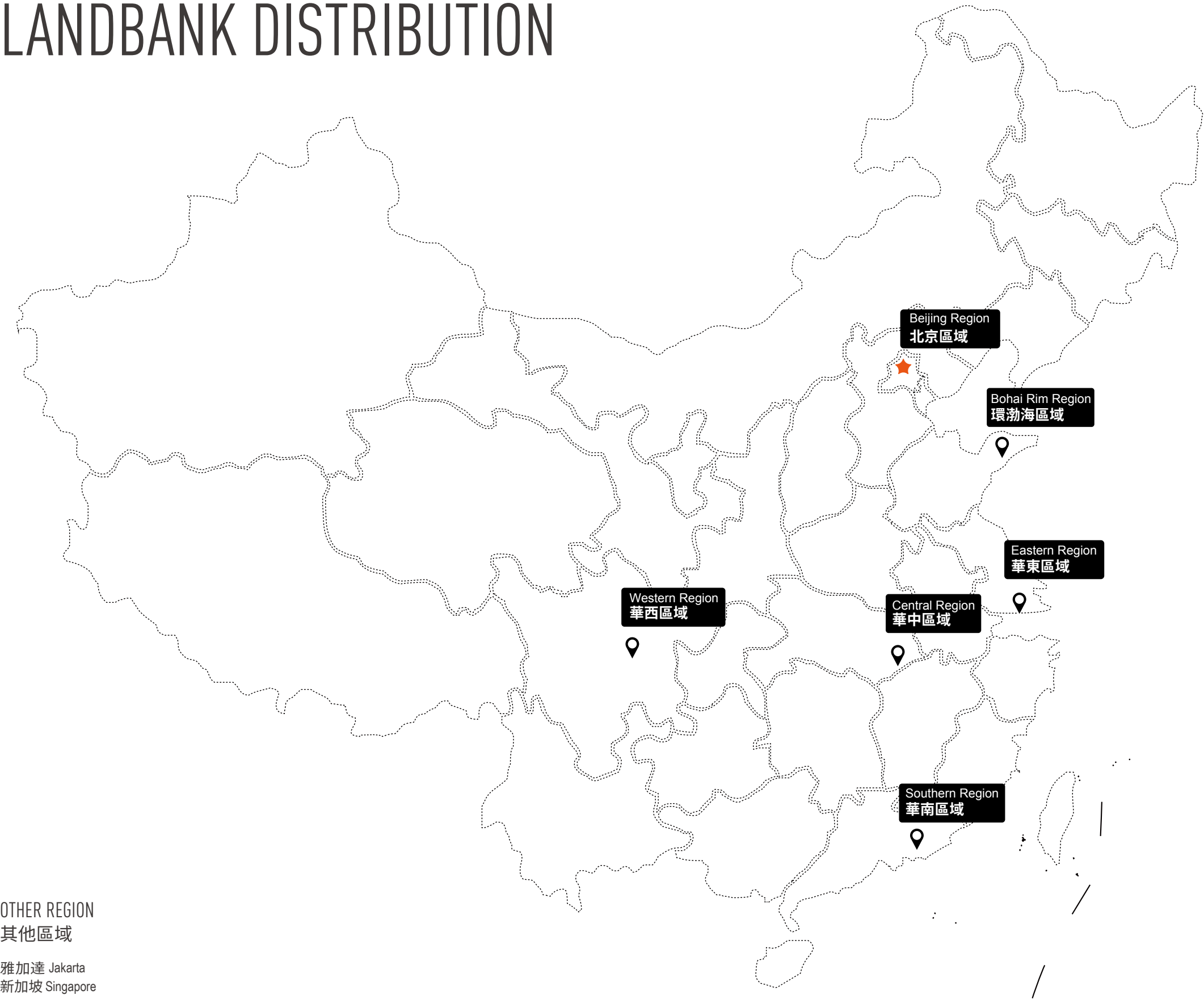
63 城市
CITIES

遠洋集團專註獲取優質土地資源，
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 landbank coverage extended to 63 cities all over the PRC 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 330 個處於不同開發階段的房地產項目，包括北京區域的北京、廊坊、秦皇島和石家莊等；環渤海區域的天津、大連、濟南和青島等；華東區域的上海、溫州和蘇州等；華南區域的深圳、中山、廣州和湛江等；華中區域的武漢、長沙和鄭州等；華西區域的成都、西安和貴陽等。此外，公司業務版圖已拓展至海外的印度尼西亞、新加坡等。截至 2021 年 12 月 31 日，土地儲備逾 5,300 萬平方米。

Sino-Ocean Group currently owns more than 330 projects in different stages in rapidly growing Chinese cities and metropolitan regions, such as Beijing, Langfang, Qinhuangdao and Shijiazhuang in the Beijing Region; Tianjin, Dalian, Jinan and Qingdao in the Bohai Rim Region; Shanghai, Wenzhou and Suzhou in the Eastern Region; Shenzhen, Zhongshan, Guangzhou and Zhanjiang in the Southern Region; Wuhan, Changsha and Zhengzhou in the Central Region; Chengdu, Xi'an and Guiyang in the Western Region. In addition, the Company's business territory has expanded abroad to Indonesia, Singapore, etc. As at 31 December 2021, we had a land reserve of over 53 million sq.m.



OTHER REGION
其他區域

雅加達 Jakarta
新加坡 Singapore



北京區域 BEIJING REGION	北 京 Beijing	廊 坊 Langfang	太 原 Taiyuan
	晉 中 Jinzhong	秦皇島 Qinhuangdao	石家莊 Shijiazhuang
	張家口 Zhangjiakou		
	總樓面面積(m ²) TOTAL GFA (m ²)		15,639,000
	總土地儲備(m ²) TOTAL LANDBANK (m ²)		11,951,000
項目數量 NO. OF PROJECTS			51

環渤海區域 BOHAI RIM REGION	天 津 Tianjin	大 連 Dalian	濟 南 Jinan
	青 島 Qingdao	瀋 陽 Shenyang	長 春 Changchun
	鞍 山 Anshan	哈爾濱 Harbin	
	總樓面面積(m ²) TOTAL GFA (m ²)		20,787,000
	總土地儲備(m ²) TOTAL LANDBANK (m ²)		12,906,000
項目數量 NO. OF PROJECTS			47

華東區域 EASTERN REGION	上 海 Shanghai	宿 遷 Suqian	溫 州 Wenzhou
	蘇 州 Suzhou	鎮 江 Zhenjiang	揚 州 Yangzhou
	無 錫 Wuxi	常 州 Changzhou	南 京 Nanjing
	南 通 Nantong	金 華 Jinhua	湖 州 Huzhou
	杭 州 Hangzhou	淮 安 Huai'an	嘉 興 Jiaxing
寧 波 Ningbo			
總樓面面積(m ²) TOTAL GFA (m ²)		11,988,000	
總土地儲備(m ²) TOTAL LANDBANK (m ²)		7,970,000	
項目數量 NO. OF PROJECTS			58

華南區域 SOUTHERN REGION	深 圳 Shenzhen	中 山 Zhongshan	廣 州 Guangzhou
	湛 江 Zhanjiang	江 門 Jiangmen	漳 州 Zhangzhou
	佛 山 Foshan	茂 名 Maoming	廈 門 Xiamen
	龍 岩 Longyan	福 州 Fuzhou	三 亞 Sanya
	香 港 Hong Kong		
總樓面面積(m ²) TOTAL GFA (m ²)		10,683,000	
總土地儲備(m ²) TOTAL LANDBANK (m ²)		5,519,000	
項目數量 NO. OF PROJECTS			44

華中區域 CENTRAL REGION	武 漢 Wuhan	長 沙 Changsha	鄭 州 Zhengzhou
	贛 州 Ganzhou	合 肥 Hefei	南 昌 Nanchang
	總樓面面積(m ²) TOTAL GFA (m ²)		9,747,000
	總土地儲備(m ²) TOTAL LANDBANK (m ²)		6,879,000
項目數量 NO. OF PROJECTS			30

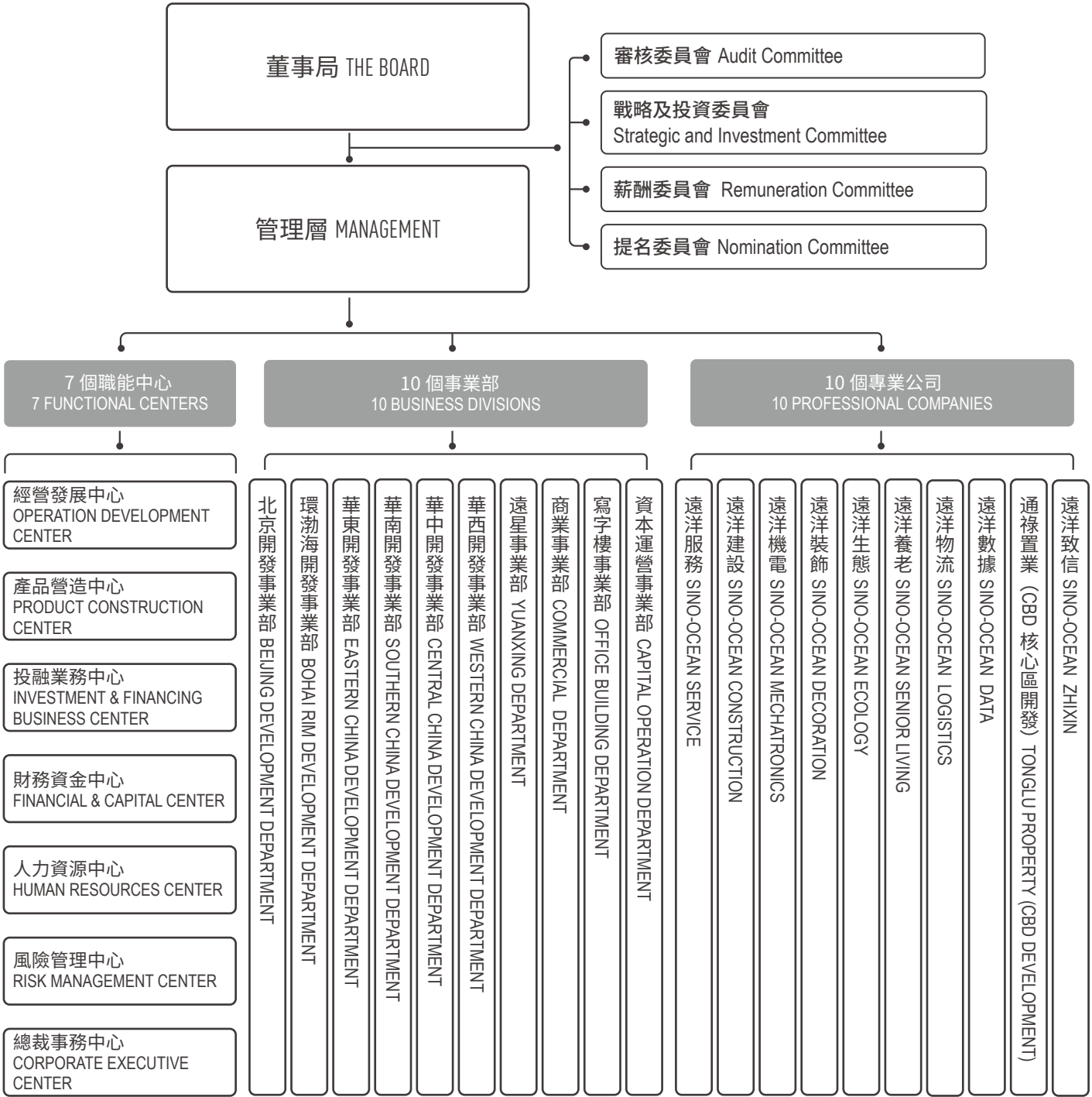
華西區域 WESTERN REGION	成 都 Chengdu	西 安 Xi'an	貴 陽 Guiyang
	西 寧 Xining	烏魯木齊 Urumqi	柳 州 Liuzhou
	重 慶 Chongqing	西雙版納 Xishuangbanna	昆 明 Kunming
	瀘 州 Luzhou	蘭 州 Lanzhou	
	總樓面面積(m ²) TOTAL GFA (m ²)		10,214,000
總土地儲備(m ²) TOTAL LANDBANK (m ²)		7,840,000	
項目數量 NO. OF PROJECTS			40

其他區域 OTHER REGION	雅加達 Jakarta	新加坡 Singapore	
	總樓面面積(m²) TOTAL GFA (m²)		70,000
	總土地儲備(m²) TOTAL LANDBANK (m²)		70,000
	項目數量 NO. OF PROJECTS		2

組織架構

CORPORATE STRUCTURE

根據經營管理需要，目前遠洋集團的組織架構如下：
The current corporate structure of Sino-Ocean Group based on operational and management needs is as follows:



2021 業務回顧

2021 BUSINESS REVIEW

2021 年是本集團全面實施第五期發展戰略的第二年。本集團克服了行業調控政策和新冠疫情的雙重影響，堅持聚焦主業、調整結構、精細運營、改善盈利、嚴控風險，圍繞「匠心•服務•用戶」的年度管理主題，努力做好自己的事、專業的事，各項工作穩步推進。

In 2021, the Group entered the second year of comprehensive implementation of the fifth phase of strategic development. Having overcome the double impact of macro policies and the pandemic, the Group persevered to focus on residential development, structural adjustment, streamlining of operations, profitability and strict risk control. Working on the year's theme of 'Artisanal • Excellent • User-oriented', we strived to excel in what we knew best and all aspects of our work progressed steadily.

- 開發主業穩健增長，經營效益逐步修復
Residential development enjoyed stable growth, operation efficiency gradually recovered
- 持續優化投資佈局，城市更新資源充沛
Continued to optimize location planning, ample resources in urban redevelopment
- 不動產尋求模式新發展，運營能力持續提升
New format was sought for investment property, operational capability continued to rise
- 遠洋服務業績再上新台阶，商寫板塊激發增長新動力
Sino-Ocean Service performance reached new height, commercial and office sector became new growth driver
- 保持財務安全穩健，維持「綠檔」及投資級評級優勢
Maintained strong and secure financial position, 'green category' and investment grade ratings
- 融資渠道豐富暢通，資金安全穩健性高
Ample financing channels and highly secure funds
- 持續夯實精細化管理水平，提升市場競爭力
Continued to streamline management to raise competitiveness
- 持續踐行「建築•健康」產品理念，打造健康標桿項目
Resolute with the concept of 'Building • Health' and constructed benchmark projects
- 股東協同持續深化，各項合作穩步推進
Synergy among shareholders continued to intensify, various cooperation items progressed steadily

詳細內容請參閱本公司網站
(WWW.SINOOCEANGROUP.COM)
及香港聯交所網站
(WWW.HKEXNEWS.HK)
刊發的 2021 年度報告

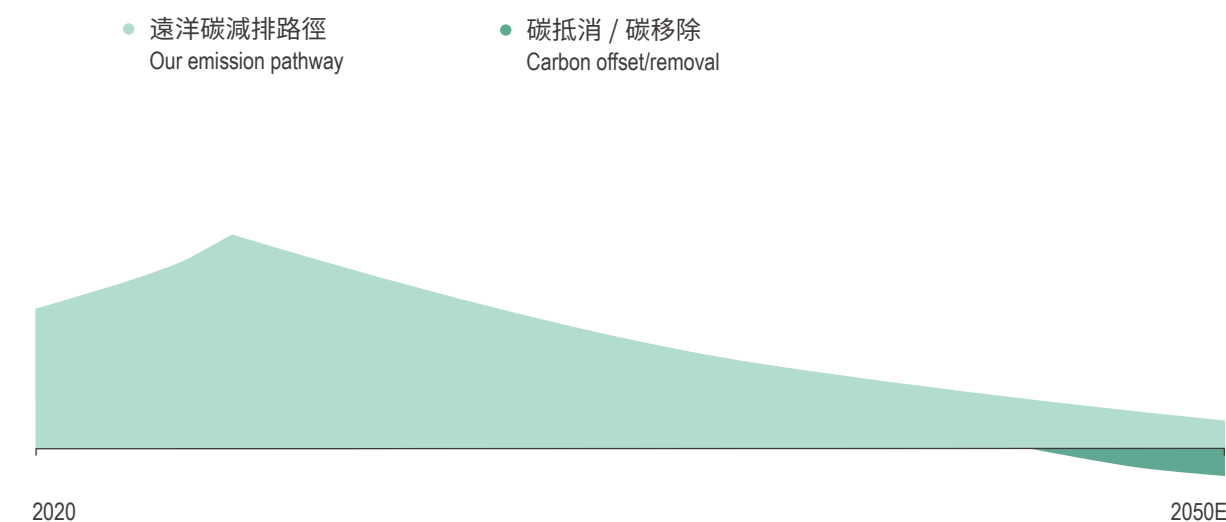
For more information, please refer to
2021 Annual Report published on our
website (www.sinooceangroup.com)
and the website of the Hong Kong
Stock Exchange (www.hkexnews.hk).

特別專題 遠洋碳中和之路

SPECIAL REPORT - SINO-OCEAN'S CARBON NEUTRALITY ROADMAP

2021 年，遠洋集團啟動了碳中和路徑規劃與戰略研究。我們依據世界資源研究所（WRI）和世界可持續發展工商理事會（WBCSD）共同發佈的《溫室氣體盤查議定書》（GHG Protocol）定義的範圍和計算方法，摸查自身碳排放情況，對遠洋集團 2020 年實際運營控制範圍內的溫室氣體排放進行了全面盤查，系統調研與評估了不同情景下的減排可行性，探索出遠洋集團實現碳中和的路徑圖及主要戰略方向。未來，我們也將根據環境趨勢變化及企業業務發展情況，定期回顧和更新碳減排路徑及相關目標。

In 2021, Sino-Ocean Group launched carbon neutral pathway planning and strategic research. Following the scope and calculation method defined in the Greenhouse Gas Protocol (GHG Protocol) jointly issued by the World Resources Institute (WRI) and the World Business Council for Sustainable Development (WBCSD), we have measured all business units' carbon footprint within the Group's operational control, assessed the feasibility of our emission reduction targets, and developed emission reduction strategies. In the future, we will also regularly review and update carbon emission reduction pathway and related goals based on changes in environmental trends and corporate business development.



(遠洋集團碳減排路線示意圖 Illustrative emission pathway)

我們在 2020 年提出中期目標，即「以 2018 年水準為基準，2025 年碳排強度減少 35%」。在 2021 年，已提前實現該目標。為更加規範和高效地推動減排行動，提高管理精細度，遠洋集團對自身「高標準、高要求」，在原有碳減排目標基礎上，結合研究成果，優化更新了減排目標。包括：

In 2020, we set a medium-term emission reduction target, which was to reduce the Group's emission intensity by 35% in 2025, relative to the 2018 level. In 2021, we reached this target in advance (i.e., emissions per unit of revenue). In order to promote emission reduction actions in a more standardized and efficient manner and improve management precision, we now clarify our medium- and long-term targets combined with the research results, including:

- 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」。
Our long-term target to achieve "Net Zero" by 2050 covers emissions from Scope 1, 2, and 3;
- 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%；能源消耗強度降低 19%（均以 2020 年為基準年）。
By 2025, we aim to reduce the Scope 1&2 emission per unit of revenue and the energy consumption per unit of revenue by 19% for residential development and property development and operation business, as well as other businesses (2020 as base year).

作為國內可持續發展表現在地產行業領先的綜合性企業，遠洋集團力爭與國際領先水準對標。基於「減排優於抵消」的原則，積極開展減排工作，並不晚於 2050 年開始採用高品質碳抵消 / 移除，抵消剩餘排放。五大戰略方向包括：

To ensure we are progressing towards our ambition to set a Net Zero target, we will prioritise the implementation of emission reduction measures, and neutralise the residual emissions by 2050. We will use the following five strategic pillars to drive emission reduction.



更多內容，歡迎持續關注遠洋集團官網動態。
For more information, please continue to follow the latest update at Sino-Ocean Group Official Website (www.sinooceangroup.com).

注：全球領先的低碳諮詢公司碳信託（Carbon Trust）為研究工作提供了技術支援。
Note: The Carbon Trust, a global climate consultancy with a mission to accelerate the move to a decarbonised future, provided technical support for the study.

特別專題

黨建活動提振員工士氣 凝心聚力促業務健康發展

SPECIAL REPORT - PARTY BUILDING ACTIVITIES TO BOOST STAFF MORALE AND BUSINESS HEALTHY DEVELOPMENT

自公司 1993 年成立以來，遠洋堅持以黨建促發展，開啟高質量發展的新路徑。通過與政府間的良好溝通互動，促進企業經營管理、塑造企業文化、增強員工凝聚力、提升職業素質。遠洋建立「1+3」黨建模式，著力建設「三大工程」，貢獻企業應盡的力量。

Since the establishment of the Company in 1993, Sino-Ocean Group adheres to promoting development through party building, and has opened a new path of quality development. Through well communications and interactions with the government, we promote enterprise management, shape a corporate culture, enhance staff cohesion and improve our professional quality. Sino-Ocean has also established "1+3" Party Building Model to promote "Three Initiatives", in order to undertake its corporate social responsibility.

「1+3」黨建模式 "1+3" Party Building Model

「黨建 + 業務組織」：建設「企業發展的滿意工程」
"Party Building + Business Units" to promote the "initiative for satisfactory corporate development"

「黨建 + 工會組織」：建設「黨員員工的凝聚工程」
"Party Building + Trade Union" to promote the "initiative for cohesion of party member employees"

「黨建 + 公益組織」：建設「社會和諧的希望工程」
"Party Building + Charity Institutions" to promote the "initiative for social harmony"



3月23日至9月25日期間，我們在42個城市組織舉辦全國繫列專題活動、2021年度「遠洋時代先鋒」評選活動等，致力於將企業融入新時代機遇和發展格局中，推動企業健康、高質量、可持續發展。

From 23 March to 25 September, we organized activities in 42 cities across the country, selected the 2021 "Vanguard of the Times of Sino-Ocean", integrate the Company into the opportunities and development pattern of the new era, so as to promote its healthy, high-quality and sustainable development.



METICULOUS DEEP PENETRATION FOR
OPERATIONAL HEALTH

OPERATION

精心深耕
經營健康

01
Part One

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，遠洋集團堅守底線，砥礪前行，推動企業高質量發展。2021年，集團聚焦主業、聚焦效益，堅持精細化管理，繼續夯實以項目和業務為中心的「4+8」經營管理體系，主業經營能力得到提升，國際投資評級繼續保持，三道紅線指標健康，抵禦市場風險能力增強，在變化和挑戰中錨定方向，穩健前行。

Good enterprise management is the cornerstone for achieving steady and sustainable development. Facing the severely challenging market environment, Sino-Ocean Group adhered to the bottom line and rose to the challenge while promoting its high-quality development. In 2021, the Group focused on its main business and efficiency, adhered to refined management, continued to consolidate the "4+8" operation and management system focused on projects and business, boosted the operational capability of its main business, maintained its international investment grade rating, attained sound performance in indicators under the three red lines, enhanced its market risk resilience and moved forward steadily amid changes and challenges.

企業管治

CORPORATE GOVERNANCE

董事局管理及風險管理

BOARD MANAGEMENT AND RISK MANAGEMENT

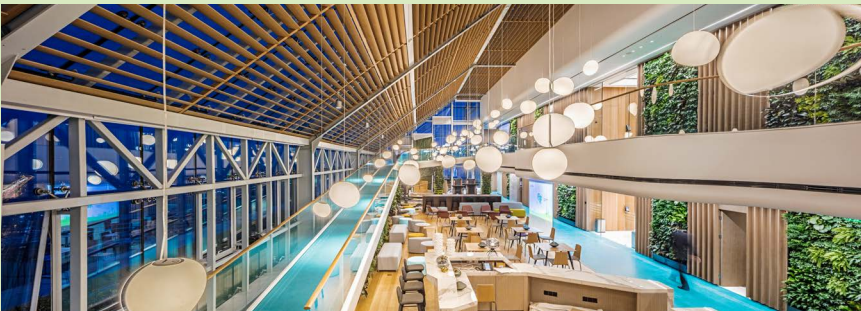
● BOARD MANAGEMENT
董事局管理

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

截至 2021 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 2021, 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 maintaining sound corporate governance, enhancing operational transparency, protecting the rights and interests of shareholders and business partners, and increasing the value of shareholders' shares. Therefore, the Board has set up four Board Committees (i.e. the Audit Committee, Remuneration Committee, Nomination Committee, and Strategic and Investment Committee) to oversee particular aspects of Company's affairs.



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

我們亦按照監管機構對信息披露的相關規定，堅守高度披露的準則，在合理、切實可行的範圍內，定期或隨時對特殊事實情況進行真實、準確、完整、合規的披露，使公眾能平等、適時及有效地取得所披露消息。2021 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。

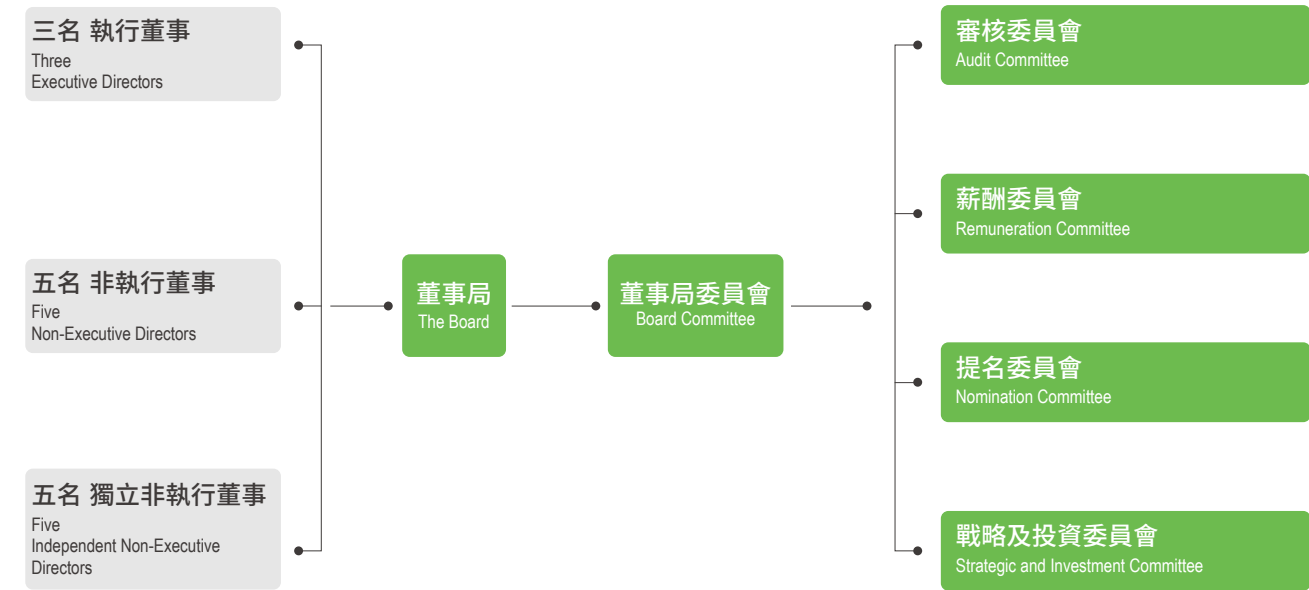
董事局「提名委員會」每年檢討董事局的架構、人數、組成及多元化（包括但不限於性別、年齡、文化及教育背景、專業技能、知識及經驗方面）。

We regard the annual general meeting and extraordinary general meetings of shareholders as important events, whereby shareholders can exercise their rights to safeguard their interests and rights. We have also set up the Investor Relations Department to allow for two-way communications, including responding to 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 2021, 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.

The Board's "Nomination Committee" reviews the Board's structure, size, composition and diversity (including but not limited to gender, age, culture and educational background, professional expertise, knowledge and experience) every year.

● BOARD COMPOSITION
董事局組成



● RISK MANAGEMENT 風險管理

本集團風險管理、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兩次。本集團風險管理及內部監控系統有效性之審閱涵蓋所有重大監控，包括財務、營運及合規監控以及風險管理功能。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。

為提高對重大影響事件和高風險繫數事件的處理能力，持續提升遠洋集團風險管控，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、及時響應、妥善處置。

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 twice a year on, among others, any significant findings and the effectiveness of the internal audit, risk management and internal control systems. The review of the effectiveness of the Group's risk management and internal control systems covers all major controls, including financial, operational and compliance controls and risk management functions. The Board of Directors 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 and reports to the Board of Directors on a regular basis.

In order to improve the handling ability of major impact events and high-risk events, and continuously improve the risk management and control of Sino-Ocean Group, 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.

● SUSTAINABLE DEVELOPMENT 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會定期向董事局匯報，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。

In order to ensure that members of the Board of Directors 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 regularly reports to the Board of Directors 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.

有關本集團風險管理及董事局的更多資料，請參閱本公司網站 (www.sinooceangroup.com) 及香港聯交所網站 (www.hkexnews.hk) 刊發的 2021 年度報告。

For more information about risk management of the Group and the Board, please refer to 2021 Annual Report published on our website (www.sinooceangroup.com) and the website of the Hong Kong Stock Exchange (www.hkexnews.hk).

擁抱合規，財務穩健 EMBRACE COMPLIANCE AND ENSURE FINANCIAL SOUNDNESS

在市場環境波動、房地產資管新規要求下，遠洋始終擁抱合規，控制有息負債，未觸及資管新規「三道紅線」¹，持續維持綠檔。遠洋集團保持一貫的穩健財務狀況和良好融資能力，投資級信用水平持續獲得國際資本市場高度認可。

Amid the volatile market environment and under the requirements of the new regulations on real estate capital management, Sino-Ocean has always embraced compliance, controlled interest-bearing debts, did not touch any of the "three red lines"¹ of the new regulations and maintain at green category on real estate capital management. Sino-Ocean Group has consistently maintained a sound financial position and good financing capacity, and its investment-grade credit rating has been receiving high recognition from the international capital market.



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《遠洋集團廉潔從業行為準則》，對於反貪污、反腐敗、反不當競爭、舉報人原則、監察與審理、合規採購等內容制定具體政策規定，並明確了針對不同級別事件的處理辦法。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。

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 formulated the "Sino-Ocean Group Code of Conduct on Integrity" to stipulate specific policy 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. At the same time, we introduced internal channels for 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.

1. 「三道紅線」指的是收緊房企融資較為清晰的三條標準，要求控制房地產行業的有息債務增長，並設置了三道紅線，要求剔除預收款的資產負債率不得大於 70%；淨負債率不得大於 100%；現金短債比不得小於 1 倍。
1. "Three red lines" refers to the three clear standards for tightening the financing of real estate enterprises, which require the real estate industry to control the growth of interest-bearing debts, and set up three red lines, which require that the liability-to-asset ratio excluding advance proceeds must not be greater than 70%; the net gearing ratio must not be greater than 100%; and the cash-to-short-term debt ratio must not be less than one time.

● ORGANIZATIONAL
MANAGEMENT
組織管理

遠洋擁有完善的組織架構，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。2021 年度，為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，對《遠洋集團員工違紀處理辦法》《遠洋集團迴避處理辦法》《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》四個辦法進行修訂完善，強化集團內部廉政建設。

集團高度重視監察工作，2021 年，風險管理中心組織召開集團監察工作會議，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平，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製實施辦法》，並由黨委書記與各黨支部書記簽署《黨風廉政建設責任書》。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 has a well-established organizational structure, and has set up the Discipline Inspection Committee, Group Risk Management Centre, risk management department of various business divisions and professional companies for management. The Executive Directors of the Board of Directors are also responsible for party conduct and integrity. We have formulated four sets of measures and rules 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". In 2021, in order to intensify the punishment of disciplinary violations, strengthen employees' awareness of integrity at work, and deal with disciplinary violations in accordance with the law, we revised and improved 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", thus strengthening the construction of clean governance within the Group.

The Group attaches great importance to supervisory work. In 2021, the Risk Management Centre hosted a Group supervision meeting, and each subordinate unit 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 and Discipline Inspection Committee 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員工或單位 / 部門違反廉潔從業、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《遠洋集團廉潔從業行為準則》中明確舉報人保護制度。集團鼓勵實名舉報，對實名舉報的個人信息及舉報內容將予以嚴格保密，並對調查結果給予及時反饋，不得向被舉報人和無關人員泄露相關信息。若舉報人受到威脅、打擊、報複，集團將給予積極的法律支持和保護，保護舉報人權益不受侵犯。

All relevant parties may make complaints and report the employees or units/departments of Sino-Ocean Group on the violation of integrity, abuse of power, dereliction of duty, misconduct, the violation of operation and management orders and other disciplinary offence. We 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 "Sino-Ocean Group Code of Conduct on Integrity". The Group encourages real-name whistle-blowing and strictly keeps the personal information of whistle-blowers and the whistle-blowing contents confidential and gives feedbacks on the investigation results in a timely manner. We shall not disclose relevant information to the persons being reported and irrelevant parties. If the whistle-blower is threatened, attacked or revenged, the Group will actively provide legal supports and protection to safeguard that the rights and interests of whistle-blowers will not be prejudiced.

● 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 attach importance 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；
Provide compliance tips for subcentres and divisions from time to time, and conduct the publicity of new regulations regularly;

● 所有對外簽署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";

● 所有中高管員工入職需要簽署《廉潔自律承諾書》；
All mid-level and senior executives must sign the "Letter of Commitment for Integrity and Self- Discipline" upon joining;

● 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 training on compliance requirements and systems of the Company upon joining;

● 將郵件宣貫、現場培訓等方式相結合，宣貫授權制度；
Combine emails and on-site training, etc. 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。本公司亦定期向董事及員工提供反貪污培訓。2021 年度，全集團共開展廉潔從業、法律合規、內控審計類風控宣貫培訓 400 場，參加員工 19,000 人次，累計時長超過 12,000 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, departments, professional companies and new employees. Meanwhile, the risk control departments of each division carried out integrity and compliance training 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, misappropriate 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. The Company also provides anti-corruption training sessions to Directors and employees regularly. In 2021, the Group carried out 400 training sessions on risk control promotion and implementation, including those on working with integrity, legal compliance and internal audit, with a staff attendance of 19,000 and a total of over 12,000 hours and participation rate of 100% for all staff and Directors.

● DEALING WITH VIOLATIONS
違紀事項處理

2021 年，我們加強對廉潔從業的工作要求及風險管理，年度內累計受理各類違紀線索 78 件；處理違紀員工約 100 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 2021, We have strengthened work requirement and risk management on integrity, thus a total of 78 clues of various types of discipline violations were accepted; and about 100 employees who violated discipline were dealt with, 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 on integrity and honesty; 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. Due to the timely discovery and proper handling, the above incidents did not have a significant impact on the Group's financial or operations, and no major lawsuits involving corruption occurred during the year.



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

集團嚴格遵守《中華人民共和國廣告法》等與產品服務的廣告傳播推廣相關的法律法規，定期對相關事項方面的管理制度進行更新。2021 年度內，未發生重大違反市場推廣法律法規事件。

集團註重品牌管理體系的建立與維護，尤其重視品牌資產的經營管理和知識產權的管理和保護，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，2021 年共編制 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 advertising and promotion of products and services, and regularly updates the management system of relevant matters. No major violation of marketing laws and regulations occurred in 2021.

The Group pays attention to the establishment of the brand management system and maintenance, especially attaches great importance to the operation and management of brand assets and management and protection of intellectual property rights. On the basis of strictly abiding by the "Trademark Law", "Patent Law", "Copyright Law" and "Anti-Unfair Competition Law" and other laws and regulations, it prepared 13 relevant standards and rules on brand asset operation in 2021 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

遵循《遠洋集團商標註冊執行辦法》和「全面保護，科學註冊」的商標註冊與管理方法，遠洋集團對商標註冊進行集中統籌管理，對商標註冊、商標授權等的工作流程、審批步驟、工作模板，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 2021 年底，集團註冊商標累計近 500 件，下屬各專業公司擁有各類產品營造、綠色健康技術專利 100 餘個。

Following the "Implementation Measures on Trademark Registration of Sino-Ocean Group" and the trademark registration and management method based on "comprehensive protection, scientific registration", Sino-Ocean Group has adopted central trademark coordination and management and formulated operational guidelines on trademark registration, trademark licensing and other work processes as well as examination and approval procedures and work templates 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 2021, the Group had nearly 500 registered trademarks in total and its professional subsidiaries had over 100 patents on product manufacture, green and health technology.

● 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。我們搭建「視覺遠洋」——遠洋集團視覺資源管理系統，包含商用圖庫及企業圖庫，形成購置正版商用圖片的有效渠道，同時對企業影像資料進行全面整理、歸檔，使企業視覺資源良性運營。

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 use needs to establish a copyrighted font library, avoid font copyright infringement and protect lawful copyright. We have set up "Visual Sino-Ocean" - the visual resource management system of Sino-Ocean Group, including a commercial library and a corporate library, and formed an effective channel for purchasing legitimate commercial pictures. Meanwhile, the Group has comprehensively collated and archived corporate image data, so as to ensure the sound operation of corporate visual resources.

● 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。本年度開展培訓宣貫 30 餘場。

In addition to daily supervision and inspection and brand capacity building, the Group has built a multi-dimensional brand training system and 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. More than 30 training, promotion and implementation sessions were held in the year.

● 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; and made a positive response in respect of 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.

● BRAND VALUE
品牌價值

2021 年遠洋集團收獲重要獎項 70 餘個，覆蓋《財富》中國 500 強、中國房地產行業穩健經營企業、2021 年度地產綜合實力企業、中國房地產公司品牌價值 TOP10、中國健康建築產品力十強、中國綠色地產等重要類別，全面彰顯遠洋集團品牌力。

In 2021, Sino-Ocean Group won more than 70 important awards, covering Fortune China Top 500, China Real Estate Developers by Sound Operations, 2021 Real Estate Comprehensive Strength Enterprise, Top 10 Brand Value of Chinese Real Estate Companies, Top 10 Healthy Building Products in China, and Green Real Estate in China, fully demonstrating the brand strength of Sino-Ocean Group.

可持續發展管理

SUSTAINABILITY MANAGEMENT

理念

PRINCIPLE

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

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

引導方向

GUIDANCE

聯合國 2030 可持續發展目標 (SDGs)

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，以及十九大報告中的「實施健康中國戰略」匹配。在此方面，遠洋以體系化的健康發展模式，為「確保健康生活並促進各年齡段所有人的福祉」而不斷提升。我們除了在設計和施工中以健康建築為媒介，以持續維護生態健康為基礎，兼顧發展健康服務和健康文化，從而實現促進人類健康和福祉的目標。

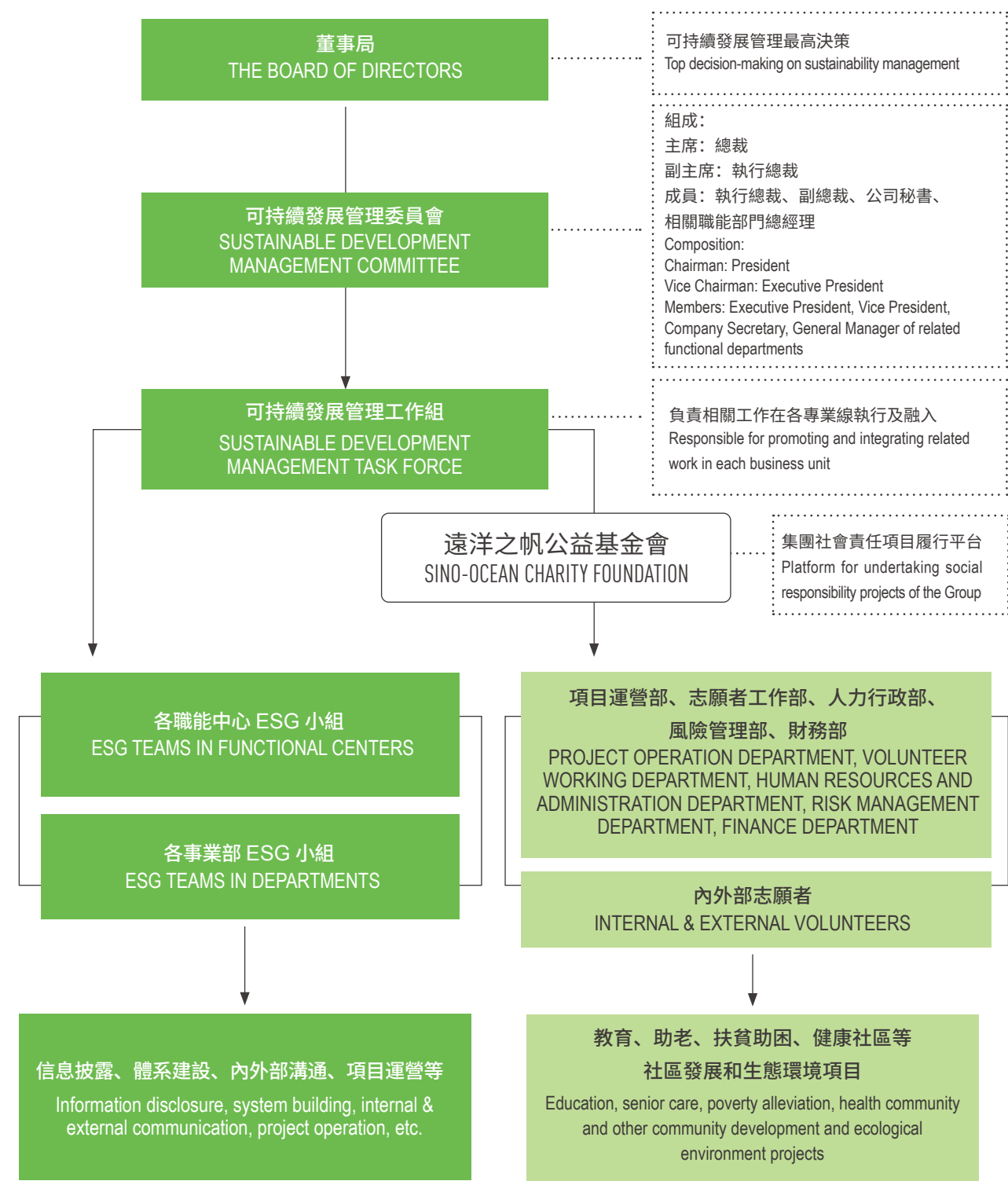
As a practitioner of "Building-Health", Sino-Ocean Group upholds the principle of "working with stakeholders to jointly promote the sustainable development of people, buildings, the environment and society", follows the guidance of the "United Nations 2030 Sustainable Development Goals (SDGs)", and undertakes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

Specifically, Sino-Ocean's sustainability principle and capabilities are aligned with "SDG 3: Good Health and Well-being", "SDG 6: Clean Water and Sanitation", "SDG 7: Affordable and Clean Energy", "SDG 8: Decent Work and Economic Growth", "SDG 9: Industry, Innovation and Infrastructure", "SDG 10: Reduced Inequalities", "SDG 11: Sustainable Cities and Communities", "SDG 12: Responsible Consumption and Production", "SDG 13: Climate Action", "SDG17: Partnerships for the Goals", the Ten Principles of the UN Global Compact, and the Implementation of the Healthy China Strategy specified in the Report of the 19th CPC National Congress. 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
SUSTAINABLE DEVELOPMENT MANAGEMENT FRAMEWORK

2021 年，集團的健康戰略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：
In 2021, the Group's health strategy was implemented through coordination with various business units and functions. Our sustainable development management framework is as follows:



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 key work of sustainable development.

2021 年，董事局重點審視了以下核心工作及進展
In 2021, the Board focused on reviewing the following key activities and progress

企業管治 CORPORATE GOVERNANCE	遠洋集團在不斷夯實「4+8」經營管理體系、堅守合規底線的同時，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，提升管理水平，降低企業運營風險； While consolidating the "4+8" operation and management system and adhering to the bottom line of compliance, Sino-Ocean Group steadily advanced the implementation of its sustainable development strategy and regulated and promoted ESG-related activities to improve management standards and reduce operational risks;
產品與服務 PRODUCTS AND SERVICES	《遠洋健康建築體系》全新升級，客戶滿意度顯著提升，堅持以用戶為中心，為客戶提供更加健康美好的人居環境； The "Sino-Ocean Healthy Building System" was newly upgraded to provide customers with a healthier and better living environment using a user-oriented approach, resulting in a significant improvement in customer satisfaction;
應對氣候變化與碳中和 CLIMATE CHANGE AND CARBON NEUTRALITY	承諾「2050 實現碳中和」目標，制定碳中和路徑、階段性目標及應對策略； The Company undertook the goal of "achieving carbon neutrality by 2050", and formulated a roadmap, phased goals and coping strategies for carbon neutrality;
社會責任履行 UNDERTAKING SOCIAL RESPONSIBILITY	聚焦城市更新，創造社會價值；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。 The Company focused on urban revitalization to create social value, and put social responsibility into practice with a focus on education and environmental protection through the Sino-Ocean Charity Foundation.

本報告詳盡披露的遠洋集團重要性議題評估結果、遠洋健康建築體系、遠洋集團碳中和路徑、遠洋在上述工作及其他 ESG 議題上的管理與實踐進展，均得到了董事局 2022 年 3 月的審議通過。
The evaluation results of Sino-Ocean Group's material issues, the Sino-Ocean Healthy Building System, Sino-Ocean Group's carbon neutrality roadmap, its management and practices on the above works and other ESG issues, as disclosed in detail in this Report, were reviewed and approved by the Board of Directors in March 2022.



填報
Reporting



審核
Reviewing



匯總
Collating



反饋
Feedback



迭代
Iteration



測試
Testing



培訓
Training

隨著企業整體戰略步伐不斷升級，遠洋集團的可持續發展管理工作已逐漸進化為嵌入業務與運營的多維度系統化專業管理。為了回應愈加嚴格的非財務信息披露要求，這項工作已經得到董事局及集團管理層的充分重視，不僅要在曆次董事局會議中進行該等事項工作進展情況的匯報，集團 ESG 管理工作、可持續發展報告相關工作也要獲得董事局的認可。為保證集團年度可持續發展報告的準確性，提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集團總裁最終批覆後正式對外發佈。

遠洋集團可持續發展管理原則為分層負責製，形成「決策層 - 管理層 - 執行層」三級工作機制。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托，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。

集團內部相應資源對於可持續發展工作的支持也是越來越重要。2021 年，在保證集團辦公系統中開發的在線數據系統運行良好的基礎上，我們繼而對環境及社會指標填報系統進行更新優化，進一步明確數據指標統計的口徑、範圍，並通過多次填報、審核、匯總、反饋、迭代、測試、培訓工作保障信息披露的真實、完整及準確，這為整體提升集團管理能力奠定了堅實的基礎。

As its strategic upgrading advances, Sino-Ocean Group's sustainability management has been gradually integrated into the multi-dimensional, systemic professional management of business operations. In response to the increasingly stringent non-financial information disclosure requirements, sustainability management has been given much attention by the Board of Directors and the Group's management. The updates on related matters are required to be reported at board meetings, and the Group's ESG management and sustainable development reports must be approved by the Board of Directors. In order to ensure the accuracy of the Group's annual sustainable development report and increase internal attention to sustainable development, the report is prepared with the engagement of key functional departments and subject to the final approval by the Vice President in charge of sustainable development and the Group's CEO before official release.

The sustainable development 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 executive level". In order to ensure the smooth development of sustainable development work, the Board of Directors, as the highest decision-making level of sustainable development management, will supervise the sustainable development work comprehensively; we set up a Sustainable Development Management Committee and a Sustainable Development Task Force and 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 the strategy and set up relevant mechanisms to ensure its smooth operation.

The Group's corresponding internal resources are also increasingly important in supporting sustainable development work. In 2021, on the basis of ensuring the good operation of the online environmental data system developed in the Group's office system, we updated and enhanced the environmental and social indicators reporting system, further defined the statistical criteria and scope of data 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.

除系統平台支持外，為提高集團可持續發展管理能力，集團 2021 年度更新《遠洋集團可持續發展工作辦法》等繫列文件，在本年實施良好。文件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 sustainable development management ability, the Group updated a series of documents on the "Measures on Sustainable Development Work of Sino-Ocean Group" in 2021, which were well implemented in the current year. Relevant management principles and decision-making procedures are clearly provided in the documentation:

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

- 01/ 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";
- 02/ 發生可持續發展相關危機時，第一時間與所在事業部風險管理中心、媒體關係主管部門商討，如遇重大危機事項，第一時間協同集團品牌主責部門處置回應。
Discuss immediately with the Risk Management Department and the competent department for media relationship where such crisis are related to sustainability, and collaborate immediately with the brand responsibility department of the Group in handling and responding in the event of a major crisis.

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

- 01/ 設置層級審批原則，把控可持續發展工作內容質量，管控潛在法律合規風險；
Establish hierarchical approval principles to control the quality of sustainable development work content and control potential legal compliance risks;
- 02/ 簽報批准；
Sign for approval;
- 03/ 本單位負責人批准；
Approved by the person in charge of the unit;
- 04/ 重大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及董事局批准。
Major decisions need to be approved by the Group's Sustainable Development Management Office and the Sustainable Development Management Committee and the Board of Directors.

本年度，內嵌於公司日常工作管理系統的可持續發展流程已經精確完成環境數據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。在 2016 至 2020 年五年實踐的基礎上，通過可持續發展培訓、日常溝通以及配合、系統的不斷更新迭代等，本年度的環境數據收集工作更加細致、精確、高效。除了對外公開披露並接受監督外，更重要的是通過對數據的審核、對比與分析，能夠更科學地判斷集團、各項目的實際運營情況，提供更好的管理提升建議、能源管理與排放建議，最終幫助公司更好地實現環境責任和應對氣候變化風險。

During the year, the sustainability process incorporated in the Company's daily work management system has accurately completed the comprehensive collection of environmental data and social indicators, on the basis of which reliable information disclosure results were achieved. Based on the five years of practices from 2016 to 2020, the collection of environmental data for the year has become more detailed, accurate and efficient, through sustainable development training, daily communication and cooperation, continuous updating and iteration of the system. In addition to public disclosure and supervision, more importantly, we can more scientifically judge the actual operation of the Group and various projects through the review, comparison and analysis of data, and provide better management improvement recommendations, energy management and emissions recommendations, so as to ultimately help the Company better achieve environmental responsibility and handle risks of climate change.

● SUSTAINABLE DEVELOPMENT TRAINING
可持續發展培訓

為提升可持續發展意識，提高專業能力和協作水平，集團重點開展可持續發展能力建設。本年度，我們面向內部管理層、員工、外部供應商及合作夥伴，共計開展 5 場可持續發展培訓，普及可持續發展基礎知識、分享可持續發展趨勢、議題和指標內容等，累計超過 800 人次參與學習，累計培訓時長約 2,500 小時。

In order to enhance the awareness of sustainable development and improve the professional capabilities and coordination within the Group, the Group conducts capacity building on sustainability. During the year, we conducted 5 training sessions on sustainable development for the management, employees, suppliers and partners to promote the basic knowledge of sustainable development, share sustainable development trends, topics and indicators. The training attracted a total attendance of over 800 participants with approximately 2,500 training hours.



● SUSTAINABLE DEVELOPMENT POLICY OF SINO-OCEAN GROUP
遠洋集團可持續發展政策

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，對最新法律法規的實時檢索和關注，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》，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，包括《遠洋集團應對氣候變化政策》《遠洋集團人權政策》《遠洋集團董事會多元化政策》等。《遠洋集團可持續發展政策》至少每三年進行評估審閱，2021 年度已對部分政策予以更新。

Based on the comprehensive analysis on the compliance requirements of the Hong Kong Stock Exchange, the rating of capital markets and investors' concerns and the latest trends of sustainable development as well as the real-time retrieval and concerns over the latest laws and regulations, we studied and sorted out the mid to long term plans related to sustainable development over the years, and formulated and published the "Sustainable Development Policy of Sino-Ocean Group". 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 aspects of sustainable development, including "Sino-Ocean Group Policy on Climate Change", "Sino-Ocean Group Policy on Human Rights" and "Sino-Ocean Group Policy on Board Diversity", etc. The "Sustainable Development Policy of Sino-Ocean Group" should be reviewed and evaluated at least every three years, and certain policies were updated in 2021.

《遠洋集團應對氣候變化政策》	"Sino-Ocean Group Policy on Climate Change"
《遠洋集團能源政策》	"Sino-Ocean Group Energy Policy"
《遠洋集團環保政策》	"Sino-Ocean Group Policy on Environmental Protection"
《遠洋集團職業健康和安全管理政策》	"Sino-Ocean Group Policy on Occupational Health and Safety Management"
《遠洋集團綠色採購政策》	"Sino-Ocean Group Policy on Green Procurement"
《遠洋集團人權政策》	"Sino-Ocean Group Policy on Human Rights"
《遠洋集團供應商行為守則》	"Sino-Ocean Group Code of Conduct for Suppliers"
《遠洋集團社區管理政策》	"Sino-Ocean Group Policy on Community Management"
《遠洋集團廉潔從業行為準則》	"Sino-Ocean Group Code of Conduct on Integrity"
《遠洋集團董事會多元化政策》	"Sino-Ocean Group Policy on Board Diversity"

政策詳細內容見本公司網址
For details of the policies, refer to the Company's website
<https://www.sinooceangroup.com/en-us/Society/InfoDisclosure.html#zc>



可持續發展戰略

SUSTAINABLE DEVELOPMENT STRATEGY

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周期、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 work 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 principal business and underpinned by five sustainable development pillars—corporate governance, products and services, environment, employees, community and society. In terms of sustainable development management, sustainable development actions, sustainable development results and sustainable development goals, Sino-Ocean will make unremitting efforts to become a role model and example for Chinese real estate enterprises.

FIVE STRATEGIC PILLARS

五大戰略支柱

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 is form 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.

企業管治 CORPORATE GOVERNANCE

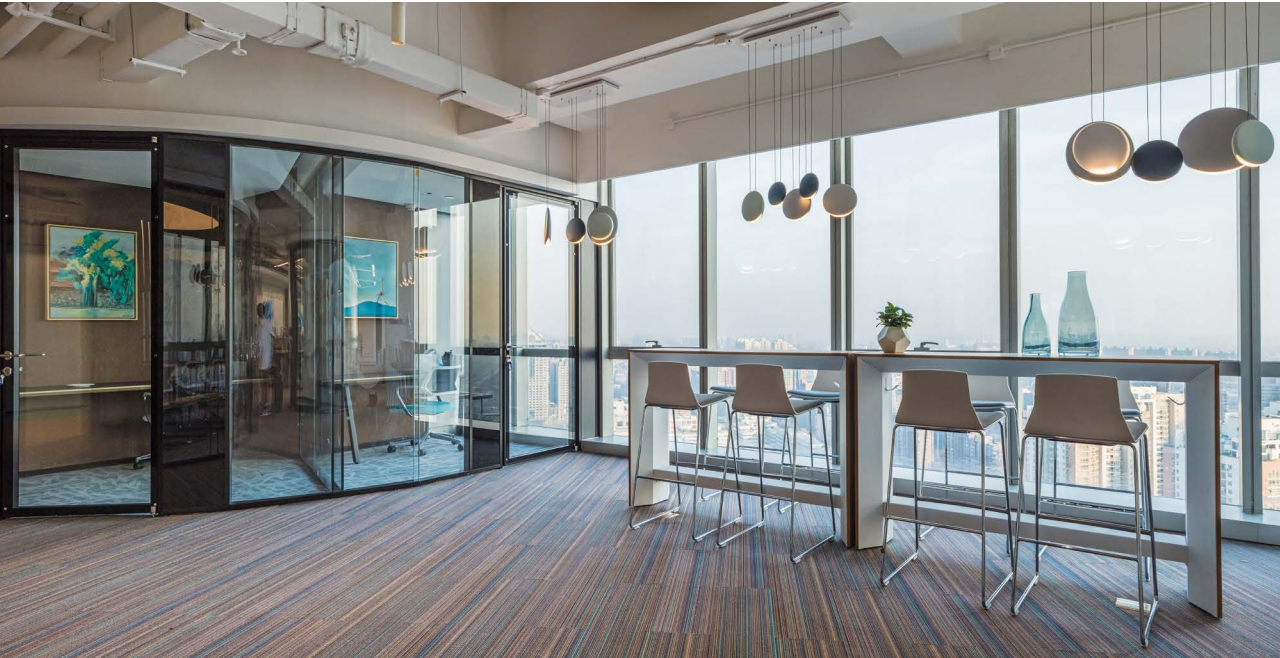
通過適當的機制確保董事局、管理層的有效運作，以及確保供應鏈的可持續建設，為遠洋集團可持續發展奠定基礎。
Ensuring effective functioning of the Board and management and sustainable building of the supply chain through appropriate mechanisms will lay the foundation for Sino-Ocean's sustainable development.

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

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



2022 全面融入

2022 FULL INTEGRATION

- 率先實現聯交所ESG合規要求全面滿足
First to achieve full compliance with the ESG compliance requirements of HKEX
- 初步建立五大可持續發展戰略支柱的完整管理體系
To Initially establish 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
To establish 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信賴的合作夥伴
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

利益相關方溝通及重要性議題評估

STAKEHOLDER COMMUNICATION

& MATERIALITY ASSESSMENT

企業主導的利益相關方溝通及參與

CORPORATE-ORIENTED STAKEHOLDERS COMMUNICATION AND ENGAGEMENT

結合過往發展歷程和未來發展趨勢，遠洋堅持與環境、客戶、社區、投資者、員工、政府及合作夥伴在內的七大利益相關方保持多渠道、積極的雙向溝通協作，攜手各方共同實現經濟、社會和環境價值的可持續發展。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 maintained two-way communication and partnerships with seven major stakeholders-the environment, customers, communities, investors, employees, the government and business partners-through various channels. 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 subsidiaries of the Group have appointed employees responsible for regular communications with and maintenance of all 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		
 環境 ENVIRONMENT	<ul style="list-style-type: none">· 關注環保· 環保項目合作· 社會團體合作	<ul style="list-style-type: none">· Concerned about environmental protection· Cooperation in environmental projects· Social group cooperation	<ul style="list-style-type: none">· 保護生態環境· 推動環境保護	<ul style="list-style-type: none">· Protection of ecological environment· Promotion of environmental protection	<ul style="list-style-type: none">· 積極節能減排，應用環保新技術· 倡導綠色建築，開展綠色環保活動· 改造老舊社區，倡導低碳生活· 開展綠色辦公，倡導健康生活	<ul style="list-style-type: none">· Active energy-saving and emission reduction, the application of new technologies for environmental protection· Advocating green building, launching green activities· Transformation of the old community, advocating low-carbon life· Launching green office, advocating healthy lifestyle
 客戶 CUSTOMER	<ul style="list-style-type: none">· 客戶滿意度調查· 客戶關係管理· 搭建「遠洋會」平台· 客戶走訪、溝通	<ul style="list-style-type: none">· Customer satisfaction survey· Customer relationship management· Build "Ocean Family" platform· Customer visit and communication	<ul style="list-style-type: none">· 提升產品質量· 滿足客戶需求· 改善服務質量	<ul style="list-style-type: none">· Enhance product quality· Meet customer needs· Improve service quality	<ul style="list-style-type: none">· 安全質量大檢查· 人性化的產品開發· 客戶服務流程精細化· 持續提高產品和服務品質· 豐富多彩的社區文化	<ul style="list-style-type: none">· Safety quality inspection· Bespoke product development· Customer service process refinement· Continuously improve the quality of products and services· Great variety of community culture
 社區 COMMUNITY	<ul style="list-style-type: none">· 參與社區項目· 定期溝通· 媒體溝通	<ul style="list-style-type: none">· Participate in community projects· Regular communication· Media communication	<ul style="list-style-type: none">· 促進社區社會經濟發展· 關注社會民生· 支持社會公益	<ul style="list-style-type: none">· Promote the social and economic development of the community· Concerned about the livelihood of the people· Support social charity	<ul style="list-style-type: none">· 參與社區建設，吸納當地人才· 開展災害緊急人道援助· 關注貧困孩子的生存與教育· 倡導員工投身志願者活動回饋社會· 支持大學生和社會大眾參與社會公益	<ul style="list-style-type: none">· Participate in community building and attract local talent· Disaster emergency humanitarian assistance· Paying attention to the survival and education of poor children· Encourage employees to volunteer to give back to society· Support college students and the public to participate in social charity
 投資者 INVESTOR	<ul style="list-style-type: none">· 經營績效考核· 信息披露· 股東大會· 投資關係活動	<ul style="list-style-type: none">· Operating performance evaluation· Information disclosure· General meeting of shareholders· Investor relations activities	<ul style="list-style-type: none">· 持續提高公司價值· 穩健經營、風險防範· 及時準確的信息披露	<ul style="list-style-type: none">· Continuously improve company value· Sound management, risk prevention· Timely and accurate information disclosure	<ul style="list-style-type: none">· 遠洋集團品牌推廣· 持續、系統提升風險管理能力· 信息披露流程精細化· 積極回應 ESG 表現評級	<ul style="list-style-type: none">· Sino-Ocean Group brand promotion· Continuously and systematically improve the risk management ability· Information disclosure process refinement· Respond positively to ESG performance ratings
 員工 EMPLOYEE	<ul style="list-style-type: none">· 員工培訓· 民主管理渠道· 職工代表大會· 投訴與反饋· 績效管理	<ul style="list-style-type: none">· Staff training· Democratic management channel· Workers congress· Complaints and feedback· Performance management	<ul style="list-style-type: none">· 保障合法權益· 公平的薪酬和福利· 良好的工作環境與氛圍· 個人職業生涯發展績效管理	<ul style="list-style-type: none">· Safeguard the legitimate rights and interests· Fair pay and benefits· Good working environment and atmosphere· Personal career development performance management	<ul style="list-style-type: none">· 遵守相關法律，維護員工權益· 關注員工福利，完善薪酬管理· 營造舒適和諧企業文化與環境· 員工的歸屬感與滿意度	<ul style="list-style-type: none">· Abide by relevant laws and safeguard the rights and interests of employees· Pay attention to employee benefits, improve compensation management· Create a comfortable and harmonious corporate culture and environment· Employee's sense of belonging and satisfaction
 政府 GOVERNMENT	<ul style="list-style-type: none">· 項目合作· 日常管理· 會議交流· 監督檢查	<ul style="list-style-type: none">· Project cooperation· Daily management· Conference communication· Supervision and inspection	<ul style="list-style-type: none">· 遵守國家政策· 遵紀守法· 擴大經營· 履行企業社會責任	<ul style="list-style-type: none">· Compliance with national policy· Abide by the law· Expand operation· Perform corporate social responsibility	<ul style="list-style-type: none">· 響應政府號召· 落實保障房建設· 守法經營，依法納稅· 保證安全質量· 助推城市發展	<ul style="list-style-type: none">· Respond to the call of the government· Implementation of affordable housing construction· Abide by the law, pay taxes in accordance with the law· Ensure safety quality· Boost urban development
 合作夥伴 PARTNER	<ul style="list-style-type: none">· 項目合作談判· 評估與調查· 日常業務溝通走訪	<ul style="list-style-type: none">· Project cooperation negotiation· Evaluation and investigation· Daily business communication and visit	<ul style="list-style-type: none">· 遵紀守法· 恪守商業道德· 平等協商，互利共贏· 建立長期合作關係	<ul style="list-style-type: none">· Abide by the law· Adhere to business ethics· Equal consultation, mutual benefit and win-win· Establish long-term cooperative relationship	<ul style="list-style-type: none">· 嚴格遵守合同要求· 提高信譽度· 嚴格選擇· 資格審核· 業務領域的拓展與持續合作	<ul style="list-style-type: none">· Strictly abide by contract requirements· Improve credibility· Strict selection· Qualification examination· Business development and continuous cooperation

重要性議題識別與評估

MATERIALITY IDENTIFICATION AND ASSESSMENT

在對內正式發佈的《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，依據《遠洋集團可持續發展工作辦法》要求，在滿足 HKEX-ESG、GRI Standards、中國社會科學院《中國企業社會責任報告編寫指南（CASS-CSR4.0）》、聯合國可持續發展目標的要求基礎上，我們進行了大規模利益相關方調研工作以確定重要性議題評估結果，為遠洋集團可持續發展信息披露和未來可持續發展管理提供支持和方向。

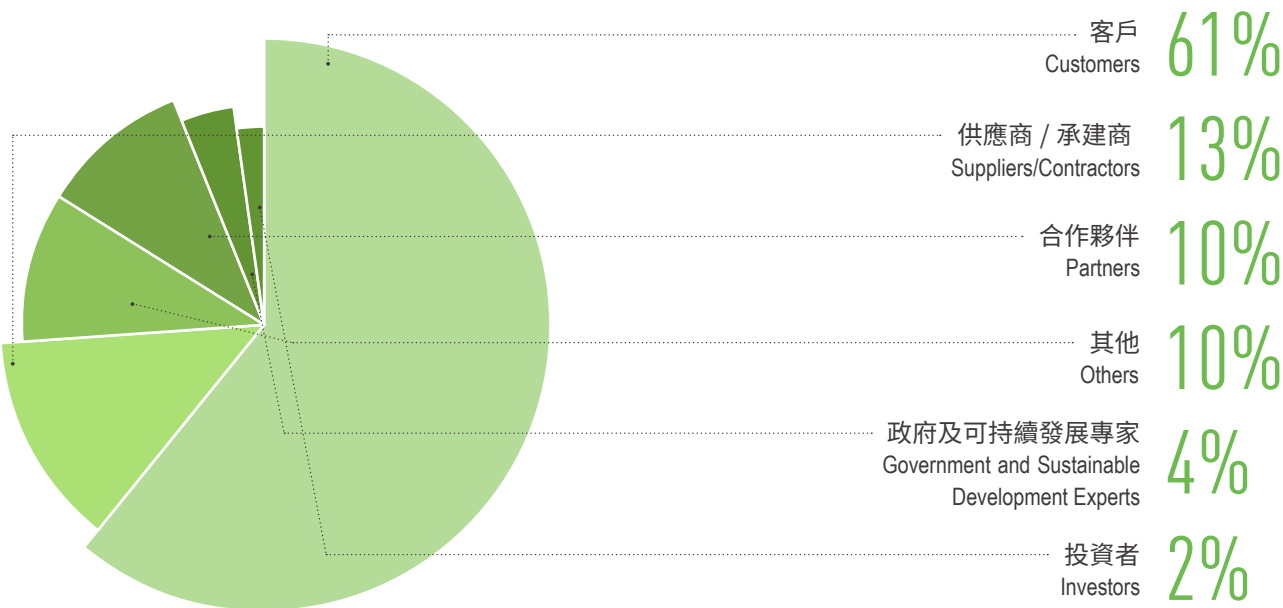
In the "Measures for Sustainable Development of Sino-Ocean Group" officially released within the Group, it is clearly stated that the identification and assessment of material issues, an important part of sustainable development management, must be performed on a regular basis (once every two years).

In October 2021, in accordance with the requirements of the "Measures for Sustainable Development of Sino-Ocean Group", we conducted a large stakeholder survey to determine the results of materiality assessment on the basis of meeting the requirements of the HKEX-ESG the GRI Standards, the "Guidelines on Corporate Social Responsibility Reporting for Chinese Enterprises (CASS-CSR4.0)", and the UN Sustainable Development Goals, so as to provide support and direction for Sino-Ocean Group's sustainable development information disclosure and future sustainable development management.

本年度我們面向董事、管理層、員工、投資者、客戶、供應商、合作夥伴等內外部利益相關方發放調研問卷，共回收 1,358 份有效問卷，更多利益相關方透過回應問卷向我們提出對公司可持續發展的關切和期望，最終形成遠洋集團 2021 年度可持續發展議題重要性矩陣。

This year, we distributed a survey questionnaire to internal and external stakeholders, including our Directors, management, employees, investors, customers, suppliers and partners, and collected a total of 1,358 valid copies of the questionnaire. More stakeholders put forward their concerns and expectations for the Company's sustainable development by responding to the questionnaire. Ultimately, Sino-Ocean Group's materiality matrix of sustainability issues for 2021 was formed.

● PERCENTAGE OF NON-STAFF STAKEHOLDER RESPONDENTS 非員工利益相關方回應比例



● THE WORKFLOW FOR THE ANNUAL MATERIALITY IDENTIFICATION AND ASSESSMENT IN 2021 2021 年度重要性議題識別與評估工作流程

01 識別 IDENTIFICATION

識別 7 大層面 30 項房地產行業相關 ESG 議題，議題來源包括：
30 ESG issues related to the real estate industry in 7 aspects were identified. The sources of the issues include:

- 可持續發展報告相關指引或標準；
- 房地產行業可持續發展趨勢分析結果；
- 遠洋集團商業戰略、可持續發展戰略及工作規劃；
- 資本市場及 ESG 研究機構關注重點。

- Sustainability reporting guidelines or standards;
- Analysis results of the sustainable development trend of the real estate industry;
- Sino-Ocean Group's business strategy, sustainability strategy and work plan;
- The key concerns of the capital market and ESG research institutions.

02 調研 SURVEY

面向內外部利益相關方，進行大規模問卷調研。其中，遠洋集團管理層及員工就每項議題對經濟、環境和社會影響的重要性程度進行評估，外部利益相關方就每項議題對利益相關方自身評估和決策的影響程度進行評估。

A large questionnaire survey was conducted for internal and external stakeholders. Specifically, the management and employees of Sino-Ocean Group assessed the significance of the economic, environmental and social impacts of each issue, and the external stakeholders assessed the impact of each issue on their assessment and decision-making.

03 分析 ANALYSIS

處理並分析問卷數據，從議題對經濟、環境和社會影響的重要性程度和對利益相關方自身評估和決策的影響程度兩個主要層面進行評估排序，生成 2021 年度重要性議題矩陣。

After processing and conducting analysis on the questionnaire data, the issues were ranked based on the significance of their economic, environmental and social impacts and their impact on the stakeholders' assessment and decision-making to form the matrix of material issues for 2021.

04 審核 REVIEW

可持續發展議題重要性評估結果經過公司管理層審核及外部審核後，予以最終發佈。內部審核流程包括業務部門審核、可持續發展管理委員會審核、集團董事局審核批准；外部審核由中國社會科學院企業社會責任研究中心進行過程審閱及評定。

The results of the materiality assessment of sustainability issues were finally released after the Company's management review and external review. The internal review process included a review by the business department, and the Sustainable Development Management Committee, and the review was approved by the Board of Directors of the Group; the external review was conducted by the Corporate Social Responsibility Research Centre of the Chinese Academy of Social Sciences for process review and assessment.

05 披露 DISCLOSURE

重要性分析結果和利益相關方溝通結果納入報告披露範圍和常規管理工作。

The results of materiality analysis and stakeholder communication were included in the scope of disclosure and routine management.

利益相關方的聲音

VOICES OF STAKEHOLDERS

供應商代表
A supplier representative

「我認為遠洋承包的工地在環境衛生方面做得很好，生活區的綠植覆蓋率很高，芳草萋萋，生活垃圾也是進行集中處理。管理人員也是積極響應社會、社區的號召，積極配合社區工作，各司其職，在不影響自己本職工作的情況下也會幫助其他管理人員完成工作。」

"I think the construction sites contracted by Sino-Ocean do well in environmental sanitation. The living area has a high greening rate and luxuriant grass, and domestic waste is treated centrally. Management staff actively respond to the demand of society and the community, cooperate with community work, perform their respective duties, and help other management staff complete their work without compromising their own work."

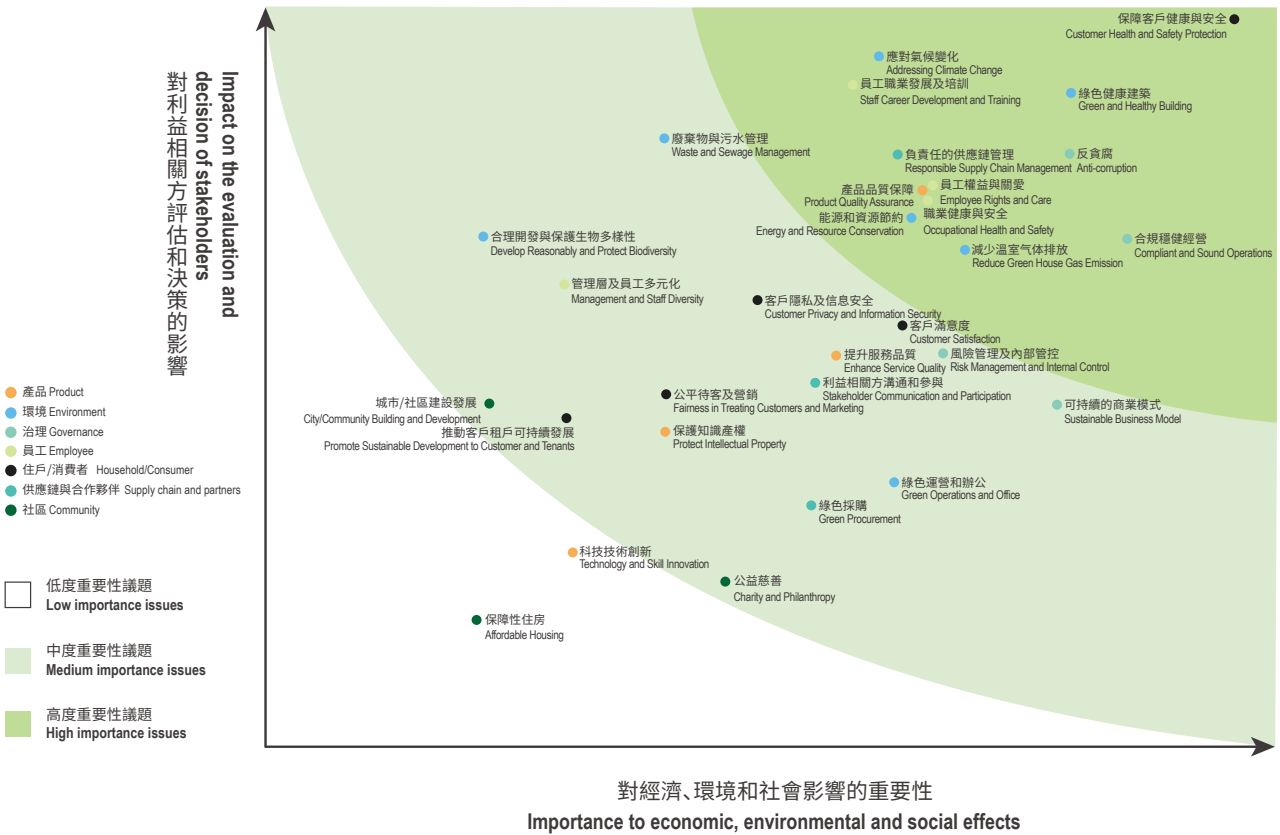
員工代表
An employee representative

「在小區的建築健康產品打造及企業的可持續發展方面做得比較超前，因為（公司）有較強的社會責任感，所以願意在公益及社會發展上多投入及多做貢獻。建議能更積極投身到城市更新方面，為企業的可持續發展助力。」

"The Company makes forward-looking efforts in community-based healthy building products and corporate sustainable development. It has a strong sense of social responsibility, so it is willing to make more contributions to public welfare and social development. It is suggested to put more efforts in urban revitalization to contribute to the Company's sustainable development."

遠洋集團 2021 年可持續發展重要性議題矩陣

SINO-OCEAN GROUP SUSTAINABILITY MATERIALITY MATRIX IN 2021



責任倡導

ADVOCACY ON RESPONSIBILITY

對公眾
TO THE PUBLIC

營造社區健康文化；號召公益活動參與
Fostering a healthy community culture; Call on people to participate in public welfare activities

對全體員工
TO ALL STAFF

連續 10 年頒發責任風尚獎；「責任」理念倡導；公益項目支持
Responsibility Role Models have been selected and awarded for 10 consecutive years; Promote the concept of responsibility; Public welfare project support

對同行
TO PEERS

踐行並推廣健康建築；建立健康建築體系並在業內倡導和分享
Practice and promote healthy building; Establish a healthy building system and advocate and share it in the industry

對合作夥伴
TO PARTNERS

鼓勵共創健康產品；攜手共益，頒發責任風尚獎傑出供應商
Encourage co-creation of healthy products; Responsibility Role Models have been selected and awarded for outstanding suppliers

對董事局及中高管
TO THE BOARD, MID-LEVEL AND SENIOR EXECUTIVES

分享可持續發展趨勢；相關管理制度發佈推進
Share sustainable development trends; Relevant management systems have been issued and promoted

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

為進一步回應利益相關方的期望，我們充分重視來自資本市場的評價，並積極主動地回應 ESG 表現評價體系。2021 年度，遠洋集團 ESG 表現獲得高度認可，評級成績顯著提升。

In order to further respond to the expectations of stakeholders, we attach great importance to the evaluation from the capital market and actively respond to the ESG performance evaluation system. In 2021, the ESG performance of Sino-Ocean Group received high recognition, and the rating results were greatly improved.



遠洋集團參評 MSCI²(Morgan Stanley Capital International，即明晟公司) 指數評級，ESG 評級連續四年獲得提升，2021 年提升至 A 級。

Sino-Ocean Group participated in the MSCI² (Morgan Stanley Capital International) index rating, and its ESG rating was upgraded for the fourth consecutive year to A in 2021.



G R E S B
★★★★★ 2021

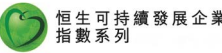
在「全球房地產可持續發展評估」(Global Real Estate Sustainability Benchmark, GRESB³) 評估中，遠洋集團獲得最高級別五星評級，住宅開發商類別位居全球第二名、東亞區第一名；公開披露信息水平處於最高級別 A 級。

In the Global Real Estate Sustainability Benchmark (GRESB³) assessment, Sino-Ocean Group received the highest five-star rating, ranked second in the world and first in Eastern Asia among residential developers, and achieved a GRESB Public Disclosure Level of "A", the highest level.



2021 年，遠洋集團 ESG 風險等級下調，獲 Sustainalytics⁴ 低風險評級，位列行業前 12%。

In 2021, Sino-Ocean Group's ESG risk rating was lowered as it received a low risk rating from Sustainalytics⁴, ranking among the top 12% of the industry.



遠洋集團繼續入選 2021 年度恒生可持續發展企業基準指數⁵ 成份股，公開披露信息水平 A 級，保持了在可持續發展方面的一貫優秀水平。

Sino-Ocean Group continued to be selected as a constituent of the Hang Seng Corporate Sustainability Benchmark Index⁵, and was rated A for public disclosure of information, maintaining consistent excellence in sustainable development.

2. MSCI 公司是著名指數編制公司，MSCI 指數的研究成果具有客觀性、公正性、實用性、參考性以及公開性等特點，其評級結果是投資人進行股權投資的重要參考依據。MSCI-ESG 評級中，地產公司的綠色建築表現、產品質量與安全、健康與安全、企業管治以及貪腐與穩定等因素會受到綜合考慮。

2. MSCI is a renowned index compiling company. The research results of MSCI indices are featured by objectivity, fairness, practicability, reference and openness. Its rating results are an important reference for investors to make equity investments. In MSCI-ESG ratings, factors such as green building performance, product quality and safety, health and safety, corporate governance, and corruption and stability of real estate companies are comprehensively considered.

3. 「全球房地產可持續發展評估」(GRESB) 是一家以投資者為中心的國際權威機構，致力於評估全球房地產公司和投資基金的環境、社會及管治績效。該評級不僅關注單體建築項目，還從企業整體層面評估全球房地產企業管理和經營是否符合可持續發展理念，其專業、全面的特點廣受地產基金、開發商和房地產投資者等機構的認可和應用。

3. "Global Real Estate Sustainability Benchmark" (GRESB) is an investor-oriented international institution dedicated to assessing the environmental, social and governance (ESG) performance of real estate companies and investment funds worldwide. The GRESB Rating not only focuses on individual building projects, but also assesses whether the management and operations of real estate companies worldwide are in line with the concept of sustainable development at the company-wide level. Being professional and comprehensive, it is widely accepted and applied by real estate funds, developers, real estate investors, etc.

4. Sustainalytics 是一家獨立的第三方 ESG 研究、評級和分析公司，與超過數百名全球領先的機構投資者合作，幫助他們將 ESG 議題及評估納入投資決策中。Sustainalytics 從風險暴露和風險管理兩個維度為企業進行評分，最後得出企業的 ESG 風險評級報告，以供各投資機構作投資風險參考。

4. Sustainalytics is an independent third-party ESG research, rating and analysis company, which works with hundreds of the world's leading institutional investors to help them incorporate ESG issues and assessments into their investment decisions. Sustainalytics scores companies from the two dimensions of risk exposure and risk management, and then works out ESG risk rating reports on them, which can be used as a reference for investors to assess investment risks.

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

5. The Hang Seng Corporate Sustainability Benchmark Index ("HSSUSB") has rigorous procedures for constituent selection, including considering the requirements for market cap, trading volume and listing time, and referencing the sustainable development ratings issued by Hong Kong Quality Assurance Agency, an independent evaluation agency, based on its proprietary Sustainability Rating Framework. These measures make the HSSUSB objective, reliable and highly investable.

我們的榮譽
OUR HONORS

2021 年，我們獲得的可持續發展相關的主要榮譽如下：
IN 2021, WE WON THE FOLLOWING MAJOR HONORS RELATED TO SUSTAINABLE DEVELOPMENT:

獎項名稱 AWARD NAME	獲獎時間 AWARD TIME
《財富》中國 500 強 FORTUNE CHINA 500	2021.07
2021 中國房地產開發企業穩健經營 TOP10 TOP 10 CHINA REAL ESTATE DEVELOPERS BY SOUND OPERATIONS FOR 2021	2021.03
2021 中國房地產開發企業責任地產 TOP10 TOP 10 CHINA REAL ESTATE DEVELOPERS BY RESPONSIBLE REAL ESTATE FOR 2021	
年度房地產行業 ESG 領先樣本企業 ESG LEADING MODEL ENTERPRISE IN THE REAL ESTATE INDUSTRY OF THE YEAR	2021.12
2021 碳中和先鋒獎 2021 CARBON NEUTRALITY PIONEER AWARD	2021.06
中國企業社會責任榜全行業第六、地產行業第一 OUTSTANDING RESPONSIBLE ENTERPRISE (NO.6 ACROSS ALL INDUSTRIES AND NO.1 IN THE REAL ESTATE INDUSTRY)	2021.07
2021 中國房企建築匠造力 TOP10 2021 TOP 10 CHINESE REAL ESTATE CONSTRUCTION CRAFTSMEN	2021.12
中國健康建築產品力十強 CHINA'S TOP 10 HEALTHY BUILDING PRODUCTS	2021.12
2021 中國綠色地產運行指數 TOP10 2021 CHINA GREEN REAL ESTATE OPERATION INDEX TOP10	2021.07
2021 中國綠色地產指數（商業）TOP10 2021 CHINA GREEN REAL ESTATE INDEX (COMMERCIAL) TOP10	
2021 中國綠色地產指數 TOP20 2021 CHINA GREEN REAL ESTATE INDEX TOP20	
2021 城市更新十大優秀實踐者 2021 TOP 10 OUTSTANDING PRACTITIONERS OF URBAN REVITALIZATION	2021.06
2021 中國城市更新品牌價值企業 2021 CHINA URBAN REVITALIZATION BRAND VALUE ENTERPRISE	2021.07
2021 中國房地產最佳僱主企業 2021 CHINA'S BEST EMPLOYERS IN REAL ESTATE	2021.12
卓越科技引領 10 強 EXCELLENT TECHNOLOGY LEADS TOP 10	2021.05

更多獲獎情況請查閱《遠洋集團控股有限公司 2021 年度報告》或訪問 www.sinooceangroup.com 投資者關係財務報告頁面。
For more awards, please refer to the 2021 Annual Report of Sino-Ocean Group Holding Limited or visit the Financial Information section under Investor Relations at www.sinooceangroup.com.

QUALITY PRODUCTS AND SERVICES
WITH INGENUITY FOR BUILDING·HEALTH

QUALITY

匠心品質
建築·健康



將用戶放在第一位、更好地滿足用戶需求、打造符合時代進化升級需要的產品，始終是一家公司實現長久發展的應有之義。2021年，遠洋集團迎來「建築·健康」實踐6周年。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。遠洋致力於打造一個人人參與的「健康引力場」，為實現「健康中國2030」目標貢獻力量。

Putting users first, better meeting user needs and creating products that meet the needs of the times for evolution and upgradation are always the foundations for a company's long-term development. In 2021, Sino-Ocean Group ushered in the sixth anniversary of putting "Building·Health" into practice. 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. Sino-Ocean strives to create a healthy and captive environment by engaging everyone, so as to contribute to achieving the goal of "Healthy China 2030".

建築·健康 BUILDING·HEALTH

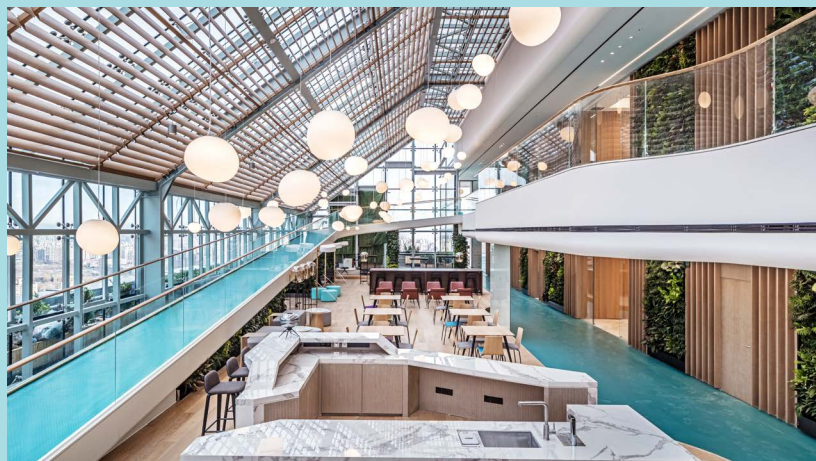
健康戰略 HEALTH STRATEGY

追求健康是人民美好生活最為基礎的、根本的需求。政府十九大報告在提出「美好生活」社會主要矛盾重要轉化的同時，也正式提出了實施「健康中國戰略」。要實現美好生活，健康是其中一個重要的支點。新冠疫情全球大流行引發的「健康危機」，更進一步催生了對建築環境的升級需求。

28 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，把健康和我們所做的事情結合起來。今天，「健康」已成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，更為客戶提供健康的生活方式，我們在幫助更多客戶追求美好生活的過程中，助力打造「健康中國」的遠洋樣板間，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. The report of the 19th CPC National Congress formally proposes to implement the "Healthy China Initiative" while pointing out the shift of the principal contradiction facing society to be the needs for a better life. To achieve a better life, health is an important part of it. The "health crisis" caused by the global COVID-19 pandemic has further heightened the need for building environment upgrades.

Over the 28 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, incorporating health elements into what we have done. Today, "health" has become one of the important cores of Sino-Ocean's products. Not only do we provide customers with healthy products and services, we also provide them with a healthy lifestyle. While we help more customers pursue a better life, we help create Sino-Ocean's model of "Healthy China", share the same vision with "Healthy China" and move towards a "Better Life".



2015 遠洋集團率先將國際 WELL 建築標準™引入中國，並落地廣州遠洋天驕項目
Sino-Ocean Group took the lead in introducing the international WELL Building Standard™ into China and implemented it in the Elite Palace (Guangzhou) project.

2016 發佈「建築·健康」核心理念，將「健康」打造為遠洋的產品標籤
We announced the core concept of "Building·Health", and forged "Health" as a product label of Sino-Ocean.

2017 亞洲首個 WELL 人居實驗室落址遠洋盈創健康產業園；發佈健康材料庫，從源頭把控健康產品品質
Asia's first Well Habitat Laboratory set up in Sino-Ocean Yingchuang Health Industrial Park; and we released a healthy material database to control the quality of healthy products at source.

2018 發佈擁有自主知識產權的《遠洋健康建築體系》；各地項目開始推廣落地《遠洋建築健康體系》
Marked the release of the "Sino-Ocean Healthy Building System"; and projects in different places began to promote the implementation of the "Sino-Ocean Healthy Building System".

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 「建築·健康」寫入新的發展戰略
Marked the inclusion of "Building·Health" in the new development strategy.

2021 《遠洋健康建築體系》全新升級，建立全時、全齡、全空間的健康生活分析模型，打造人人參與的「健康引力場」
The newly upgraded "Sino-Ocean Healthy Building System" was released, building a healthy life analysis model applicable to any time, any age and any space, and creating a healthy and captive environment by engaging everyone.



● 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，曆時多年探索、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 2021 年底，已應用在全國 45 個城市、130 餘個項目，覆蓋面積約 2,200 萬平方米。

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 by the National Copyright Administration. As at the end of 2021, it had been applied to more than 130 projects in 45 cities across China, covering an area of approximately 22 million sq.m.

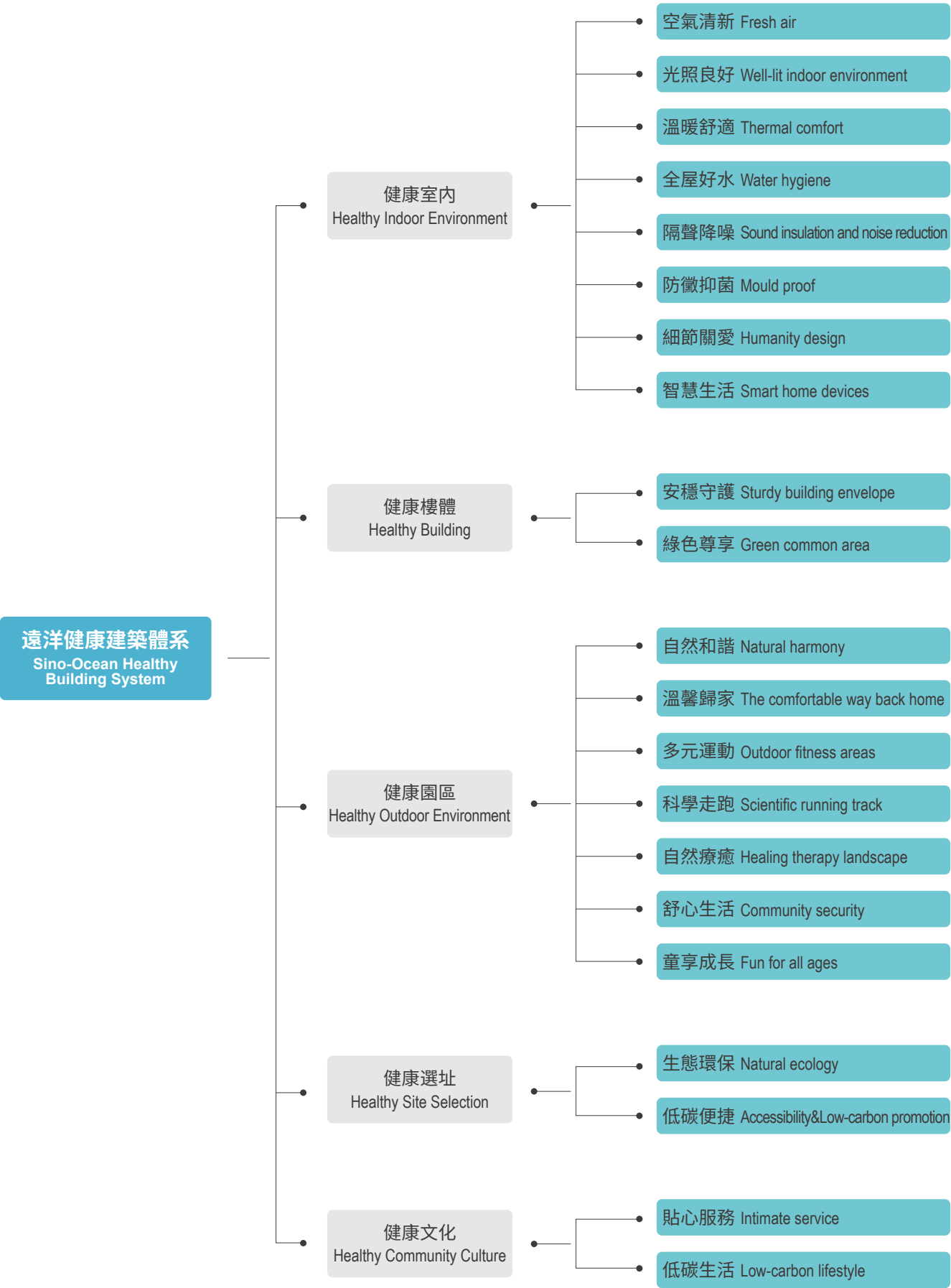
城市 CITIES	項目 PROJECTS	覆蓋面積 COVERING AN AREA OF APPROXIMATELY
45個 CITIES	130+個 PROJECTS	22,000,000 _{M²}

2021 年，基於自身戰略發展要求和研發成果更新、以及疫情後的用戶大數據反饋，遠洋集團再次全新升級《遠洋健康建築體系》——健康維度更豐富、健康場景覆蓋面更廣闊、應用場景更明顯、落地實踐更體系化且技術標準實現程度更高。

融合 6 年深耕實踐與研究，遠洋集團從用戶感知、適用性、技術特徵等方面出發，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，構建自然和諧、溫馨歸家、多元運動、科學走跑、自然療癒等 21 項健康系統場景。此外，健康價值要素從 74 項升級至 89 項，更有多達 256 項健康實施導向。本次升級優化所顯示的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」。

In 2021, based on its own strategic development requirements, the latest R&D results and the post-COVID big-data user feedback, Sino-Ocean Group once again upgraded the "Sino-Ocean Healthy Building System" with richer health dimensions, broader coverage of health scenarios, more systematic practices, and higher technical standards.

After six years of intensive practice and research, Sino-Ocean Group upgraded the system in five dimensions—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 natural harmony, the comfortable way back home, outdoor fitness area, scientific running track, healing therapy landscape, etc. In addition, the number of health value element points was increased from 74 to 89, and up to 256 implementation-oriented health technical standards were established. This upgrade integrates three major features—health solutions for the physical environment, healthy lifestyle guide and sustainable low-carbon technology, which shows 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.



01

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。

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.

融合了醫學健康研究、國人文化習俗研究、環境衛生學、建築學等交叉學科研究，遠洋依托多年的研究與項目落地實踐，建立了一套遠洋人居健康生活模型，並形成科學、系統的生活場景下所需的健康環境解決方案。

According to interdisciplinary research on healthcare, Chinese culture and customs, environmental health and architecture and based on years of research and project practices, Sino-Ocean developed a set of healthy life models for human settlements and scientific and systematic healthy environment solutions needed for life scenes.

02

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。

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

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差異化、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。

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

03

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。

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

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 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".

● RELEVANT GOALS
相關目標

2021 年，遠洋完成遠洋健康建築體系迭代。
In 2021, Sino-Ocean has completed the iteration of 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.

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 new projects will be incorporated into Sino-Ocean Building System; 100% of self-operated new projects will be incorporated into Sino-Ocean Healthy Building System.



● SINO-OCEAN HEALTHY BUILDING SYSTEM SPECIAL
遠洋健康建築體系專篇

防疫專篇：出於疫情常態化，遠洋特研發《遠洋健康建築體系 - 疫情防疫專篇》，對遠洋在全國的住宅項目進行應用，保證住戶身體健康遠離疫情；此外制定《辦公及商業建築集中空調及通風系統疫情防控制指南》《寫字樓項目集中空調機通風系統疫情防控制工作指引》《商業項目集中空調機通風系統疫情防控制指引》，保證公共建築的衛生安全。

商業專篇：2021 年，圍繞營造健康購物環境、健康用戶體驗、健康物業保障和引導健康低碳理念，從「健康」、「低碳」、「用戶」、「服務」四大維度，完成《遠洋商業健康建築體系 1.0》研發，形成符合商業特點的健康實施標準，為租戶、消費者營造更加健康舒適的體驗空間。

Epidemic Prevention Special: As the epidemic normalized on, Sino-Ocean developed the "Sino-Ocean Healthy Building System - Epidemic Prevention Special" and applied it to Sino-Ocean's residential projects across China to ensure that residents are healthy and stay away from epidemic; and 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" to ensure the health and safety of public buildings.

Commercial Special: In 2021, based on the ideas of creating a healthy shopping environment, healthy user experience, healthy property assurance and promotion of healthy and low-carbon concepts, we completed the research on and development of "Sino-Ocean Commercial Healthy Building System 1.0" taking into account the four dimensions of health, low-carbon, users and services, and formulated health implementation standards in line with commercial characteristics, creating healthier and more comfortable space for enhancing the experience of tenants and consumers.

健康產品
HEALTH PRODUCTS

WELL 建築標準™⁶ 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 12 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，10 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，影響人數達 25,679 人⁷。截至 2021 年 12 月 31 日，遠洋已有 28 個項目完成 WELL 健康建築註冊，面積達 264 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™⁶ 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 put it into practice enthusiastically. Up to now, 12 projects have officially obtained the final WELL certification. Among them, 1 project has obtained WELL platinum certification, 10 projects have obtained WELL gold certification and 1 project has obtained WELL silver certification. It is the enterprise with the largest number of WELL certification projects and the largest certified area in China, the impact of which covers 25,679 persons⁷. As of December 31, 2021, Sino-Ocean had completed the registration of WELL healthy building under 28 projects, with an area of 2.64 million sq.m.

For projects that are limited by objective conditions 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 2021 年 12 月 31 日（2015.07-2021.12）
AS OF DECEMBER 31, 2021 (JULY 2015 – DECEMBER 2021)

完成 WELL 註冊項目
COMPLETED WELL
REGISTRATION

數量
QUANTITY
28 個 (PROJECTS)

規模
SCALE
2,642,654 M²

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 M²

完成 WELL 最終
認證項目
COMPLETED WELL FINAL
CERTIFICATION

數量
QUANTITY
12 個 (PROJECTS)

規模
SCALE
596,718 M²

6. WELL 建築標準™ 是一種獨立驗證、基於性能的系統，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。

6. 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.

7. 來源：《2021 WELL 成績報告 - 遠洋集團》。此數據基於行業平均數據人均佔地 23.2 平方米得出。

7. Source: Report on 2021 WELL Results - Sino-Ocean Group. Data are based on the industry average of occupying 23.2 sq.m of land per capita.

● 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

南京遠洋萬和方山望 The One (Nanjing)



武漢遠洋長江樽 Yangtze Opus (Wuhan)



項目效果圖 Architectural rendering

2021 年，新增健康建築面積（含 WELL 建築標準及遠洋健康建築體系）
In 2021, area of new healthy buildings (including the WELL Building Standard and the Sino-Ocean Healthy Building System) 4,483,000^(M²)平方米

成都遠洋·森海境 Ocean Ecological Land (Chengdu)



項目效果圖 Architectural rendering

中山遠洋天著 Ocean Palace (Zhongshan)



北京遠洋源山春秋 Ocean Poetic Dwelling (Beijing)



濟南遠洋萬和公館 Ocean Crown (Jinan)



項目效果圖 Architectural rendering

截止目前，遠洋正在申請或已經獲得的各類產品營造、綠色健康技術專利 100 餘個，包括：
Up to now, Sino-Ocean has applied for or obtained more than 100 patents for various product construction and green health technologies, including:

- 01/ 軟（硬）包、木飾面板安裝工藝
Soft (hard) package and wood trim panel installation process
- 02/ 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
- 03/ 健康型多重空氣過濾設備
Healthy multi-layered air filtration equipment
- 04/ 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
- 05/ 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
- 06/ 一種海綿城市的生態步道
An eco-friendly trail for sponge city

● ● ● ● ● ●

100 餘個
PATENTS

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 "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.

健康設計
HEALTHY DESIGN

在設計的各個階段，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.

健康材料
HEALTHY MATERIALS

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 the existing WELL project, the healthy quality of products is controlled from the source, and two sets of supply chain standards—a "Healthy Material Resource Database" and "Healthy Inspection Standard" are 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.

健康工藝
HEALTHY PROCESS

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 glue on site to reduce the emission of harmful substances and improve air quality, thus using less glue; 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; we replace on-site processing with factory assembly line operations to reduce wet construction, thus reducing indoor dust pollution.

健康管理
HEALTHY
MANAGEMENT

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.

健康檢測
HEALTHY INSPECTION

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, 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.

健康評估
HEALTHY EVALUATION

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

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

將健康帶入全社區——國內首個全社區 WELL V2 認證住宅項目上海遠洋·虹橋萬和源 BRINGING HEALTH TO THE WHOLE COMMUNITY – HONGQIAO ORIGIN (SHANGHAI), THE FIRST WELL V2 PRECERTIFIED RESIDENTIAL PROJECT IN CHINA

遠洋集團緊跟全球建築健康趨勢，率先將 WELL 健康建築標準的最新版本——WELL v2 落地。2021 年 5 月，上海遠洋·虹橋萬和源正式獲得 WELL 金級中期認證，成為國內首個全社區註冊 WELL v2 正式版標準的住宅項目。上海遠洋·虹橋萬和源從 WELL v2 的 10 項概念出發，將 WELL 標準覆蓋到整個社區，打造更具人性化和健康意圖的人居空間，提升居住者的健康體驗，並同時榮獲了「全國十大品質作品」。

項目針對人體的 11 大健康系統，結合「空氣、水、營養、光、聲音、運動、舒適、材料、社區、精神」10 大 WELL 健康概念及 108 項標準，204 項技術細節，進行社區全覆蓋式的健康構建。為了確保室內的空氣和濕熱度更有益於健康，項目除了對空氣內的甲醛、PM2.5 等污染物進行實時監測，還通過新風系統淨化室內空氣；室內每個空間可實時顯示濕熱度，更可根據個人需求進行設置。此外，還對生活中的炫光、噪音等進行健康標準設定，通過營養飲食和激勵運動，讓人居者實現自身體質的改善。



項目效果圖 Architectural rendering

Sino-Ocean Group closely follows the global trend of building health and was the first to implement WELL v2, the latest version of the WELL Building Standard. In May 2021, Hongqiao Origin (Shanghai) achieved WELL Gold Interim Certification, becoming the first residential project in China to be WELL v2 certified for the whole community. Starting from the 10 concepts of WELL v2, Hongqiao Origin (Shanghai) has incorporated the WELL standard into the entire community to create a more bespoke and healthy living space and improve the health experience of residents, and thus won the title of "Top 10 Quality Works in China".

The project is built with community-wide healthy elements in consideration of the 11 human body systems and based on the 10 concepts of WELL—"Air, Water, Nourishment, Light, Sound, Movement, Thermal Comfort, Materials, Community, and Mind" as well as 108 standards and 204 technical details. In order to ensure healthier indoor air and humidity, indoor air is purified through a fresh air system, while formaldehyde, PM2.5 and other pollutants in the air are monitored in real time. Each indoor space can display real-time humidity, which can be set according to personal needs. In addition, health standards are set for glare and noise in life, and residents can improve their physical fitness through nutritious diet and incentive exercise.



健康服務 HEALTH SERVICES

● FIGHT AGAINST EPIDEMIC 遠洋抗疫

面對新冠疫情的常態化，遠洋人凝心聚力，毫無鬆懈，由遠洋疫情防控工作小組牽頭，不僅構築起日常健康安全的抗疫防線，更是在關鍵時刻挺身而出，有求必應，積極配合當地政府做好疫情防控工作，以實際行動詮釋企業擔當，踐行企業責任貢獻力量。

2021 年 7 月，南京遠洋萬和方山望營銷中心迅速響應核酸檢測部署，成為江寧區方山區域重要核酸檢測點之一。遠洋萬和方山望項目及時劃定檢測點方位，積極協助政府完成檢測點的分區安排，項目安保團隊及時就位、相關物資準備妥當，為現場工作有序、高效推進提供了保障。歷經十幾個小時辛勤工作，遠洋萬和方山望檢測點成功完成 3,641 人次檢測，為方山區域的群眾安全貢獻了微薄之力。隨之而來的 12 月，陝西西安的疫情形勢嚴峻。遠洋物流西安秦漢、西安空港兩個園區一線人員全力配合當地政府推進各項防控部署，在積極應對疫情防控的基礎上，發揮自身優勢，確保疫情防控應急物資及民生保供物資及時運輸到西安防疫一線，全力確保民生供應。

此外，遠洋集團社會責任履行平台——遠洋之帆公益基金會設立「新冠病毒防治專項基金」，支持疫區前線的疫情防治；遠洋集團工會亦在發生疫情的第一時間為員工提供相應的支持和幫助。截至 2021 年末，遠洋共計為各地政府、社區和百姓、各單位及業務相關部門等提供醫療物資超過 65 萬件，累計捐贈慰問價值及專項支出約人民幣 2,100 萬元。

In the face of the normalization of the epidemic, Sino-Ocean's employees united together and worked relentlessly to fight the pandemic. Sino-Ocean's Epidemic Prevention and Control Group not only ensured daily health and safety by guarding against the epidemic, but also stood up at critical moments and actively collaborated with local governments in epidemic prevention and control, thus making contributions by shouldering its corporate obligation and social responsibility with concrete actions.

In July 2021, the sales center of The One (Nanjing) quickly responded to a nucleic acid testing mandate and became one of the important nucleic acid testing sites in Fangshan, Jiangning District. The One (Nanjing) timely delimited a testing site and assisted the government in completing the zoning of the testing site. A project security team was put in place promptly and relevant supplies were prepared, providing assurance for the orderly and efficient testing process on site. After more than ten hours of hard work, The One (Nanjing) testing site successfully completed 3,641 tests, making a modest contribution to the safety of the people in the Fangshan area. Later in December, Xi'an, the capital of Shanxi Province, had a serious epidemic outbreak. The front-line personnel of the Xi'an Qinhan and Xi'an Airport parks of Sino-Ocean Logistics fully cooperated with the local government to promote epidemic prevention and control efforts. While doing so, they leveraged their own advantages and made every effort to ensure the timely delivery of anti-epidemic supplies and living supplies to Xi'an.

In addition, the Sino-Ocean Charity Foundation, a platform for Sino-Ocean Group to perform its social responsibility, set up the "Special Fund for Epidemic Prevention and Treatment" to support anti-epidemic efforts in the affected areas. The Trade Union of Sino-Ocean Group also provided necessary support and assistance to employees as soon as any epidemic outbreak occurred. By the end of 2021, Sino-Ocean had provided more than 650,000 pieces of medical supplies to local governments, communities, the masses, various subordinate units and business-related departments, and given out a total of approximately RMB21 million in donations and special expenditures.



● COMMUNITY SERVICES
社區服務

我們圍繞遠洋住宅產品提供了一繫列配套生活及精神健康的服務，並通過定期走訪，根據對客戶的需求劃分了解，除了繼續配合舉辦針對性的活動，「遠洋會」圍繞健康主題進行著豐富的業主活動，我們還支持客戶參與由當地社區、物業、集團以及遠洋之帆舉辦的運動和公益等活動，使其在獲得個人身心健康的同時，共同營造健康和諧的生活社區⁸。

We provided a series of supporting life and mental health services around Sino-Ocean residential products. Through regular visits, we understood the needs of our customers. In addition to hosting targeted activities continually, "Ocean Family" carried out a wealth of owner activities around the theme of health. 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 time⁸.

● ELDERCARE
養老服務

為更好地提升中國長輩的養老生活品質，作為中國高品質養老服務的締造者、國際先進養老理念的引進者，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，不斷探索全球領先的養老理念、運營模式、照護經驗，專業服務，完善國際化標準的核心服務體系，繪就中國高端養老服務新藍圖。椿萱茂致力於國際健康養老方式 + 中國特色的持續創新實踐，通過提供適老化的宜居環境、高品質的生活服務和設施，滿足新時代長者需求的 7 大服務產品，為長輩提供了共享幸福、健康快樂、自由自主的全新生活方式，創造健康、快樂、安心、有尊嚴的幸福生活。椿萱茂不斷深化「專業•服務•體系」的核心競爭力，結合行業 10 年本土化實踐經驗，打造十大差異化服務專業，從健康管理、生活照料、失智照護、醫療服務、護理服務、樂享生活、科學膳食、椿萱管家、房務保潔、樂園管理等 119 項服務 500+ 服務細項，實現全齡健康生活服務，秉承「家的承諾」，為每位長輩滿足家庭與親情的需求，給每一位長輩家人般的溫暖，成為引領各城市高端養老服務水平的標桿。

In an effort to enhance the quality of life of the elderly in China, Senior Living L'Amore, as a pioneer of premium elderly care services of China that introduces international advanced concepts for elderly care, has been engaged in the elderly care industry for 10 years to help address population aging and put into practice the Healthy China Initiative, and constantly explore and study world-leading elderly principles, operating models, nursing experience, professional services to improve its core service system based on international standards, so as to help draw a new blueprint for premium elderly care services in China. Senior Living L'Amore is committed to innovating in international healthy elderly care practices with Chinese characteristics. By providing an elderly-friendly living environment, high-quality life services and facilities, and seven service offerings that meet the needs of the elderly in the new era, Senior Living L'Amore enables the elderly to embrace a new lifestyle featuring shared happiness, health, and freedom and lead a healthy, happy, secure and dignified life. In an ongoing effort to enhance the core competitiveness of its professional service system, Senior Living L'Amore, based on its 10 years of local experience in the industry, has developed 10 categories of service offerings, i.e. "health management, living care, dementia care, medical service, nursing care, enjoyable life, scientific diet, L'Amore housekeeping, room cleaning, and playground management", covering 119 services and over 500 service items. By providing such a full range of healthy life services, it lives up to its "family commitment", meets the needs of the elderly for family affection and warmth, and becomes a leader in premium elderly care services in cities.

8. 更多與支持客戶參與運動及公益活動相關內容請見「愛心築夢，社會健康」章節。

8. For more information on supporting customers' participation in sports and charity activities, please refer to the section on "Healthy Society with Love and Dream".

CLRC 長者社區
Continuing Life
Retirement Community

CB 老年公寓
Care Building

CBN 護理院
Care Based Nursing

曆 10 年發展，遠洋椿萱茂以「立足北京、重點深耕、全國佈局」為戰略思路，在京津冀、長三角、珠三角、長江中遊、成渝五大城市群佈局連鎖發展，現已在北京、上海、天津、廣州、成都等 8 個城市擁有近 30 個項目 11,000 餘張床位，累計服務長者 10,000 餘名，成為行業首家實現 CLRC 長者社區、CB 老年公寓、CBN 護理院全業態佈局的企業。椿萱茂與時俱進，秉承「數字驅動健康，智慧賦能養老」的理念，搭建了養老信息管理系統 WeCaring、「我的椿萱茂」APP 和「幸福椿萱茂」小程序，並已全面落地，通過運營平台、物聯網平台、移動平台、大數據平台，打造 50 類智能設備應用，覆蓋 25 種智慧養老場景，為長者生活安全、健康、便利生活賦能，完成「互聯網 + 健康養老」的落地。家屬可通過平台掌握每日健康狀態，醫生可通過各類常見慢性病指標的長期監測，隨時調整長輩用藥及醫療建議，達到控制病情的目的，為長輩提供全方位的健康呵護，與長輩共享幸福生活。

未來，椿萱茂必將驅動自身升級迭代，不斷擦亮創新底色，為助力中國養老業高質量發展發揮更大的引領和示範作用。

After 10 years of development, Senior Living L'Amore, based on the strategy of "focused on Beijing and other major markets with a nationwide service network", has established chain 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 nearly 30 projects 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, becoming the first in the industry to provide a full spectrum of offerings including Continuing Life Retirement Community, Care Building and Care Based Nursing. Keeping up with the times and upholding the philosophy of "digital technology drives health and wisdom enables pension", Senior Living L'Amore has developed the pension information management system "WeCaring", the "My Senior Living L'Amore" app, and the "Happy Senior Living L'Amore" applet, which have all been put into use. Through an operating platform, an Internet of Things platform, a mobile platform and a big data platform, Senior Living L'Amore has developed 50 types of smart device applications that cover 25 smart elderly care scenarios to empower the elderly to lead a safe, healthy and convenient life, thus building an "Internet + Healthy Elderly Care" system. Family members can check the daily health status of their elders through the platforms, and doctors can adjust medication and medical advice for the elders at any time through long-term monitoring of the indicators of common chronic diseases, so as to achieve the purpose of disease control, provide comprehensive health care for the elders, and share a happy life with the elders.

In the future, Senior Living L'Amore will promote self-upgrade and iteration and constantly seek innovation to play a greater leading and exemplary role in facilitating the high-quality development of China's elderly care industry.

擁有項目
PROJECT OWNED

30 個
PROJECTS

擁有床位
BEDS OWNED

11,000+ BEDS

累計服務長者
CUMULATIVELY
SERVING

10,000+ 名
ELDERLIES



健康行業

HEALTH INDUSTRY

● 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 state'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.

CHINA LIFE

中國人壽



2021 年 2 月，中國人壽與遠洋集團正式簽署戰略合作協議
In February 2021, China Life and Sino-Ocean Group formally signed a strategic cooperation agreement

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。2021 年 2 月，中國人壽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。雙方還在 2021 年達成深度合作，加強資源共享，並依托分佈在一、二線城市的近 30 家椿萱茂項目，開展保險產品銷售和養老社區入住權益合作，全面踐行「保險 + 養老」戰略生態佈局。

China Life Insurance Co., Ltd. ("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. In February 2021, China Life and Sino-Ocean Group formally entered into a strategic cooperation agreement to cooperate in six areas—capital ties, financial products, insurance, real estate investment, property services and elderly care in the principles of "resource sharing, complementary advantages, mutual benefit, cooperation and development". In 2021, the two parties also reached in-depth cooperation to strengthen resource sharing and collaborate on insurance product sales and retirement community occupancy based on the nearly 30 Senior Living L'Amore projects in first- and second-tier cities, in a great effort to promote the "insurance + elderly care" strategy.

SWIRE PROPERTIES

太古地產



遠洋集團與太古地產合作打造的成都遠洋太古里
Sino-Ocean Taikoo Li (Chengdu) is jointly built by Sino-Ocean Group and Swire Properties

遠洋與可持續發展表現領先的太古地產合作已超過十年，曆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，尊重當地曆史文化積澱，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。

Sino-Ocean has been a partner of Swire Properties, a leader in sustainable development, for over 10 years. In our cooperation, by leveraging both parties' experience in developing and managing large commercial complexes and leveraging Sino-Ocean Group's extensive local experience in design implementation, construction optimization, cost control and project construction and Swire Properties' expertise in early positioning, planning, design and investment promotion operations and respecting local historical and cultural conventions, we have developed and launched two upscale urban complex projects, INDIGO (Beijing) and Sino-Ocean Taikoo Li (Chengdu), both of which are widely regarded as local landmarks. At present, Sino-Ocean and Swire Properties join hands three times to work on the extension of INDIGO II (Beijing), an impressive large-scale commercial complex project.

DELOS



亞洲首個 WELL 人居實驗室
Asia's first WELL Habitat Laboratory

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。

In 2016, Sino-Ocean Group reached a strategic cooperation agreement with Delos, an American company that developed 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.

● HEALTH INVESTMENT 健康投資

自 2017 年十九大作出「實施健康中國戰略」的重大決策以來，遠洋集團旗下遠洋資本踐行負責任投資，已深耕大健康領域多年，並持續發力。

目前，遠洋資本大健康基金已投資佈局醫療服務、醫療器械、生物創新等多條賽道，包括 IVD 領域的豪思生物、橡鑫生物，婦兒領域的美中宜和、杏林護理、美德因，醫美領域的聯合麗格、聖博瑪，腫瘤領域的美中愛瑞，康復領域的瑞德醫療，耳鼻喉領域的萊諾醫療等「明星」企業，形成了豐富的投資組合。

此外，遠洋資本亦積極發揮基金專業管理和產業資源整合優勢，與地方政府在大健康產業領域開展合作。2018 年起，遠洋資本與成都市溫江區政府引導基金攜手，在醫療健康產業領域開展股權投資、資本運作等合作，通過設立專項基金，盤活醫療資源，引入科研項目及人才，逐步構建多元化的醫療健康生態服務體系，助力溫江區實現「三醫兩養」產業高地的戰略目標，實現政府、投資方及被投企業方「三贏」。

Since the 19th National Congress of the People's Republic of China made the major decision of "implementing the strategy of Healthy China" in 2017, Sino-Ocean Capital, which is under Sino-Ocean Group, has practiced responsible investment and has been deeply engaged in the field of health for many years and has continued to make efforts.

Sino-Ocean Capital Big Health Fund has investment layout covering medical services, medical devices, biological innovation and other fields at present, including Health Biotech and Acornmed in the field of IVD, Amcare, Xinglin Nursing and Madein in the field of women and children, BeauCare and SinoBiomaterials in the field of medicine and beauty, Amcare in the field of tumour, Ryzur in the field of rehabilitation, and Nanos Medical in the field of otorhinolaryngology, forming a rich investment portfolio.

In addition, Sino-Ocean Capital also actively gives full play to the advantages of professional fund management and industrial resource integration, and cooperates with local governments in the field of big health industry. Since 2018, Sino-Ocean Capital has joined hands with Chengdu Wenjiang District Government Guiding Fund to make equity investment and carry out capital operation and other cooperation in the field of medical health industry, and by setting up a special fund, it has revived medical resources, introduced scientific research projects and talents, gradually established a diversified medical, health and ecological service system and helped Wenjiang District achieve the strategic target of "three medical areas, health maintenance and elderly care" and attain the "triple win" of the government, investors and investees.

● 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 2021 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「WELL v1、v2 建築標準」、《健康小鎮評價標準》《健康住宅評價標準》《健康廚房認證標準》《健康住宅建設技術規程》《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 2021, Sino-Ocean had formed a good interaction 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 "WELL v1 and v2 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".

「健康」是國家戰略，是人民群眾的美好需求，也是遠洋一貫的產品理念和企業追求。我們將通過自身的努力，與行業共進步、與國民共健康、與國家共繁榮。

"Health" is a national strategy, a good demand of the people, and the consistent product philosophy and enterprise pursuit of Sino-Ocean. We will make progress with the industry, live a healthy life with all citizens and achieve prosperity with the country through our own efforts.

匠心·服務 INGENUITY·SERVICES

產品質量 PRODUCT QUALITY

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

To offer assurance with ingenuity, we followed 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, upheld the management requirements of "controlling the process, promoting delivery and improving customer satisfaction rapidly", and carried out the work requirements of "continuous improvement of measured results, rapid improvement of delivery results and continuous control of safety risks" for project management.

● TECHNICAL MANAGEMENT 技術管理層面

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，2021 年，集團完成工程管理相關制度匯編，制定《住宅產品工程實測實量操作指引》《開發項目交付質量評估實施指引》等管理辦法及標準 35 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周期、全方位規範指導。

In order to improve the standardisation, normalisation and routinisation of the Group's project management, guide each project to improve the management process, implement standard on-site management, and ensure project quality, progress and safety under control, and enhance overall product quality, in 2021, the Group completed the compilation of construction management-related policies and standards, and formulated management measures including the "Operational Guidelines for Construction Actual Measurement of Residential Products", "Implementation Guidelines for Delivery Quality Assessment of Development Project", as well as 35 standards, applicable to construction in progress of all development projects and non-development business across the Group, which provide full-cycle and all-round regulated guidance for the planning, application for construction commencement and material inspection in the early stage of the project, the control of the technical requirements and key points of various specialties such as prefabricated building, landscape and decoration in the process of the project, and the quality evaluation and acceptance standards before delivery.

在制度管理的基礎上，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；遠洋建設擁有質量管理體系認證，符合 ISO 9001 標準。

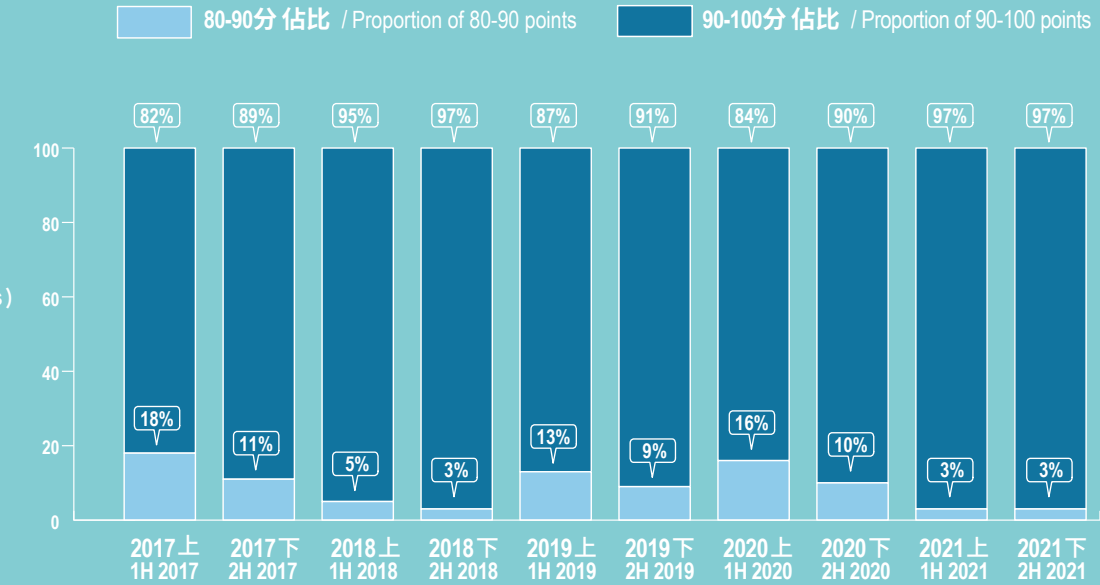
On the basis of system management, Sino-Ocean clearly requires all civil construction and mechanical and electrical contractors to obtain Quality Management System Certification in the "Bottom Line Requirements for Suppliers (Project Procurement)"; Sino-Ocean Construction has obtained the Quality Management System Certification and complied with the ISO 9001 Standard.

● QUALITY INSPECTION
質量檢查方面

為確保項目實施過程質量可控、交付品質達優，集團按季度組織實測實量，並對交付項目進行交付前評估檢查，制定了質量安全底線指標，本年達成既定的產品質量目標。2021 年實測實量⁹ 平均成績為 94.81 分，較去年提高 1.32 分，穩步提升且保持行業領先；交付評估¹⁰ 平均成績為 82.05 分，較 2020 年提升 2.31 分，工程管理的專業性與規範性得到進一步提升，保持業內先進水平。

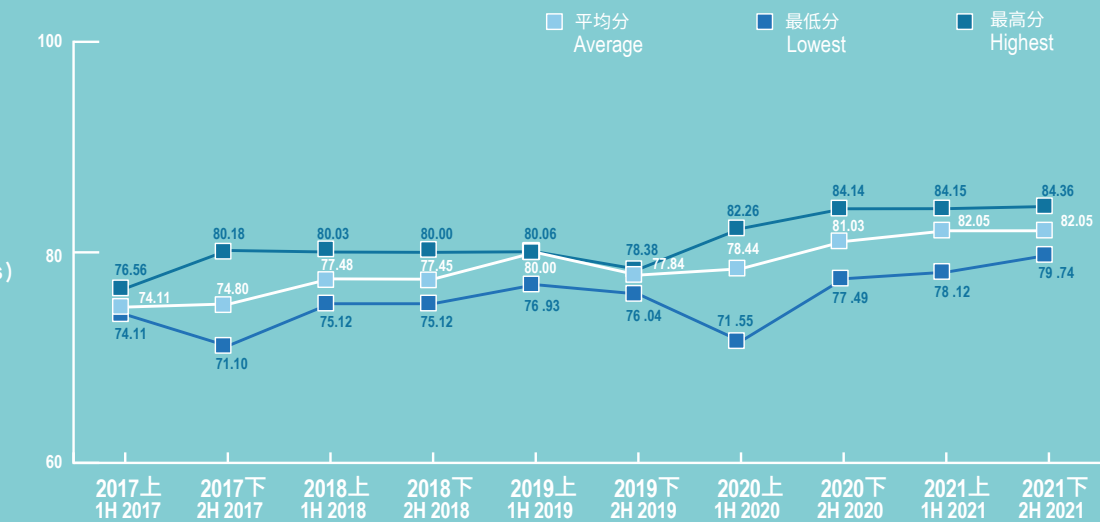
In order to ensure that the quality of the project implementation process is controllable and the delivery quality is excellent, the Group conducts the actual quality measurement on a quarterly basis, carries out the pre-delivery evaluation and inspection of the delivered projects, and formulates the bottom line indicators of quality and safety. The pre-determined product quality targets were achieved during the year. In 2021, the average score for actual measurement⁹ was 94.81 points, an increase of 1.32 points as compared to the last year, improving steadily and maintaining an industry leading position; the average score for delivery assessment¹⁰ was 82.05 points, an increase of 2.31 points as compared to 2020, indicating that our project management capabilities in terms of professionalism and regulation have further improved and maintaining the leading position in the industry.

實測實量
Actual measurement



1.32 分 (Points)

交付評估
Delivery assessment



9. 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。

9. 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.

10. 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。

10. 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.

成績的持續提升是遠洋規範化管理的結果，全周期、全部位、全過程把控產品質量，嚴控前端策劃，過程深入項目現場支持和巡檢工作常態化。遠洋此外還堅持：

The continuous improvement in results is attributable to Sino-Ocean's standard management under which it adopts full-cycle, fully complementary and full-process product quality control, stringent front-end planning, in-depth on-site project support and routine inspections during the process. Sino-Ocean also upholds the following:

● DETAIL-ORIENTED
QUALITY CONTROL
品質管控細節

2021 年，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，提供高品質保障。

In 2021, we strictly implement the Sino-Ocean "6+1" quality control system, and issue the acceptance and inspection report and problems analysis through 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 and management actions to improve product quality. As regular control points, we put focus on anti-void and anti-cracking work to provide assurance on high quality.

● IMPROVING
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，加大智能爬架、裝配式建築、被動式建築、ALC 條板、鋁合金模板、鋁框木模、爬模、乾法施工、BIM 等工藝應用，提升施工質量。

Sino-Ocean's unique SCS 2.0 Construction System has been implemented, and efforts have been made to promote the application of techniques such as intelligent climbing frame, prefabricated building, passive building, ALC panel, aluminium alloy formwork, aluminium frame with wood formwork, climbing molds, dry construction and BIM in order to improve construction quality.

SCS2.0 建造工藝
SCS 2.0 Construction System

- 全混外牆（外牆漆）+ 鋁膜+爬架
All-concrete external wall (external wall paint) + 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、肥架工藝 Aluminium molds, climbing frame technique	BIM 可視化應用 BIM visual application	智慧工地 Smart construction site

● IMPROVING APPEARANCE
OF INTERFACE
品質提升

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

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

● 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, pattern coming first, fully covering all types of materials and items.

● FULL-CYCLE、FULL-PART
FULL-PROCESS
MANAGEMENT AND CONTROL
全周期、全部位
全過程管控

嚴格實行施工單位、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，要求一周內必須進行質量整改反饋。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，整改反饋複查管理機制。按月檢查糾偏，季度曬單、複盤和培訓。關鍵材料、敏感點不定期飛檢。同時，優化第三方評估體系，加大客戶界面質量風險的檢查力度。

We strictly implement the "three-inspection system" among the construction unit, the supervision unit 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. We will set up an actual measurement group composed of the construction unit, the supervision unit, the general contractor and subcontractors, clarify the inspection ratio of each unit, record the data and requirements on the wall, and rectify and report the review management mechanism. We conduct inspection and rectification on a monthly basis and conduct publication, review and training on a quarterly manner. Irregular random inspections are conducted on key materials and sensitive points. Meanwhile, we also enhance third-party assessment system and strengthen inspection of risks associated with the quality of customer interface.

● 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 system building 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，全周期跟蹤項目技術質量把控，兼顧加強對供應商資源管控，實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 problems in real time and strictly observe the quality bottom line.

● ASSESSMENT AND
EVALUATION 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。

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



● TRAINING ON CAPABILITY
IN PRODUCING PRODUCTS
WITH INGENUITY
匠心產品力培訓

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均參與產品質量培訓。開設「工程大講堂」、「產品無缺陷」等專題繫列課程，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。

We ensure unified operating standards for construction teams and effective performance of the management system for projects through means such as strengthening training, internal and external communications and stringent test/appraisal. All departments and project-related engineering professionals and the main contractors and contractors participate in training on product quality. We conduct courses on special topics including "Lecture on Construction" and "Perfect Products" to ensure unified operating standards for construction teams and effective performance of the management system for projects.

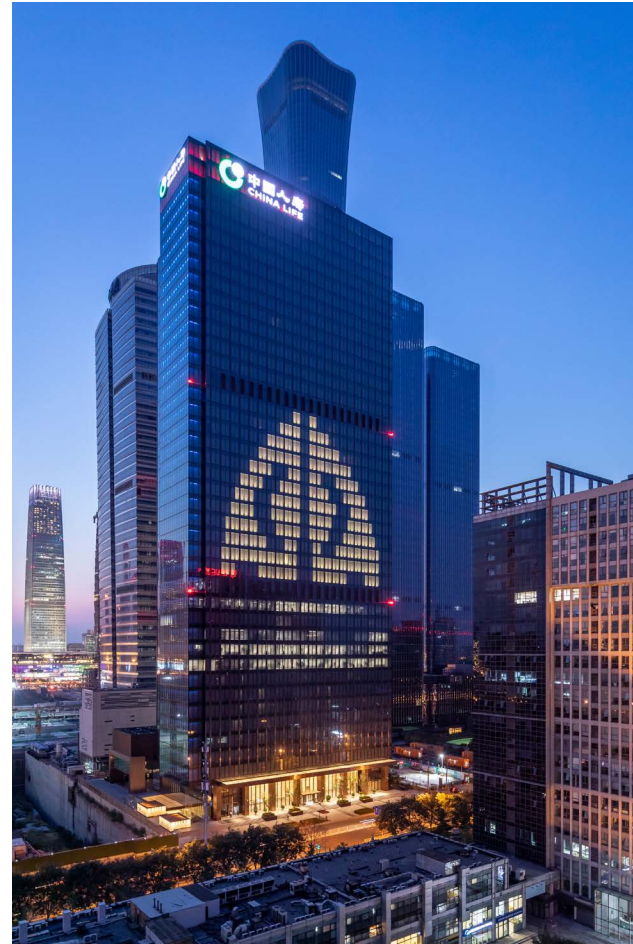
集團的產品及服務項目質量檢測過程遵循現行國家、行業、地區及遠洋集團企業標準，秉承「零容忍」態度，在驗收過程中如遇因質檢不合格時將及時返工，合格後再交付客戶。遠洋嚴格控制產品質量，年內未發生因質檢不合格而需要回收的產品質量事件，產品質檢合格率为 100%。同時，為主動避免不必要的潛在風險，對於有可能因產品或服務質量造成的客戶損失，遠洋設置了專門的賠償流程。

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. Sino-Ocean has effectively controlled product quality, no quality-related product was recalled during the year, and quality inspection of product reached a pass rate of 100%. Meanwhile, as a proactive risk prevention measure, we have special compensation procedures in place with respect to losses incurred by customers due to quality defects in our products or services.

遠洋匠心產品獲「中國建築界的奧斯卡」——中國建設工程魯班獎（國家優質工程） AN INGENIOUS PRODUCT OF SINO-OCEAN WON THE "OSCAR OF CHINA'S CONSTRUCTION INDUSTRY"—CHINA CONSTRUCTION ENGINEERING LUBAN AWARD (NATIONAL QUALITY SCHEME)

2021年3月，由中國人壽與遠洋集團聯合開發、遠洋集團代建的北京中國人壽金融中心榮獲中國建設工程魯班獎（國家優質工程），並取得 WELL-CS 及 LEED-CS 雙金級認證。

在北京中國人壽金融中心建設過程中，遠洋始終貫徹綠色健康建造理念，註重「四節一環保」，工程所有建築裝修材料均按照 LEED、WELL 雙金級認證標準控制。在工程結構方面，由於鋼結構桁架施工組織難度大，伸臂桁架結構體系複雜，與土建結構關聯製約程度極大，在現場正式安裝前，遠洋利用 Midas 進行吊裝應力分析，利用 Tekla 進行三維虛擬安裝，同時結合工廠預拼裝等多重措施，保障桁架安裝質量，在工程主樓南北兩側設置了連續 39 層的懸挑平台，懸挑結構尺寸為 19 米×8 米，通過獨創的可調拉桿安裝系統，保障了懸挑結構端部 22 毫米的預起拱要求，解決了大懸挑鋼結構施工難度大的難題。北京中國人壽金融中心不僅榮獲中國鋼結構金獎，同時科技鑒定還表明，其採用的超高層鋼結構施工關鍵技術已達到國際先進水平。



In March 2021, China Life Financial Center (Beijing), jointly developed by China Life and Sino-Ocean Group and built by Sino-Ocean Group, received the China Construction Engineering Luban Award (National Quality Scheme) and the WELL Gold Certification and LEED-CS Gold Certification.

During the construction of China Life Financial Center (Beijing), Sino-Ocean consistently put into practice the concept of green and healthy construction and laid emphasis on "four savings and environmental protection". All building decoration materials of the project were controlled in accordance with the LEED and WELL Gold Certification standards. In terms of engineering structure, due to the difficulty of steel structure truss construction, the complexity of outrigger truss structure and the high degree of restriction associated with civil structure, before the formal installation on site, Sino-Ocean used Midas for hoisting stress analysis and Tekla for three-dimensional virtual installation, and took multiple measures such as factory pre-assembly to ensure the truss installation quality. A continuous 39-storey cantilever platform with a 19m*8m cantilever structure was set up on the north and south sides of the main building of the project, and an original adjustable tie rod installation system was used to meet the 22mm camber requirement at the end of the cantilevered structure, thus resolving the difficulty of large cantilever steel structure construction. China Life Financial Center (Beijing) won the China Steel Structure Gold Award, and a technical assessment proved that the key technology of super high-rise steel structure construction it adopted has reached the international advanced level.

遠洋健康未來工廠，讓「好品質」觸手可及 SINO-OCEAN HEALTHY FUTURE FACTORY MAKES "GOOD QUALITY" WITHIN REACH

遠洋集團堅持以用戶為中心，精耕細作，打造匠心品質。為進一步展現「建築·健康」成果，遠洋「健康未來工廠」於 2021 年正式亮相。本年度，廣州遠洋風景、溫州遠洋泊雲庭、天津遠洋萬和府等項目陸續落地遠洋「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」，從工藝到選材，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」。依托 6 大系統化工具：「6+1 品控體系」、「全周期質量評估體系」、「精工工藝體系」、「材料管控體系」、「健康工程體系」、「匠心服務體系」，遠洋致力於給客戶最放心的產品，讓「好品質」觸手可及。

Sino-Ocean Group upholds a user-oriented approach and pursues quality through fine management and ingenuity. To further showcase the achievements in "Building·Health", Sino-Ocean's "Healthy Future Factory" was officially unveiled in 2021. This year, a number of projects including Ocean Prospect (Guangzhou), Harbour Heart (Wenzhou), and Harmony Mansion (Tianjin) successively implemented the "Sino-Ocean Healthy Future Factory" initiative to achieve "transparency in processes, materials, procedures, standards and management" by presenting the details of the house construction and decoration process to customers from processes to material selection. Based on six systematic tools, namely the "6+1 Quality Control System", "Full-cycle Quality Assessment System", "Precision Process System", "Materials Control System", "Health Engineering System" and "Premium Service System", Sino-Ocean strives to provide customers with the most reliable products and make "good quality" within easy reach.

● HEALTH 健康

這是刻在遠洋骨子里的基因，是長期深耕的產品戰略，也是我們的優勢和特長。

This is a gene deeply engraved in Sino-Ocean. It is not only a long-term product strategy, but also our strength and specialty.

● FUTURE 未來

這是客戶 16 個月後生活場景的真實呈現，是全新的客戶看房體驗，是可預見到的行業發展趨勢，是打消客戶「未來焦慮」的定心丸。

This is a real presentation of customers' life scenes after 16 months, a new house viewing experience for customers, a foreseeable industry development trend, and a reassurance to dispel customers' "future anxiety".

● FACTORY 工廠

這意味著要「像造汽車一樣造房子」，意味著工業化大生產下嚴苛的標準化品控流程，意味著向高端製造業對標的毫米級精度控制。

This means "building a house like a car", indicates a rigorous standard quality control process under mass industrial production, and represents millimetre precision control of the kind seen in the high-end manufacturing industry.



天津遠洋萬和府「健康未來工廠」
"Healthy Future Factory" in Harmony Mansion (Tianjin)

服務質量
SERVICE QUALITY

2021 年，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。2021 年，針對服務質量提升，開展了以下重點工作：

In 2021, based on customer needs, Sino-Ocean Group put into practice the "user-oriented" principle and focused on coordinating resources for customer service, whole-process customer risk pre-control, development of a property service and customer information system, and construction of a 400 customer service platform to improve service capabilities and product quality and customer loyalty, so as to achieve sustainable development. In 2021, we carried out the following key tasks to improve service quality:

ESTABLISHING INSTITUTIONS
制度建設

2021 年，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》《開發和物業對接工作辦法》《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 6 類管理辦法、16 項工作指引，以標準和制度建設為基礎，提升整體服務水平。

In 2021, we formulated 6 sets of measures and 16 work guidelines including the "Implementation Measures for Customer Satisfaction of Sino-Ocean Group", the "Implementation Measures for Product Delivery of Sino-Ocean Group", the "Measures for the Transition from Development to Property Services", the "Measure for the Ocean Family of Sino-Ocean Group", and the "Measures for the 400 Customer Service Platform of Sino-Ocean Group", in order to improve the overall service quality based on the establishment of standards and rules.

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 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.

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 ACTIVITIES
客戶活動

通過組織日常或專題活動，結合社群建設和社區文化營造等，持續提升客戶體驗感。

On the basis of community building and community culture creation, we hosted routine or special activities to continuously improve customer experience.

PROPERTY SERVICE QUALITY
物業服務品質

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

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

QUALITY ENHANCEMENT
質量優化

以終為始，根據客戶報修、投訴事項，進行分析，反饋前端各專業，對產品和服務進行優化；同時註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 & COMMUNICATIONS
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。

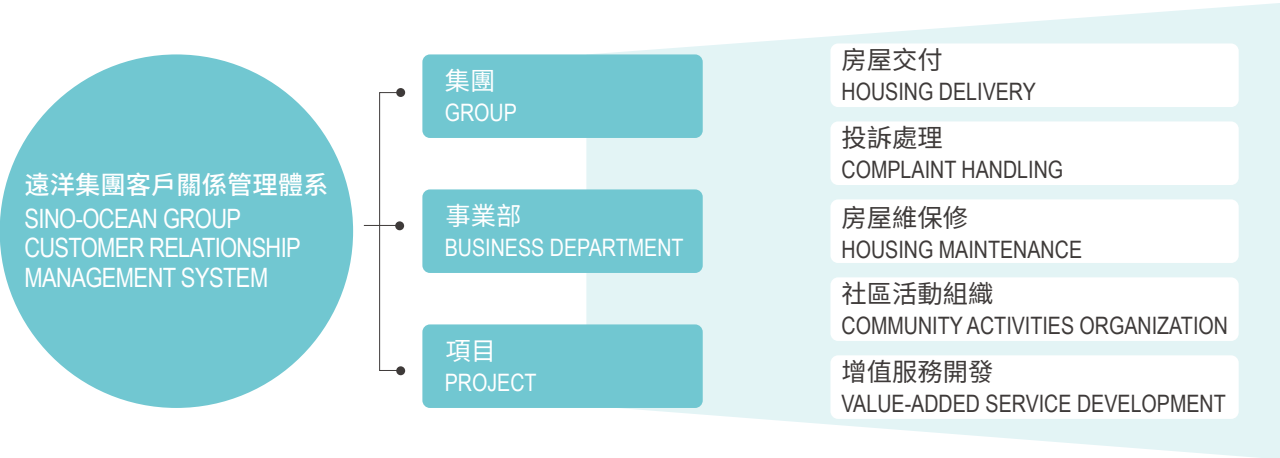
Several communication camps and training sessions were held for customer service personnel, including face-to-face communication between senior executives and front-line customer service personnel.



● 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、房屋維保修、社區活動組織、增值服務開發等各方面為業主提供優質高效的服務。

Sino-Ocean Group has established Customer Relationship Management 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 organization and value-added service development.



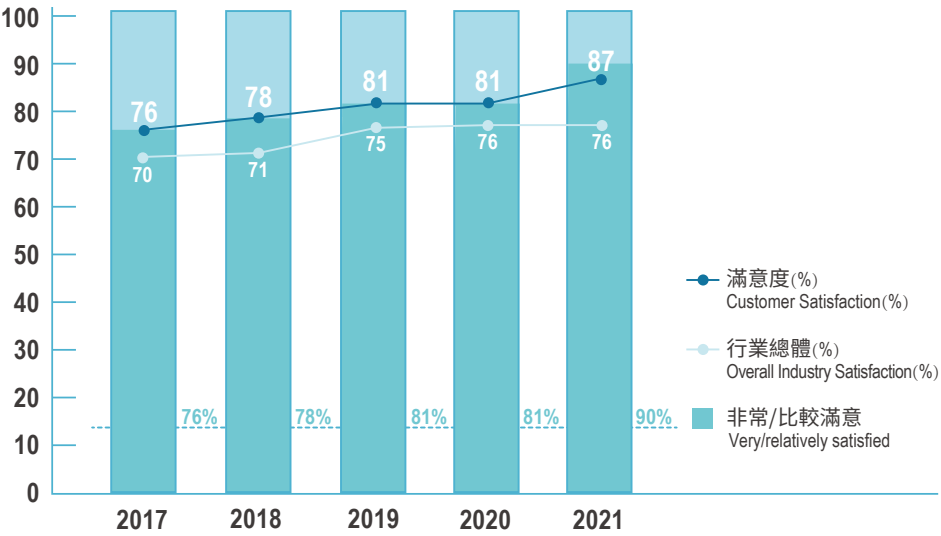
CUSTOMER SATISFACTION
客戶滿意度

遠洋集團客戶滿意度過去 5 年整體保持上升態勢。2021 年度，全集團客戶滿意度 87 分，較上一年度顯著提升，遠超行業總體水平；全集團客戶忠誠度 70 分，同樣較 2020 年大幅提升。

Sino-Ocean Group's customer satisfaction has maintained a general trend of improvement in the past 5 years. In 2021, the Group's customer satisfaction was 87 points, improving significantly from that of last year and far better than the overall level of the industry; the Group's customer loyalty was 70 points, also improving significantly from that of 2020.

全集團客戶滿意度
Group-wide customer satisfaction

87 分 / Points



CUSTOMER SATISFACTION
IN DIFFERENT SECTORS
不同專業滿意度

2021 年客戶滿意度得分中 10 餘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、區內規劃和公共區域設施等指標顯著提升。

Customer satisfaction in over 10 sectors improved to various degrees in 2021 from that of 2020, among which indicators including housing quality, housing design, planning for the area and facilities in the public area improved significantly.

CUSTOMER SATISFACTION IN
DIFFERENT STAGES OF THE
LIFE CYCLE
不同生命周期滿意度

2021 年準業主、磨合期、穩定期、老業主四個周期的客戶滿意度得分總體較 2020 年穩中有升。

Customer satisfaction at the approaching period, running-in period, stable period, and long-term residence period in 2021 has improved steadily from that of 2020.

為系統化地提升客戶滿意度，我們在不同生命周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.

RUNING-IN PERIOD
磨合期

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

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

STABLE PERIOD
穩定期

加強維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

做好日常基礎服務管理提升以及客戶關係維繫。

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、處理周期、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 its 400 hotline (7*24 services) as a unified platform to receive customer complaints and sends complaint tickets to relevant projects and responsible persons, thus incorporating information technology in complaint management. For tickets going overdue and unhandled, they will be escalated to the relevant business division or the Group according to the escalation handling mechanism to ensure that customer complaints are handled in a timely and proper manner.

2021 年，遠洋集團全年共接受客戶投訴 9,578 條，處理 9,578 條，有效投訴解決率 100%。

In 2021, Sino-Ocean Group received a total of 9,578 customer complaints, all of which have been successfully settled, representing a 100% resolution rate of effective complaints.

共接受客戶投訴
Total Customer Complaints Received
9,578 CALLS

處理客戶投訴
Total Customer Complaints Resolved
9,578 CALLS

解決率
Resolution Rate
100 %

同時，我們建立客戶投訴處理體系：

Meanwhile, we have established a customer complaint management system:

項目前期
IN THE EARLY STAGE
OF THE PROJECT

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

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

接到客戶投訴後
AFTER RECEIVING
CUSTOMER COMPLAINTS

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

We will assign competent persons to deal with them in the first instance; the 400 call centre system covering the whole country has been used as a unified platform to receive customer complaints, which 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 escalation layer by layer will be adopted to ensure the settlement of complaints.

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

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

We will pay a return visit within 2 days, and carry out continuous rectification and tracking on the handling effect; 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.

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

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

● ONE-STOP MEMBERSHIP
PLATFORM—OCEAN FAMILY
一站式會員平台
——遠洋會

由遠洋集團發起創立的會員平台——遠洋會（Ocean Family）是面向廣大遠洋業主、客戶、及社會人士的非營利性會員組織。以「建築健康、共同成長、快樂相伴」為理念，為會員提供一個開放、平等、自由的一站式生態服務平台。

2020 年 10 月，遠洋集團正式上線該平台，為會員帶來智慧化、定制化的全新服務體驗，讓多元服務與日常生活形成深度滲透。同時還提供專屬福利與權益，全面覆蓋「衣食住行玩」五大生活場景，打造更有溫度有態度的服務，持續聚焦會員生活的切實需求，用創新性服務豐富會員權益。

Ocean Family, a membership platform initiated and founded by Sino-Ocean Group, is a non-profit membership association open to the home owners and customers of Sino-Ocean and people from all walks of society. With the philosophy of "Building Health, Joint Growth and Happy Company", it provides members with an open, equal and free one-stop service platform.

In October 2020, Sino-Ocean Group officially launched the platform to bring members a new intelligent and tailored service experience, allowing a range of services to deeply penetrate into their daily life. In addition, the platform offers exclusive benefits and privileges covering five aspects of life—"clothing, food, housing, transportation and entertainment", creating more attentive and thoughtful services, with a consistent focus on the actual needs of members in life, so as to create a new experience of a better life beyond the expectations of all.



掃描二維碼以了解更多遠洋會信息
Scanning the QR code for more
information about Ocean Family

● RESPONSIBLE MARKETING
負責任營銷

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《遠洋集團推廣銷售行為規範》等一繫列制度標準，對營銷行為進行明確規定，如「推廣銷售信息應真實、完整、合法，遵守公平競爭、不詆毀競爭對手，不應含有虛假內容，不應誤導受眾」等，保證對客戶的承諾真實有效，保障客戶利益。

Sino-Ocean Group attaches great importance to its commitment to customers, and implements responsible marketing and promotion. On the basis of complying with the "Advertising Law of the People's Republic of China", it has formulated a series of institutional standards such as the "Sino-Ocean Group Code of Conduct on Promotion and Sales" to conduct marketing activities. It is clearly stipulated that "promotion and sales information should be true, complete and lawful, comply with fair competition will not slander competitors, should not contain false content, and should not mislead the audience", etc., to ensure that the commitment to customers is true and effective, and protect the interests of customers.

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, regulate 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。2021 年神秘客暗訪檢查得分大於 90 分。

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 2021, the mystery guest inspection score was more than 90.

遠洋定期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」。2021 年，各事業部、項目開展了包括「如何最大程度預防營銷宣傳廣告出現違法行為」、「嚴控售樓處人臉識別風險」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。

Sino-Ocean regularly offers responsible marketing training and lectures to marketers, strengthens the awareness of fair marketing, and says "no" to irregular operations. In 2021, various business divisions and projects carried out a number of special training sessions including "how to prevent illegal acts in marketing and advertising" and "strictly control the risk of face recognition in sales offices" to continuously improve employees' legal and responsibility awareness, standardize sales conduct, and promote the healthy development of the Company.

● 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。公司已考慮制定綠色租賃協議，攜手租戶可持續發展，實現健康綠色租賃。此外，本年我們增設「責任風尚獎——可持續先鋒租戶及可持續先鋒商戶」，鼓勵具有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, 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 to achieve sustainable development as well as healthy and green tenancy jointly with tenants. The Company has considered establishing a green lease agreement to promote sustainable development with tenants for achieving healthy and green leasing. In addition, this year, we added the "Responsible Role Model Awards - Sustainable Pioneer Tenants and Sustainable Pioneer Merchants" to encourage exemplary green lease tenants to lead more tenants towards sustainability.

遠洋國際中心二期繼獲得 BOMA 中國 COE 認證後，於 2021 年 7 月再獲 BOMA 國際 360 認證。項目在為租戶提供更低風險、更高健康安全繫數、更高舒適度空間的同時，兼顧精細化的貼心租戶服務，增強與租戶的積極互動溝通，提升租戶滿意度。2021 年，項目優質租戶續租比例超過 90%。

Subsequent to the certification of Ocean International Center Phase II by BOMA China COE, it obtained BOMA 360 international certification in July 2021. While providing tenants with more comfortable space with lower risk and higher health and safety coefficients, the project also provides them with considerate services, enhances positive interaction and communication with tenants, and improves tenant satisfaction. In 2021, over 90% of the quality tenants of the project renewed their tenancies.

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 3 commercial and office projects in operation have currently obtained certification under the BOMA system.



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

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

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

● CUSTOMER PRIVACY
客戶隱私

集團一貫重視對客戶信息及消費者隱私的保護，我們將客戶信息視作商業機密，建立《遠洋集團保密工作規範》《遠洋集團保密工作實施規範》《遠洋集團客戶服務工作檔案資料管理標準》《遠洋集團員工行為規範》等制度文件對相關工作進行管理，從管理上、系統上對客戶信息的查詢權限進行了嚴格設置，銷售員只能查詢到自己的客戶，項目銷售負責人也只能查詢本項目客戶，且僅能查詢，無法導出。同時，針對所有權限人員的系統密碼定期更新功能，保證權限人員的賬戶安全。針對銷售代理公司，尤其對於不同公司之間互相交流客戶信息的情況，一經查實，嚴懲不怠。2021 年度對於客戶信息及隱私保護的遵循情況良好，未發生過泄露客戶信息（導致的投訴或其他重大影響）事件。

The Group has always attached great importance to the protection of customer information and consumer privacy. We regard customer information as commercial confidential, and formulated the "Confidential Work Rules of Sino-Ocean Group", the "Confidential Work Implementation Rules of Sino-Ocean Group", the "Guidelines on Handling Archives and Documents of Customer Service Work of Sino-Ocean Group" and the "Employee Code of Conduct of Sino-Ocean Group" to manage relevant matters. We have implemented strict permissions on querying customer information in terms of management and 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. Meanwhile, 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. In 2021, 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.

INFORMATION SECURITY
CLASSIFIED PROTECTION
信息安全等級保護

為提供數據存放管理和防止客戶信息泄露，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。

同時，遠洋集團制定了《信息安全組織機構管理制度》《數據存儲介質管理制度》《重大信息安全事件應急處置制度》等 30 餘項繫列制度，加強內部控制和風險管理，保障信息安全。此外，每季度對運維團隊、數據團隊進行涉密培訓宣貫，加強相關員工的信息與數據安全保護意識及能力提升。

In order to provide data 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.

At the same time, Sino-Ocean Group devised more than 30 regulations, including the "Management System for Information Security Institutions", the "Management System for Data Storage Media", and the "Emergency Response System for Major Information Security Events", so as to strengthen internal control and risk management and ensure information security. In addition, we conduct training on the promotion and implementation of confidentiality initiatives for operation teams and data teams on a quarterly basis to strengthen the awareness and enhance the capability of the relevant staff in information and data security and protection.

可持續供應鏈

SUSTAINABLE SUPPLY CHAIN

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 template contract, and all sub-centres are required to strictly enforce and perform contracts in good faith. Training sessions on business integrity, fair competition policies and green procurement are provided to employees and suppliers. Whistleblowing channels are set up to safeguard the rights of both parties.

供應商可持續發展管理

SUPPLIER SUSTAINABLE DEVELOPMENT MANAGEMENT

遠洋集團將可持續發展工作延伸拓展至供應鏈。為了更明確貫徹責任理念，帶動供應商共同踐行，我們有針對性地制定了要求供應商共同履行社會責任的《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，要求所有供應商必須簽署《廉潔自律承諾書》《供應商關聯性說明》《供應商行為守則》並共同遵守。集團所有供應商均承諾遵守上述相關社會責任行為準則，供應商責任培訓比例達 100%。

Sino-Ocean Group has expanded its sustainable development effort to the supply chain. 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"; clarified the correlation between responsibilities and work performance of suppliers' review teams; requested each supplier to sign and abide by the "Statement of Undertaking on Anti-Corruption and Self-Discipline", "Statement on Affiliation between Suppliers" and the "Code of Conduct for Suppliers" during initial credit review. 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%.

- 《供應商行為守則》
Code of Conduct for Suppliers
- 《遠洋集團供應商入庫標準》
Criteria for Entry into Suppliers List of Sino-Ocean Group
- 《廉潔自律承諾書》
Statement of Undertaking on Anti-Corruption and Self-Discipline
- 《供應商關聯性說明》
Statement on Affiliation between Suppliers

本年度，我們重點清理供應商庫內資源，針對履約中不合格供應商，包括安全文明施工方面對環境產生惡劣影響、對農民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。2021 年度，因為社會責任不合規被中止合作的供應商數量 52 家，其中沒有因腐敗有關違規而終止的情況。

In the current year, we focused on clearing supplier resources, and conducted interview and rectification for unqualified suppliers in contract performance, including suppliers with negative impact on the environment in terms of safe and disciplined construction, and not comply with the protection of migrant workers' rights. After rectification, unqualified suppliers were removed from the list. In 2021, 52 suppliers were suspended from cooperation due to non-compliance in social responsibility, of which there was no termination due to corruption-related violations.

集團亦重視農民工合理權益，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，規範農民工工資支付監管流程並督促供方嚴格執行，保障農民工權益。

The Group also attaches great importance to the reasonable rights and interests of migrant workers, and requires each project to systematically sort out and investigate various work subcontracting and material suppliers, penetrating from the team to workers with high level of coordination. We make every effort to protect and strictly monitor amounts including the staff wages and material accounts of our partners, regulate the supervision process of migrant workers' wage payment and urge suppliers to strictly implement the process to protect the rights and interests of migrant workers.

供應商責任倡導

ADVOCACY ON SUPPLIER RESPONSIBILITY

遠洋也將「微公益、共參與、可持續」的公益價值觀傳遞給所有的供應商夥伴，在「共益」倡導下，已經有越來越多的合作夥伴與遠洋攜手加入到了共同為世界創造多一份美好的遠洋大家庭。為激勵合作夥伴共同履責、踐行可持續發展，2021 年，我們首次評選並頒發「遠洋集團供應商責任風尚獎」，表彰在環境、社會和管治方面具有突出表現的供應商。

At the same time, Sino-Ocean has also passed on the charity values of "micro charity, joint participation and sustainability" to all suppliers. Under the advocacy of "common benefit", more and more partners have joined Sino-Ocean to create a better Sino-Ocean family for the world. In order to encourage partners to undertake responsibilities and put sustainable development into practice jointly, we selected and awarded the Sino-Ocean Supplier Responsibility Role Model Awards for the first time in 2021 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」聯盟（以下簡稱「聯盟」）。聯盟攜手政府相關單位、行業協會、國際組織、價值鏈上下游供應商及合作夥伴，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 the National Housing and Residential Environment Engineering Technology Research Centre to launch the "Building-Health 2030" Alliance (the "Alliance"). The Alliance works 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.

以「建築·健康 2030」首屆高峰論壇暨聯盟成立儀式為契機，遠洋集團組織供應商可持續發展培訓宣貫，共計 200 餘家核心供應商參與其中，共同探討「氣候變化」與「可持續城市建設」等相關議題，培訓時長共計達 1,600 小時。

Taking the opportunity of the First Summit Cum Establishment Ceremony of "Building-Health 2030" Alliance, Sino-Ocean Group conducted sustainability training for suppliers. Over 200 core suppliers participated in the event to discuss "climate change", "sustainable city construction" and other related issues, recording a total of 1,600 training hours.



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值計算邏輯。遠洋還一直關注供應商的環境和社會表現，識別供應鏈各環節的環境及社會風險，並執行監察和評估。遠洋在挑選供應商、分包商時考量其包括質量管理標準、環境管理等資格。按照供應商入庫考察底線要求，遠洋要求 100% 施工總承包單位必須提供「三認證」，即環境管理體系、質量管理體系、職業健康管理體系認證書。

We have formulated the "Administrative Measures for Suppliers of Sino-Ocean Group", which covers the contents 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. Sino-Ocean considers qualifications including quality management standards and environmental management standards when selecting suppliers and subcontractors. According to the minimum requirements of supplier qualification examination, Sino-Ocean requires 100% of the construction contractors to provide "three certifications" by third party, namely Environmental Management System Certification, Quality Management System Certification and Occupational Health Management System Certification.

為提升供應商的可持續發展表現，降低價值鏈風險，2020 年起，遠洋搭建了供應商環境、社會和管治（ESG）評估體系，2021 年度進行優化升級，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，目前已執行兩次，2021 年，參與 ESG 評估的供應商數量較上一年度提升約 50%。

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 and enhanced and upgraded it in 2021 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 contents and provide guidelines and manuals on evaluation to strengthen the importance of ESG issues in suppliers. The assessment is performed annually and has been conducted twice to date. In 2021, the number of suppliers participating in ESG evaluation increased by about 50% compared with that of last year.

參與 ESG 評估的供應商數量
The number of suppliers participating in ESG evaluation increased  50%

我們還制定了流程化的管理機制與合作夥伴定期交流，按照《供應商管理規範》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。2021 年，戰略採購供應商評估比例為 100%。

We have also developed a process management mechanism for regular communication with partners. In accordance with the requirements of the "Supplier Management Specification", each business division/regional supplier management post 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 2021, the percentage of strategic suppliers evaluated was 100%.

負責任採購 RESPONSIBLE PROCUREMENT

集團遵循《採購管理規範》，從環境保護、支持當地經濟、降低成本等角度出發，鼓勵內部更多選用與項目距離較近供應商。由於項目遍佈全國，集團管控範圍內供應商遍佈全國，公司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」在線採購運行。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 materials 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 adopted 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
The proportion of green materials or healthy materials  80%

遠洋集團建立健康材料庫、健康供應商庫，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 and a healthy supplier 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健康屬性：
Sino-Ocean has led suppliers in improving the health performance of their products in the following three aspects:

環保意識提升
ENHANCING ENVIRONMENTAL
AWARENESS

從產品生產管理到現場實施管控管理，促使企業人員提升對環保意識的重視與把控。

We 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.

環保性能管控
ENVIRONMENTAL PROTECTION
PERFORMANCE CONTROL

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

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

環保施工要求
ENVIRONMENT-FRIENDLY
CONSTRUCTION REQUIREMENTS

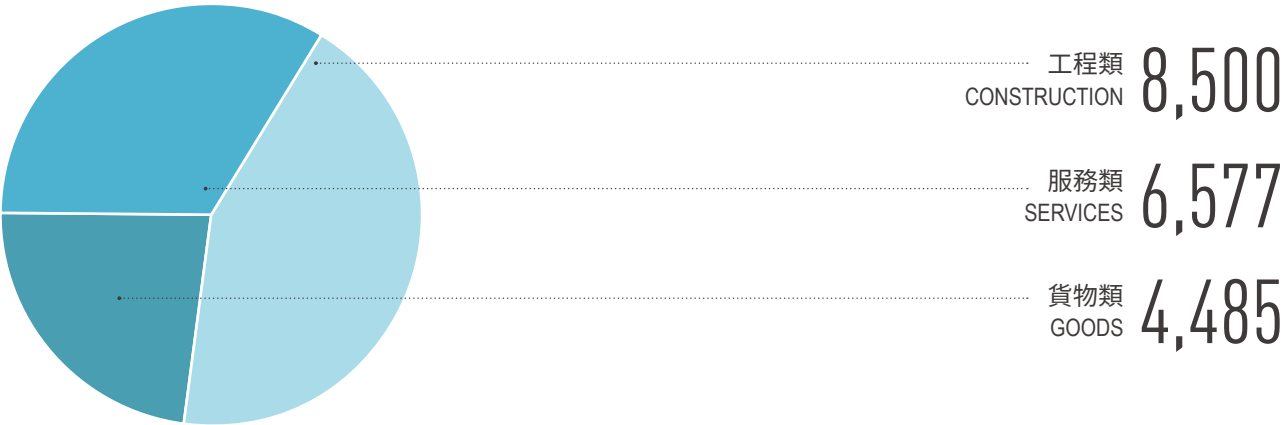
制定更全面的產品施工工藝措施，推廣無膠化和少木化的關鍵管控工藝以及除塵降塵的環保施工措施。

We 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¹¹ 19,562 家
TOTAL NUMBER OF SUPPLIERS¹¹ Units
新入庫供應商數目 2,423 家
NUMBER OF NEW SUPPLIERS Units

● NUMBER OF SUPPLIERS BY CATEGORY (UNITS)
按類別劃分的供貨商數目(個)



● NUMBER OF SUPPLIERS BY REGION (UNITS)
按地區劃分的供貨商數目(個)

華東地區 Eastern China	華南地區 Southern China	華北地區 Northern China	華中地區 Central China	西南地區 Southwestern China	西北地區 Northwestern China	東北地區 Northeastern China
7,534	320	6,932	1,625	1,107	365	1,679

11. 2021 年，供應商管理範圍有所變動，增加設計類供應商（屬服務類），不含物業維保類供應商
11. In 2021, the scope of supplier management changed, including design suppliers (belonging to category "services"), while excluding property maintenance suppliers.

CONCERTED AND LONG-TERM EFFORTS
FOR ENVIRONMENTAL HEALTH

ENVIRONMENT

同心致遠
環境健康

03
Part Three

生態環境的健康是遠洋所追求健康的根基，在升級人居健康的同時，我們更加注重人、建築與環境的共榮共生。綠色健康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，我們積極回應「建設美麗中國」、「2030實現碳達峰、2060實現碳中和」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、夥伴合作及環境資訊披露的方式，參與「構建政府為主導、企業為主體、社會組織和公眾共同參與的環境治理體系」。

Ecological environment health is the foundation of Sino-Ocean's pursuit of health. While upgrading the health of human living environment, we pay more attention to the co-prosperity and co-existence of human, architecture and the environment. Green healthy building standards are carried forward at Sino-Ocean. As an enterprise with extensive environmental impact, based on the working standards of in pursuit for excellence and intensive cultivation, we respond positively to the call of "Building a Beautiful China" and "achieving carbon peak by 2030 and carbon neutrality by 2060", and continue to participate in "building a government-led and enterprise-oriented environmental governance system with the participation of social organization and the public" through green products, operation, office, partners and environmental information disclosure.

應對氣候變化

CLIMATE CHANGE

為積極應對全球氣候變化問題，我們於 2020 年制定了《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》。

To actively address global climate change, in 2020, we formulated "Sino-Ocean Group Policy on Climate Change", and issued "Declaration of Sino-Ocean Group on Climate Change".

氣候相關財務信息披露(TCFD)

TASK FORCE ON CLIMATE-RELATED FINANCIAL DISCLOSURES (TCFD)



2021 年，遠洋集團已正式申請成為 TCFD（氣候相關財務信息披露工作組）支持者¹²。作為首個加入 TCFD 支持者的中國內地房地產企業，我們進一步根據 TCFD 框架的建議，從管治、策略、風險管理、指標和目標四個方面進行披露。

In 2021, Sino-Ocean Group officially applied to become a supporter of the Task Force on Climate-Related Financial Disclosures (TCFD)¹². As the first real estate enterprise in the Mainland China to become a supporter of TCFD, we made further disclosures on governance, strategy, risk management, indicators and targets based on the suggestions of the TCFD framework.

● GOVERNANCE

管治

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 ESG 管理工作，並開展每年不少於兩次的 ESG 溝通會議，就氣候變化風險在內的 ESG 相關問題進行討論。

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 agreed to 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 communications meetings no less than twice a year to discuss relevant ESG issues including climate change risks.

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

The Sustainable Development Management Committee comprises the senior management of the Company. It regularly reports 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.

12. TCFD 支持者 (TCFD supporters): <https://www.fsb-tcfid.org/supporters/>

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 Sustainable Development Management Committee are up-to-date on the latest trends and policies on climate-related issues, we provide trending news and training courses on a regular basis which, together with professional advice from external experts and consultants, enable the Company to make more efficient decisions that benefit both the environment and the Company.

● STRATEGY

策略

- **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導致在建工程延期、客流量和銷售受限、資產受損、維修成本和保險費用提升等。

Physical risk: Sino-Ocean Group is aware of and controls physical risks and believes that rainstorms, typhoons and other extreme weathers are having effects on our business. For example, extreme precipitation will result in the postponement of construction in process, restriction in customer flows and sales, asset losses and increases in repairing costs and insurance expenses to a great extent.

- **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、技術要求將越加嚴格，中至長期而言會增加研發投資資金和項目設計成本。

Transition risk: Sino-Ocean Group is aware of and controls transition risks. For example, the increasingly tightening policies and technical requirements on the standards of green buildings will increase the amount of R&D investment and the cost in project design in the medium to long term.

- **機遇：**綠色建築、客戶偏好轉變等因素同時為集團帶來發展機遇，促進我們提升環境友好的設計、運營能力。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。此外，將激活自身業務的創新力，助力企業的低碳轉型。

Opportunities: Green buildings, customer preference shifts and other factors have also brought development opportunities to the Group, helping us enhance capabilities in environment friendly design and operation. 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. In addition, we will stimulate the creativity of our own business to facilitate the low-carbon transition of the Company.

- **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 2 月，遠洋集團已發行金額共計 9.2 億美元的綠色債券，為綠色建築認證項目以及提高既有建築的適應氣候變化能力提供資金支撐。

Green finance: Sino-Ocean Group has established a green finance framework and had the certification on the framework issued by a third-party rating agency and a second-party opinion, so as to address climate change with green finance as an instrument. As of February 2022, Sino-Ocean Group has issued green notes amounted to a total of USD920 million, 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.

評估流程
Assessment process

01 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周期；

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;

02 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;

03 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 their professional perspective;

04 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;

05 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.

遠洋集團重大氣候風險 TOP5：
Top 5 major climate risks of Sino-Ocean Group:

· 轉型風險 - 技術風險 - 綠色建築技術要求
Transition risk - Technology risk - Technical requirements for green buildings

· 轉型風險 - 政策及法規風險 - 綠色建築目標及標準
Transition risk - Policy and legal risk - Targets and standards for green buildings

· 實體風險 - 急性風險 - 極端降水
Physical risk - Acute risk - Extreme precipitation

· 轉型風險 - 市場風險 - 原材料成本及供應
Transition risk - Market risk - Cost and supply of raw materials

· 轉型風險 - 市場風險 - 客戶偏好的轉變
Transition risk - Market risk - Customer preference shifts

INDICATORS AND TARGETS
指標和目標

● 我們每半年一次監察本集團的能源資源使用量和碳排放表現，並按年度予以披露。

We monitor the use of energy and resources and performance in carbon emissions of the Group semi-annually and disclose the data on a yearly basis.

● 集團承諾到 2050 年實現「碳中和」。
The Group undertakes to achieve "carbon neutrality" by 2050.

● 我們已制定明確的碳排放、能源使用、水資源和廢棄物使用目標，以及綠色建築目標。

We have set clear targets for carbon emissions, energy consumption, consumption of water resource and waste as well as targets on green buildings.



碳排放 / 能源消耗 CARBON EMISSIONS/ENERGY CONSUMPTION

到 2025 年，碳排放 / 能源強度減少 35% （以 2018 年為基準年）
To reduce carbon emissions/energy consumption intensity by 35% by 2025 (compared with the base year of 2018)



水資源 WATER RESOURCE

到 2025 年，耗水強度減少 10% （以 2019 年為基準年）
To reduce water consumption intensity by 10% by 2025 (compared with the base year of 2019)



廢棄物 WASTE

到 2025 年，運往堆填區的無害廢棄物強度至少減少 7% （以 2019 年為基準年）；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；完善規範有害垃圾收集處置管理
To reduce the intensity of non-hazardous waste to landfill by at least 7% by 2025 (compared with the base year of 2019); motivate tenants, property owners, employees, suppliers and other related parties to improve the garbage sorting rate and comprehensive rate of use of waste; improve and standardize the management of hazardous waste collection and disposal



綠色建築 GREEN BUILDING

2021 年起，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、LEED 認證、WELL 認證）
From 2021, all new projects of the Group reach China's Green Building Evaluation Standard and encourage them to obtain higher-level certifications (such as National two-star/three-star Green Building, LEED certification, and WELL certification)

到 2025 年，自持項目 100% 到高星級綠色建築標準
By 2025, 100% of the self-held projects will achieve high-star level of green building standards

2021 年，我們已達成年度內的既定目標，並取得良好績效。在此基礎上，我們進一步優化更新了碳排放目標。
In 2021, we have achieved the established goals for the year with good performance. On this basis, we further optimized and updated the carbon emission targets.

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%；能源消耗強度降低 19%（均以 2020 年為基準年）。

By 2025, we aim to reduce the scope 1&2 emission per unit of revenue and the energy consumption per unit of revenue by 19% for residential development and property development and operation business, as well as other businesses (both compared with the base year of 2020).

減緩及適應氣候變化

CLIMATE CHANGE MITIGATION AND ADAPTATION

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

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

- 我們組織相關專業共同制定氣候風險應對措施和計劃，並將之傳達至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，及時發佈極端降水天氣、高溫天氣應對防範工作通知，做好極端天氣風險識別及預控，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 notices to take precautions against extreme rainfall and high temperature weather, identifying and controlling in advance extreme weather risks, 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;

- 對項目所在地區的降水量進行分析排序，並已經依據此進行架空層等空間的課題研究；
Conducting analysis on the precipitation in the project areas, and conducting subject research on overhead floors and other spaces based thereon;

- 在行業內展開新興技術的交流溝通，收集核心供應商的綠色環境信息，作為未來供應商選擇的參考；
Carrying out communication on emerging technologies in the industry, and collecting green environmental information from core suppliers, as a reference for future supplier selection;

- 集團通過開展氣候變化風險工作坊、內部環境科普資訊、環保宣傳活動等方式，提高管理層、員工、租戶、業主、供應商以及公眾對氣候變化問題的認知。
Raising the awareness of the management, employees, tenants, property owners, suppliers and the public on climate change issues by conducting climate change risk workshops, internal dissemination of scientific information on the environment, and environmental protection publicity activities.

超前部署、精準防控——遠洋集團積極應對極端天氣

PRECAUTIONS FOR PRECISE PREVENTION AND CONTROL - SINO-OCEAN GROUP ACTIVELY RESPONDED TO EXTREME WEATHER

2021 年 7 月，河南遭遇創紀錄的強降雨天氣，造成省內多地洪澇災害，省會鄭州更是遭遇千年一遇的特大暴雨，造成城市內澇，引發多處險情。早在洪澇災害前一周，集團安全委員會即發佈《關於做好強對流和高溫天氣應對防範工作的通知》，要求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。面對極端天氣的頻發，遠洋集團超前部署、精準防控，全力做好保障，積極行動起來，應對河南暴雨洪澇災害。

對於此次災害的迅速反應得益於遠洋日常對氣候變化和極端天氣的重視和主動管理。集團督促並支持各業務單位建立和完善自然災害專項應急預案，定期盤點防汛物資並開展防汛培訓和演練，確保相關人員熟知崗位應急職責和響應流程；同時，結合行業、地區階段性事故風險，及時發佈極端降水天氣應對防範工作通知，督促項目做好風險識別及預控。

對於南方沿海等颱風、暴雨易發地區開發項目，安排專人負責風險預警，提前與屬地政府溝通儲備避難安置點，在惡劣天氣前重點對臨建進行全面加固，必要時提前進行人員轉移。

In July 2021, Henan Province suffered a record heavy rainfall, which caused floods in many places in the province. In particular, Zhengzhou, the provincial capital, was hit by a once-in-a-thousand-year rainstorm, causing urban waterlogging and many dangerous situations. As early as one week before the flood disaster, the Group's Safety Committee issued the "Notice on Taking Precautions Against Severe Convection and Hot Weather", which requires central screening and management of safety hazards in flood season and effective prevention and handling of safety accidents and economic losses that may be caused by natural disasters. Faced with the frequent occurrence of extreme weather, Sino-Ocean Group took precautions for precise prevention and control and made every effort to cope with the rainstorm and flood disaster in Henan.

The rapid response to the disaster was attributed to Sino-Ocean's routine emphasis and active management of climate change and extreme weather. The Group urges and supports all business units to establish and refine emergency plans for natural disasters, regularly take stock of flood control supplies, and carry out flood control training and drills to ensure that relevant personnel are familiar with their emergency duties and response procedures. Meanwhile, considering the industrial and regional accident risks in different stages, we timely issue notices of taking precautions against extreme rainfall to urge projects to identify and control risks in advance.

For development projects in areas prone to typhoons and rainstorm such as the southern coastal areas, we arrange for dedicated personnel to be responsible for early risk warning, communicate with the local government in advance to reserve disaster shelters, fully reinforce temporary works before bad weather, and transfer personnel in advance if necessary.



綠色金融

GREEN FINANCE

為實踐綠色發展理念，我們於 2021 年 2 月訂立了符合 2018 綠色債券原則及 2020 綠色貸款原則的《遠洋集團綠色金融框架》（詳情請見本公司網站 www.sinooceangroup.com，僅提供英文版），並獲得 Sustainalytics 獨立出具的綠色金融框架第二方意見書，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, we formulated the "Sino-Ocean Group Green Finance Framework" in accordance with the 2018 Green Bond Principles and Green Loan Principles 2020 (for details, please refer to Company's website at www.sinooceangroup.com, available in English only), 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.

報告期內，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% 打破了當時中資地產發行人同年期綠色債券最低發行收益率紀錄。該筆債券獲得穆迪 Baa3、惠譽 BBB- 以及中誠信亞太 BBBg+ 的債項評級，標誌著公司在探索綠色金融、推動可持續發展方面實現了新突破。

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% 創本集團境外市場美元債最低發行利率。該筆債券獲得穆迪 Baa3、惠譽 BBB- 以及中誠信亞太 BBBg+ 的債項評級，充分體現了境內外投資者對我們穩健財務及「建築·健康」理念的持續認可。

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。

作為報告期後事項，我們於 2022 年 2 月 8 日增發了 2 億美元 3.5 年期 2.70% 綠色債券，與 2021 年 7 月 13 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（見右表）。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 successfully issued USD400 million 5-year guaranteed green notes on 5 May, 2021. This is 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% is also the lowest issuance rate of a Chinese real estate issuer for the year. The notes were rated Baa3 by Moody's, BBB- by Fitch and BBBg+ by CCXAP, marking the Company's new breakthrough in exploring green finance and promoting sustainable development.

Subsequently, on 13 July, 2021, we successfully issued a USD320 million 3.5-year guaranteed green notes, with a coupon rate of 2.70%, a record low for the Group's offshore USD notes. The notes have been rated Baa3 by Moody's, BBB- by Fitch and BBBg+ by CCXAP, which reflects the continuous recognition of domestic and foreign investors for our stable finance and the concept of "Building·Health".

In accordance with the provisions of the "Sino-Ocean Group Green Finance Framework", we proceed the funds raised from 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 buildings and healthy buildings, and ultimately achieve healthy, stable, and sustainable development.

Event after the reporting period, we further issued USD200 million 3.5-year 2.70% guaranteed green notes on 8 February, 2022, which have been consolidated and form a single series with the USD320 million 2.70% green notes issued due 2025 (see table below). We used the net proceeds from the further issuance to repay the Group's mid- to long-term notes due within one year.

上述三筆綠色債券發行詳情如下：/ Details of the issue of the above three green notes are as follows:

	報告期內 DURING THE REPORTING PERIOD		報告期後 AFTER THE REPORTING PERIOD	
債券名稱 Name of bond	2026 到期 4 億美元有擔保綠色票據 USD400,000,000 guaranteed green notes due 2026		2025 到期 3.2 億美元有擔保綠色票據 USD320,000,000 guaranteed green notes due 2025	
規模（億美元） Size (USD'00,000,000)	4		2	
發行日 Issue date	2021-05-05		2021-07-13	
到期日 Maturity date	2026-05-05		2025-01-13	
債券期限（年） Term of bond (year)	5		3.5	
票面利率（%） Coupon rate（%）	3.25		2.7	
評級 Rating	穆迪 Moody's	Baa3	穆迪 Moody's	Baa3
	惠譽 Fitch	BBB-	惠譽 Fitch	BBB-
	中誠信亞太 CCXAP	BBBg+	中誠信亞太 CCXAP	BBBg+
上市 Place of listing	香港聯交所 Hong Kong Stock Exchange		香港聯交所 Hong Kong Stock Exchange	

本報告將就報告期內發行的合計金額 7.2 億美元的綠色債券分配項目及其環境影響做披露。對於報告期後增發的 2 億美元綠色債券的分配及環境影響情況，將於 2022 年度可持續發展報告中進行披露。

The Report will disclose the project allocation and environmental impact of the total amount of USD720,000,000 green notes issued during the reporting period. The project allocation and environmental impact of the further USD200,000,000 green notes issued after the reporting period will be disclosed in the Sustainable Development Report 2022.

截至 2021 年 12 月 31 日，報告期內發行的兩筆有擔保綠色票據籌得 7.2 億美元資金已全數分配，用於以下項目：As at 31 December 2021, proceeds of USD720 million from two guaranteed green notes issued during the reporting period have been fully allocated for the following projects:

類別 TYPE OF PROJECT	項目 PROJECTS	城市 CITY	資金分配（億美元） FUNDING ALLOCATION (USD100 MILLION)	資金分配（億元人民幣） ¹³ FUND ALLOCATION (RMB100 MILLION) ¹³	分配比例 DISTRIBUTION RATIO
綠色建築 Green Building	武漢遠洋里 Citylane (Wuhan)	武漢 Wuhan	3.17	20.19	44%
	武漢遠洋長江樺 Yangtze Opus (Wuhan)	武漢 Wuhan	0.21	1.34	3%
	無錫宜興遠洋溪山宸章 Scenery Mansion (Wuxi)	無錫 Wuxi	0.53	3.38	7%
	無錫遠洋太湖宸章二期 Taihu Milestone Phase II (Wuxi)	無錫 Wuxi	0.87	5.56	12%
	無錫遠洋太湖宸章三期 Taihu Milestone Phase III (Wuxi)	無錫 Wuxi	1.47	9.35	21%
	蘇州遠洋萬和悅花園 Mansion Yue (Suzhou)	蘇州 Suzhou	0.95	6.09	13%
所得資金分配總額 Total funds allocated			7.20	45.91	100%

13. 2021 年 12 月 31 日，國家外匯管理局人民幣匯率中間價，美元人民幣匯率為 637.57:100

13. On 31 December 2021, the central parity rate of the RMB exchange rate of the State Administration of Foreign Exchange-USD RMB exchange rate: 637.57: 100



2021 年 2 月訂立《遠洋集團綠色金融框架》
In February 2021, the "Sino-Ocean Group Green Finance Framework" was established

Sustainalytics 獨立出具的綠色金融框架第二方意見書
The Second-Party Opinion independently issued by Sustainalytics

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:

武漢遠洋里 Citylane (Wuhan)

城市：武漢
City: Wuhan

建築類型：綜合體
Building Type: Mixed-Use

認證類別：LEED 金級認證
Certification Category: Gold Certification of LEED

認證面積（萬平米）
Certified Area (ten thousand m²)

57.0

預估年度節碳量（二氧化碳當量）
Estimated Annual Avoid Cabron Emissions (tCO₂e)

6,633

武漢遠洋長江樽 Yangtze Opus (Wuhan)

城市：武漢
City: Wuhan

建築類型：辦公
Building Type: Office

認證類別：LEED 金級預認證
Certification Category: Gold Pre-certification of LEED

認證面積（萬平米）
Certified Area (ten thousand m²)

7.0

預估年度節碳量（二氧化碳當量）
Estimated Annual Avoid Cabron Emissions (tCO₂e)

731

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
- 利用太陽能等可再生能源利用，替代傳統能源
- 採用高效節水節能設備，減少運行能耗
- 設置雨水中水利用系統或熱回收系統，減少資源浪費
- 通過能源管理平台，監控能耗情況並進行節能分析及評估

- Improve the thermal performance of the envelope structure and reduce basic energy consumption
- Use renewable energy such as solar energy to replace traditional energy
- Adopt efficient water-saving and energy-saving equipment to reduce operation energy consumption
- Set up a rainwater and reclaimed water recycling system or heat recovery system to reduce resource waste
- Monitor the energy consumption and conduct energy-saving analysis and evaluation through the energy management platform

無錫宜兴遠洋溪山宸章 Scenery Masion (Wuxi)

城市：無錫
City: Wuxi

建築類型：住宅
Building Type: Residential

認證類別：綠建二星預認證
Certification Category: Green Building Two Star Pre-certification

認證面積（萬平米）
Certified Area (ten thousand m²)

11.2

預估年度節碳量（二氧化碳當量）
Estimated Annual Avoid Cabron Emissions (tCO₂e)

1,045

無錫遠洋太湖宸章二期 Taihu Milestone Phase II (Wuxi)

城市：無錫
City: Wuxi

建築類型：住宅
Building Type: Residential

認證類別：綠建二星認證
Certification Category: Green Building Two-Star Certification

認證面積（萬平米）
Certified Area (ten thousand m²)

8.2

預估年度節碳量（二氧化碳當量）
Estimated Annual Avoid Cabron Emissions (tCO₂e)

509

無錫遠洋太湖宸章三期 Taihu Milestone Phase III (Wuxi)

城市：無錫
City: Wuxi

建築類型：住宅
Building Type: Residential

認證類別：綠建二星認證
Certification Category: Green Building Two-Star Certification

認證面積（萬平米）
Certified Area (ten thousand m²)

12.6

預估年度節碳量（二氧化碳當量）
Estimated Annual Avoid Cabron Emissions (tCO₂e)

1,255

蘇州遠洋萬和悅花園 Mansion Yue (Suzhou)

城市：蘇州
City: Suzhou

建築類型：住宅
Building Type: Residential

認證類別：綠建二星認證
Certification Category: Green Building Two-Star Certification

認證面積（萬平米）
Certified Area (ten thousand m²)

16.7

預估年度節碳量（二氧化碳當量）
Estimated Annual Avoid Cabron Emissions (tCO₂e)

1,667

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
- 利用太陽能、空氣能等可再生能源利用，替代傳統能源
- 採用高效節水節能設備，減少運行能耗
- 設置雨水回收系統，減少資源浪費

- Improve the thermal performance of the envelope structure and reduce basic energy consumption
- Use renewable energy such as solar energy and air energy to replace traditional energy
- Adopt efficient water-saving and energy-saving equipment to reduce operation energy consumption
- Set up a rainwater recycling system to reduce resource waste

綠色健康建造

GREEN AND HEALTHY CONSTRUCTION

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，高端商業項目獲取能源與環境設計先鋒認證等。

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.



項目效果圖 Architectural rendering

武漢遠洋里
CITYLANE (WUHAN)

LEED V4.1 Cities and Communities: Plan and Design 金級認證
Gold Certification of LEED V4.1 Cities and Communities: Plan and Design

TARGETS OF GREEN/HEALTHY BUILDINGS

綠色建築 / 健康建築目標：

- 2021 年起，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、LEED 認證、WELL 認證）；

From 2021, all new projects of the Group meet the requirement of National Green Building Standard and pursue higher level of certifications (such as National two-star/three-star Green Building Label, LEED certification, and WELL certification);

- 到 2025 年，自持項目 100% 達到高星級綠色建築標準。

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

綠色建築註冊數量、面積
NUMBER AND AREA OF
REGISTERED GREEN BUILDINGS

162 個
projects
23,417,748 平方米
m²

綠色建築認證數量、面積
NUMBER AND AREA OF
CERTIFIED GREEN BUILDINGS

95 個
projects
12,369,579 平方米
m²

截至 2021 年底，遠洋集團已註冊 162 個綠色建築項目¹⁴，註冊總面積約 23,417,748 平方米；已完成綠色建築認證的項目共 95 個，認證總面積約 12,369,579 平方米。本年在企業土地規模大幅擴張的情況下，綠色建築數量佔比仍保持較高水平，註冊綠色建築項目數量佔比近 60%。

2021 年內，新增綠建註冊項目 28 個，面積 6,379,995 平方米；新增綠建認證項目 9 個，面積 1,458,182 平方米。

As at the end of 2021, Sino-Ocean Group had registered 162 green building projects¹⁴, with a total registered area of approximately 23,417,748 sq.m; and certified 95 green building projects, with a total certified area of approximately 12,369,579 sq.m. The proportion of green buildings to the total number remained at a relatively high amid a significant expansion in the scale of land for enterprises this year, with the proportion of registered green building projects reaching nearly 60%.

In 2021, Sino-Ocean Group had 28 new registered green building projects, with an area of 6,379,995 sq.m; and 9 new certified green building projects, with an area of 1,458,182 sq.m.



項目效果圖 Architectural rendering

北京遠洋樂堤港：

LEED Core And Shell Development 金級預認證

GRAND CANAL PLACE (BEIJING):

Gold Precertification of LEED Core And Shell Development



鎮江遠洋山語四季：

綠色建築標準二星

MAJESTIC SEASONS (ZHENJIANG):

Two-Star of Green Building Standard

14. 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。含 2021 年度內收購紅星項目。

14. The green building categories include National green building standard certification, local green building standard certification, WELL certification, LEED certification and BOMA certification. The Red Star projects acquired in 2021 are included.

遠洋築造超低能耗「被動式」住宅——石家莊遠洋晟庭

SINO-OCEAN BUILT A "PASSIVE" ULTRA-LOW ENERGY CONSUMPTION RESIDENTIAL COMMUNITY- VIGOROUS MANSION (SHIJIAZHUANG)

遠洋將降低建築能耗作為「建築·健康」產品的其一重要方向，率先在石家莊推出首個全被動式超低能耗住宅小區——遠洋晟庭，該項目獲得中建聯被動式超低能耗建築聯盟頒發的「被動式超低能耗建築（設計）」獎。石家莊遠洋晟庭項目是石家莊首個全被動式高層商品房住宅社區，與傳統建築相比，由於圍護結構的高保溫隔熱性能，以及採用有效的防熱橋措施、熱回收技術等，節能率可達 90% 以上，其能耗約為現階段普通新建住宅建築（75% 節能）能耗的 1/3，每年可減少碳排放約 1,500 噸，按設計周期計算，全生命周期可減少碳排放約 7.5 萬噸。在健康與舒適度方面，遠洋晟庭打造的「恒溫、恒濕、恒氧、恒靜、恒潔」——「五恒」舒適健康環境，不但解決了傳統住宅製冷劑採暖不夠均勻等問題，更是在各個細節處，讓用戶真切感受到被動房的健康和舒適。

Taking the reduction of building energy consumption as an important part of "Building·Health", Sino-Ocean took the lead in launching the first fully passive residential community with ultra-low energy consumption in Shijiazhuang, namely Vigorous Mansion. The project won the "Passive Ultra-low Energy Consumption Building (Design)" award issued by the China Passive Building Alliance. Vigorous Mansion (Shijiazhuang) is the first fully passive high-rise commercial residential community in Shijiazhuang. Compared with traditional buildings, it boasts an energy saving rate of up to over 90% due to the high thermal insulation performance of its envelope structure and the adoption of effective heat-proof bridging measures and heat recovery technology. Its energy consumption is about 1/3 of that of ordinary new residential buildings at present (75% energy saving), representing a reduction of approximately 1,500 tonnes in carbon emissions each year. During its designed life cycle, it can reduce carbon emissions by approximately 75,000 tonnes. In terms of health and comfort, Vigorous Mansion creates a comfortable and healthy environment with "constant temperature, constant humidity, constant oxygen concentration, constant quietness and constant cleanliness", which not only solves the problems of uneven heating and cooling of traditional buildings, but also enables users to truly feel the health and comfort of passive houses in all details.



遠洋裝配式建築全面提效，助力低碳建築與住宅產業化發展

SINO-OCEAN IMPROVED EFFICIENCY OF PREFABRICATED BUILDINGS TO BOOST THE DEVELOPMENT OF LOW-CARBON BUILDINGS AND HOUSING INDUSTRY

遠洋集團積極推進裝配式建築的實踐，全面推動在施裝配式項目的提質提效，以及裝配式關鍵技術的應用研究和專業人才的培養，有效控制和降低了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。

截至 2021 年，遠洋集團的在施裝配式項目共計約 70 個，實施面超過 460 萬平方米。在住宅開發中，應用裝配式的在施項目數量比例達到 45%。根據估算，遠洋裝配式建築採用 PC 構建而節約現場木模板超過 1.8 萬噸，相當於減少碳排放約 3,560 噸。遠洋多個項目被當地政府評為裝配式標桿項目，例如：貴陽遠洋萬和世家獲評為貴州省裝配式建築示範項目、深圳遠洋天著項目獲評為深圳市裝配式觀摩項目，彰顯了業界對於遠洋裝配式工作的高度評價。

Sino-Ocean Group proactively promotes the practice of prefabricated buildings, the overall improvement of quality and efficiency of prefabricated building projects, the application research on key prefabrication technologies and the training of professionals, thereby effectively controlling and reducing energy and resource consumption in the construction process and reducing the discharge of construction waste and environmental pollution.

As at the end of 2021, Sino-Ocean Group had a total of approximately 70 prefabricated building projects under construction, covering a total GFA of over 4,600,000 sq.m. In residential development, prefabricated building projects under construction accounted for 45% of the total. It is estimated that Sino-Ocean had saved over 18,000 tonnes of wooden formwork on site by using precast concrete units for prefabricated buildings, which is equivalent to reducing carbon emissions by approximately 3,560 tonnes. Several projects of Sino-Ocean have been rated as landmark prefabricated building projects by local governments. For example, Sino-Ocean Aristocratic Family (Guiyang) was rated as a prefabricated building demonstration project in Guizhou Province, and Ocean Palace (Shenzhen) was designated as a prefabricated building observation project in Shenzhen, reflecting the industry's high recognition of Sino-Ocean's prefabricated works.



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，2021 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評審批程序，均通過《環境影響評價報告》或《環境影響登記表》，認真組織開展新項目的可行性評估和環境影響評價，並在當地環保部門批覆後據此進行開發安排，且在項目驗收、交付時，按照《環境影響評價報告》要求落實，並在政府制定相關網站中進行公示，方便大眾監督。

The Group strictly abides by the applicable laws and regulations, standards and codes on the environment such as the "Law of the People's Republic of China on Work Safety", the "Environmental Protection Law of the People's Republic of China", the "Construction Law of the People's Republic of China", the "Law of the People's Republic of China on Environmental Impact Assessment", the "Regulations of the People's Republic of China on Nature Conservation", etc. In 2021, no major violations of environmental laws and regulations occurred in the Group. In compliance with local policy requirements, we followed the "Environmental Impact Assessment (EIA) Report" or "Environmental Impact Registration Form" procedures for construction projects, conducted effective feasibility evaluation and EIA on new projects. We started our development upon approval by local environment authorities, carried out actual measurements based on the EIA Report upon acceptance of inspection and delivery of projects and published the EIA results on governments' relevant websites for public monitoring.

房地產建造與開發造成負面的環境影響，也可能侵犯附近居民享受清潔環境的基本權利。因此，建造過程中，我們避免對水、空氣、土壤等環境造成生態影響。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，以保障產品全周期在排放物、資源消耗以及生態影響等各方面均控制在相關法律法規要求範圍內，並在此基礎上竭力達到更高標準。

為建立與開發環境之間的和諧關係，維護現場施工環境秩序，依據《遠洋集團開發項目現場文明技術標準》等相關規定要求進行落地執行。集團旗下承建單位遠洋國際建設有限公司（「遠洋建設」）已通過 ISO 14001 環境管理體系認證，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，確保遠洋所有項目符合環境管理體系要求。

Real estate construction and development might cause negative environmental impacts, and may also violate the fundamental rights of nearby residents to enjoy a clean environment. Therefore, during the construction process, we avoided ecological impacts on the environment such as water, air and soil. 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 10 internal policies and standards to ensure compliance with laws and regulations in terms of emissions, resource consumption and ecological impact throughout product development cycles. Wherever possible, we made every effort to further improve the standards of our operations and products.

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 Disciplined Construction on Development Project Sites". Sino-Ocean International Construction Co., Ltd. ("Sino-Ocean Construction"), which is under the Group, has passed the certification of ISO 14001 Environmental Management System. At the same time, the Group also requires project supervision units, general contractors, and decoration units to carry out civilized construction and environmental management, and requires all general construction contractors to obtain the certification of environmental management system and implement supply chain environmental management, so as to ensure that all projects of Sino-Ocean meet the requirements of the environmental management system.

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



- **避免土地閒置：**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。
Reducing Idle Land: The Group fully implemented interspersed construction in various projects to boost productivity and reduce idle land.
- **提高施工效率：**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、幹法施工、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。
Improvement of Construction Efficiency: 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：**嚴格落實省市揚塵管控制度及「六個百分百」，推行空氣在線檢測系統、噴淋系統、實時監控系統、場地硬化覆蓋、樓棟封閉等措施有效的控制揚塵。
Promotion of Healthy Building Sites and Construction Management Concept: Dust control rules at provincial and municipal level and "one hundred percent in six aspects" were strictly implemented, the online air detection systems, spray facilities, real-time monitoring systems, site hardening coverage, and building enclosures were adopted to effectively control dust.
- **智能化工地：**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。
Smart Site Management: Dust monitoring equipment and noise monitoring equipment were set up at the onsite to monitor the noise and dust status of the onsite in real time and take timely measures if necessary.
- **控制傳統污染：**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。
Traditional Pollution Control: Fully-enclosed garbage station, cleaning device at the entrance and mobile fog cannon at the onsite earthwork construction site were set up, and the exposed earthwork was covered with a green net to control dust pollution.
- **創建綠色工地：**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。本年，長沙天鉅項目榮獲「長沙市建築施工綠色工地」、「長沙市綠色示範工地」稱號。
Creation of Green Construction Site: 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. During the year, Changsha Sky Masion Project was granted the titles of "Green Construction Site for Building Construction of Changsha" and "Model Green Construction Site of Changsha".

能源資源管理

ENERGY AND RESOURCE MANAGEMENT

能源管理

ENERGY MANAGEMENT

我們制定並於本年更新了《遠洋集團能源政策》，承諾採取相應措施，攜手利益相關方，共同提升能源利用效率。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。

We formulated the "Sino-Ocean Group Energy Policy" and updated it during the year, promising to take appropriate measures to work with stakeholders to improve energy efficiency. We promoted and adopted this policy in development of residential property, commercial property, office building, logistics real estate, internet data center, senior care apartment, and other business types, as well as office areas.

為降低能源消耗，提升能效，我們採取如下措施：
To reduce energy consumption and improve energy efficiency, we take the following measures:

- **GREEN CONSTRUCTION MANAGEMENT**
綠色工程管理

- **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；**
We established energy conservation and emission reduction standardization site publicity system. In the construction site exhibition area, we set up energy conservation and emission reduction publicity board, announced the main responsible person, work objectives and indicators and main measures;
- **部分新建項目在設計階段進行能耗分析，出具能耗模擬報告。例如武漢長江樽項目通過能耗分析軟件 eQUEST 對現有設計的能耗情況進行了分析，其與 ASHRAE 90.1-2010 能源標準進行比較，年用電量節省 18%；**
For some new projects, at the design phase, we carried out energy consumption analysis and issued energy consumption simulation reports. For example, for Wuhan Yangtze Opus Project, we conducted analysis on the energy consumption of the existing design through eQUEST, an energy consumption analysis software. Compared with ASHRAE 90.1-2010 energy standards, the project reduced its annual use of electricity by 18%;
- **新建住宅項目安裝電動車充電樁或預留點位，為下遊用戶盡多提供使用新能源的便利條件。**
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.

● GREEN OPERATION MEASURES
綠色運營措施

- **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製熱季的鍋爐採暖系統進行集中控制，增加必要的控制器、傳感器、閥門等；照明系統將原有熒光燈更換為 LED 智能控制燈具；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; we added necessary controllers, sensors, valves, etc.; for the lighting system, we replaced the original fluorescent lamp with LED intelligent control lamps; 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; the senior care apartment project of Sino-Ocean set up an energy-saving supervision team and formulated an energy-saving plan which defines the responsibilities and punishment measures of various departments, such as giving a verbal warning and recording to those who fail to implement energy-saving measures for the first time, and imposing a performance impact in different levels on those who fail to implement energy-saving measures for two or more times.

- **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 6 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 six consecutive years.

- **能源管理體系：**遠洋數據依據 ISO 50001 能源管理體系制定相關制度標準；頤堤港、成都遠洋太古里項目通過 ISO 50001 能源管理體系認證。

Energy Management System: Sino-Ocean Data developed relevant measures and standards based on the ISO 50001 Energy Management System. INDIGO and Sino-Ocean Taikoo Li (Chengdu) have passed the ISO 50001 Energy Management System certification.

清潔能源初實踐，遠洋盈創產業園引入分佈式光伏發電

IN AN INITIAL MOVE TO PROMOTE CLEAN ENERGY, SINO-OCEAN INCOM INDUSTRIAL PARK EMBRACED DISTRIBUTED SOLAR ENERGY

遠洋盈創項目位於北京市順義區臨空經濟核心區，是涵蓋寫字樓、文化廠房、公寓、園區配套的綜合型產業園區，曆經生產型企業 - 產業園區 - 綠色經濟集群發展歷程。項目積極響應「碳中和」號召，秉持「建築·健康」理念，率先探索和推動光伏綠色新能源的落地實施。2021 年，遠洋盈創產業園引入分佈式光伏設備，預計全年發電時間 1,200 小時，發電量為 44 萬千瓦時，通過使用清潔低碳能源，降低碳排放。



Located in the Beijing Airport Core Economic Zone in Shunyi District, Beijing, the project is a comprehensive industrial park covering office buildings, cultural workshops, apartments, and supporting facilities. It has evolved from a manufacturing enterprise to an industrial park and to a green economy cluster. The project actively follows the "carbon neutrality" initiative, upholds the concept of "Building· Health", and takes the lead in exploring and promoting solar energy as a source of green energy. In 2021, Sino-Ocean Incom Industrial Park introduced distributed solar energy equipment, which is expected to generate 440,000 kWh of power with 1,200 power generation hours annually. By using clean and low-carbon energy, the project reduces carbon emissions.

遠洋數據打造更加環保、高效、節能的數據中心

SINO-OCEAN DATA BUILT MORE ECO-FRIENDLY, EFFICIENT AND ENERGY-SAVING DATA CENTERS

遠洋數據依據 ISO 50001 能源管理體系，制定《遠洋數據能源管理制度》，並通過一繫列綠色運維措施，提升數據中心能效。以北京馬駒橋數據中心為例，2021 年 11 月，該數據中心調整 UPS 運行模式，加以優化精密空調控制方式，實現空調送回風溫度的雙點穩定控制，每年可節省電力約 186 萬 kWh。

早在 2015 年，北京馬駒橋數據中心因首次大規模應用水蓄冷技術轉移數據中心晝夜用電負荷，被北京市發展和改革委員會列入「北京市電力需求側管理城市綜合試點項目」，為一線城市數據中心的節能建設樹立了標桿和示範。項目已通過「北京市綠色數據中心」評定，信息安全管理體系（ISO 27001）、信息技術服務管理體系（ISO 20000）、質量管理體系（ISO 9001）認證、信息系統安全等級保護三級測評。

Based on the ISO 50001 Energy Management System, Sino-Ocean Data has formulated the "Energy Management Measures of Sino-Ocean Data", and adopted a series of green operation and maintenance measures to improve the energy efficiency of data centers. Take Beijing Majuqiao Data Center as an example. In November 2021, the data center adjusted the UPS operating mode and improved the precision control of air conditioning to achieve two-point stable control of supply and return air temperature of air conditioning, thus saving a total of approximately 1,860,000 kWh of electricity annually.

As early as 2015, Beijing Majuqiao Data Center was listed in "Beijing Electricity Demand Side Management City Comprehensive Pilot Project" by Beijing Municipal Commission of Development and Reform for applying chilled water technique on a large scale to transfer its day and night electricity load, which has set an role model and demonstration for first-tier city data center's energy saving. The project has passed the "Beijing Green Data Centre" accreditation, the ISO 27001 Information Security Management System, ISO 20000 IT Service Management System and ISO 9001 Quality Management System certifications, and the testing and evaluation for Level III information system security classified protection.

● IMPLEMENTING GREEN OFFICE
執行綠色辦公



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，辦公區域夏天辦公室空調調節到 26 度。
We strengthened daily energy conservation inspection, turned off the light and air conditioner of conference room in time, and adjusted the air-conditioning in office area to 26 degrees in summer.

「午休關燈一小時」活動
"Lights Off for One Hour
during Lunch Break" Activity

由行政部門牽頭綜合各職能中心，持續通過組織日常宣傳、每季度節能減排知識競賽等方式，使節能減排工作深入人心，促進節能減排工作的開展。2021 年度，「午休關燈一小時」活動共計節電約 19.2 萬度，減碳 117 噸二氧化碳當量。

Staff awareness of the importance of energy saving and emission reduction has been reinforced through ongoing routine publicity activities and quarterly energy saving and emission reduction quizzes conducted by the administrative department in collaboration with functional centers. In 2021, "Lights Off for One Hour during Lunch Break" campaign saved about 192,000 kWh of electricity and reduced carbon by 117 tCO₂e.

節能倡導和培訓
Energy Conservation
Advocacy and Training

高度重視環境保護、綠色健康理念，組織全員參加節能環保培訓，使環境理念根植員工心中。
We attached great importance to environmental protection, green and health concept; we conducted energy conservation and environmental training, so that the concept of 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 Meeting and
Business Travel

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 "Sino-Ocean Group Management Measures for Business Travel" and "Sino-Ocean Group Standards of for Domestic Business Travel Services", business travel regulations were refined to eliminate unnecessary business trips, video and telephone conference equipment are increased to reduce face-to-face meetings; where business travel is necessary, a prerequisite is to use green and healthy means, and travelling by train should be given priority, thus achieving energy saving and emission reduction.

綠色食堂
Green Canteen

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
Encourage 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; we make company matching donation under the "Ocean Marathon" charity program 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《遠洋集團環保政策》中明確，將在項目投資、項目設計、項目開發、項目運營等環節中，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, project design, project development, project 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:

WORKPLACE
辦公場地

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 use water saving devices;

PROJECT DESIGN
設計階段

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;

CONSTRUCTION SITES
施工現場

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；
Water conservation is advocated and water consumption measurement and management are implemented at the project construction site; rainwater is recycled at qualified sites by collecting rainwater for cleaning the construction site;

OPERATION
MANAGEMENT
運營管理

增加主用水設備巡查頻率，每月能耗分析用水異常水表，並針對性檢查，每天抄總表用水量，分析是否有用水異常；因地製宜採取雨水收集，回用於保潔、綠化澆灌等工作。
We increase the frequency of main water equipment inspection, conduct a monthly energy consumption analysis of abnormal water meters, and carry out targeted inspection, read the water consumption of the general water meter on a daily basis, and analyze the readings to see whether there is abnormal water use; according to local conditions, we collect rainwater and use the collected rainwater for cleaning, greening irrigation and other purposes.

武漢長江樽項目採用中水回用系統，將寫字樓低區的優質廢水利用起來給項目景觀做澆灑，節約用水資源；採用節水型衛生潔具、並設計有中水回用系統，比傳統水源節水率達到 50%；頤堤港二期在設計階段便規劃了「中水使用 + 雨水回用 + 節水器具」的方案，預計年節水量超過 11 萬噸。

For the Yangtze Opus (Wuhan) project, a reclaimed water reuse system was implemented, whereby quality wastewater from the lower levels of the office building is used as sprinkling water for the landscape of the project; water-saving sanitary ware was used alongside the reclaimed water reuse system, saving water by up to 50% compared with using traditional water sources; the "using reclaimed water + recycling rainwater + using water-saving ware" scheme was developed at the design stage in INDIGO II, saving an estimate of over 110,000 tonnes of water per year.



廢棄物管理 WASTE MANAGEMENT

遠洋集團在項目建設和運營過程中，十分註重減少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 on the environment. We take the following measures:

IN 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, some metal recyclable materials are used for temporary construction hoarding skeleton reinforcement, etc.

- 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 use 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 plan in order to reduce production loss from the source.

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

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

- 對於售樓處、品牌展廳、會客廳等空間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 center, brand exhibition hall, meeting room and other spaces, we keep the original design as far as possible to reduce demolition and construction in construction progress, and the amount of construction waste.

IN PROJECT OPERATION AND OFFICE AREA 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.

生態治理與生物多樣性 ECOLOGICAL RESTORATION AND 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，致力於成為生態環境治理的中堅力量。多年來，遠洋生態持續以推動健康人居升級，促進城市可持續發展為理想，堅持「生態優先、綠色發展」的理念，為實現「綠水青山」的美麗中國夢，不懈奮鬥。

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 strives to become a backbone of ecological environment governance. Over the years, Sino-Ocean Ecology has been promoting healthy living upgrade and sustainable urban development as its mission. It upholds the philosophy of "Ecological Priority, Green Development", and makes unremitting efforts to achieve the Beautiful China dream of "Clear Water and Green Mountains".

遠洋以利用和整治棕色地塊（工業用地）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。2021 年 3 月，遠洋集團獲取「青白江公園城市有機更新項目」，其覆蓋以攀成鋼老廠區為主的老工業基地及周邊部分城市區域。青白江公園城市有機更新項目以塑造高品質綠色空間為目標，助力青白江城市綠地系統搭建。通過合理佈局綠地空間形態，與周邊綠地有機融合，平衡碳源分佈空間，增加碳匯固碳總量，在高品質的人居環境中，實現碳中和的功能。

Taking the opportunity of using and renovating brownfields (industrial land), 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 March 2021, Sino-Ocean Group acquired the "Qingbaijiang Park Urban Organic Renewal Project", which covers an old industrial base dominated by Chengdu Seamless Steel Tube Co., Ltd. (CSST) and some surrounding urban areas. The Qingbaijiang Park Urban Organic Renewal Project aims to create a premium green space to help build Qingbaijiang's green space system. By rationally arranging green space to organically integrate with surrounding green fields, the project balances the distribution of carbon sources, increases the total amount of carbon sequestration, and achieve carbon neutrality in a quality living environment.



成都青白江公園城市有機更新項目效果圖 Architectural rendering of Chengdu Qingbaijiang Park Urban Organic Renewal Project

● BIODIVERSITY
生物多樣性

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

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

三亞大茅村背靠海南甘什嶺省級自然保護區，坐擁 1,200 畝的三農水庫，蜿蜒 12 公里的大茅河，具備水繫、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，專註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，2021 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 a 1,200 acre Sannong Reservoir and a 12-km Damao River. It boasts of a variety of natural ecological landscapes such as water systems, tidelands, plains, mountains and rain forests. Sino-Ocean Group makes full use of the natural ecological resources of Damao Village, insists on not destroying the ecological environment, not building large installations, focuses on the promotion of nature education and environmental conservation, and advocates and promotes biodiversity conservation, with over 40 species of animals and plants under existing special protection. Based on the practical study of natural history, Damao Sino-Ocean Ecological Village has constructed a curriculum system with distinct themes such as agricultural science and education, nature education, STEAM curriculum and parent-child relationship development, and held a number of winter and summer camps under the theme of nature education in 2021. 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.



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 Red Data Book of Endangered Animals"; Vulnerable (VU) in the "IUCN Red List of Threatened Species"; Level 1 under "List of Wild Animals Under State Priority Conservation" in China), Egretta Eulophotes (at the endangered level in "China Red Data 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.

遠洋集團同樣重視海洋生態保護。位於秦皇島的蔚藍海岸項目將文旅與環保完美結合，2021 年發佈海洋環保裝置《萬里扶搖》，旨在讓人們關注海洋中數量巨大的塑料廢棄物等海洋垃圾環境問題，同時喚醒人類對自然的敬畏之心，提醒人們對生態、環保、可持續發展的深度思考，呼籲保護海洋生態。該裝置具有塑料瓶回收作用，使遊客們在遊玩時隨手保護環境。



秦皇島遠洋蔚藍海岸項目海洋環保裝置 Qinhuangdao Seatopia Marine Environmental Protection Device

Sino-Ocean Group also puts emphasis on marine ecological protection. The project Seatopia in Qinhuangdao perfectly combines cultural tourism and environmental protection. In 2021, it launched a marine protection device named "Wanli Fuyao", which is designed to draw people's attention to the environmental problems about marine garbage such as the huge amount of plastic waste in the ocean, arouse people's awe of nature, remind people to think deeply about ecology, environmental protection and sustainable development, and call for the protection of marine ecology. The device has the function of recycling plastic bottles, so that tourists can protect the environment while playing around.

綠色夥伴 GREEN PARTNERS

遠洋集團旗下遠洋資本踐行負責任投資，早在 2015 年，遠洋資本就明確了「大環保」作為股權投資重點賽道的投資策略，北京盈創再生資源回收有限公司、大連誠高科技股份有限公司、仁創生態環保科技股份有限公司、航天凱天環保科技股份有限公司等多家「大環保」領域被投企業積極地發揮各自專長，在再生資源回收、水務污泥投資及運營、海綿城市建設、綠色生態環境綜合服務等領域，持續為社會貢獻生態、健康價值。

Sino-Ocean Capital is under Sino-Ocean Group, adopts responsible investment. As early as 2015, Sino-Ocean Capital determined the equity investment strategy of focusing on environmental protection companies. Its investees bring their respective expertise actively in the environmental protection industry, including INCOM Recycle Co., Ltd., Dalian Chenggao Technologies Co., Ltd., Renchuang Ecological Technology Co., Ltd., and Aerospace Kaitian Environmental Technology Co., Ltd., continuously create ecological and health value for society in the fields of renewable resources recycling, water sludge investment and operation, sponge city construction, green ecological environment comprehensive service, etc.



再生資源回收
Renewable Resource
Recycling



水務汙泥投資及運營
Water Sludge Investment
and Operation



海綿城市建設
Sponge City
Construction



綠色生態環境綜合服務
Green Ecological Environment
Comprehensive Service



環境績效 ENVIRONMENTAL PERFORMANCE

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¹⁵兩個維度，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。2021 年，遠洋集團完成全面碳核算工作，為更加完善且精準的信息披露、節能減排措施規劃、跟蹤及實現環境目標等工作奠定堅實基礎。

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 offices¹⁵ on the environment. We conduct internal analysis of all data, and publicly disclose significant and reliable data. In 2021, Sino-Ocean Group completed comprehensive carbon accounting, laying a solid foundation for more complete and accurate information disclosure, planning of energy conservation and emission reduction measures, and tracking and achieving environmental goals.

● ENVIRONMENTAL PERFORMANCE HIGHLIGHTS OF SINO-OCEAN GROUP IN 2021 2021 年遠洋集團環境表現亮點績效



可再生能源使用量增加
Renewable energy consumption increased

6.3% ↑



廢棄物回收率提高
Waste recycle rate increased

13.6% ↑



行政辦公電力消耗密度減少
Electricity consumption intensity in offices reduced

30% ↓



行政辦公無害廢棄物排放強度減少
Emission intensity of harmless waste from offices was reduced

16.5% ↓

15. 匯報範圍：環境數據匯報範圍分為兩個維度，「建設運營」包括由遠洋集團擁有財務控制權的開發在建和運營的項目、「行政辦公」包括遠洋集團行政辦公區域。由於部分公司的辦公區域難以獨立統計，所披露的行政辦公數據包括部份外圍運營區域及對公眾開放的員工食堂。
15. Scope of reporting: The scope of environmental data reporting is divided into two dimensions. "Construction and Operation" covers the projects under construction and in operation that are under the financial control of Sino-Ocean Group, and "Administrative Offices" covers the administrative office areas of Sino-Ocean Group. Since it is hard to separately collate statistics on the office areas of certain companies, the disclosed data on administration cover some peripheral operational areas and employee canteens open to the public.

● ENVIRONMENTAL DATA OF SINO-OCEAN GROUP FOR 2021¹⁶
2021 年遠洋集團環境數據¹⁶

溫室氣體排放（噸二氧化碳排放當量） ¹⁷ GREENHOUSE GAS EMISSIONS (tCO ₂ e) ¹⁷		
	2020	2021
範圍一 SCOPE 1	13,524.11	18,981.35
範圍二 SCOPE 2	79,007.75	124,437.66
範圍三 SCOPE 3	23,835.98	17,062.89
溫室氣體排放總量 TOTAL GREENHOUSE GAS EMISSIONS	116,367.84	160,481.90

溫室氣體排放總量較 2020 年有所上升，主要是由於 2021 年度新納入遠洋數據（數據中心業務），以及收購紅星地產項目，業務規模增長所致。

Greenhouse gas emissions increased from 2020, mainly due to the new inclusion of Sino-Ocean Data (internet data center business), acquisition of the Red Star Real Estate project and business expansion in 2021.

16. 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 第五次評估報告》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采用財務控制權法。

一致性說明：本年，外購電力所產生的碳排放量排放因子發生變化，根據中華人民共和國生態環境局《關於做好 2022 年企業溫室氣體排放報告管理相關重點工作的通知》，選取電網排放因子 0.5810 tCO₂/MWh。
16. 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 "Fifth 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 "Notification on the Management of Corporate Greenhouse Gas Emissions Reports in 2022" issued by the Ecology and Environment Bureau of the People's Republic of China. Now, we apply 0.5810 tCO₂/MWh as grid emission factor.
17. 《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）。
17. Under the "GHG Protocol", emissions are divided into Scope 1, Scope 2 and Scope 3.

Scope 1 is from 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).

不可再生燃料（直接）ENERGY CONSUMPTION (DIRECT)			
建設運營 CONSTRUCTION AND OPERATION	2019	2020	2021
煤（噸） Coal (t)	41.54	0.00	0.00
汽油（升） Gasoline (L)	364,082.38	138,406.11	744,915.61
柴油（升） Diesel (L)	2,696,147.00	646,032.72	1,579,542.47
煤油（噸） Kerosene (t)	73.00	0.00	0.00
天然氣（立方米） Natural Gas (m³)	1,829,288.84	842,042.00	1,577,508.98
液化石油氣（噸） Liquefied Petroleum Gas (t)	9,916.56	5,010.03	538.65
行政辦公 ADMINISTRATIVE OFFICES	2019	2020	2021
煤（噸） Coal (t)	0.00	0.00	0.00
汽油（升） Gasoline (L)	241,747.95	156,550.07	385,369.57
柴油（升） Diesel (L)	10,922.86	0.00	7,318.41
煤油（噸） Kerosene (t)	0.00	0.00	0.00
天然氣（立方米） Natural Gas (m³)	27,601.44	69,350.59	102,954.14
液化石油氣（噸） Liquefied Petroleum Gas (t)	38.01	13.59	175.85
可再生能源（直接）RENEWABLE ENERGY (DIRECT)			
匯總 SUMMARY	2019	2020	2021
可再生能源使用量（千瓦時） Renewable Energy Consumption (kWh)	230,807.50	242,734.05	258,080.80
購買能源（間接）PURCHASED ENERGY (INDIRECT)			
建設運營 CONSTRUCTION AND OPERATION	2019	2020	2021
外購電力（千瓦時） Outsourcing Electricity (kWh)	110,367,248.39	91,905,389.57	213,912,199.40
外購蒸汽（吉焦） Outsourcing Steam (GJ)	233,527.48	134,762.51	43,133.93
行政辦公 ADMINISTRATIVE OFFICES	2019	2020	2021
外購電力（千瓦時） Outsourcing Electricity (kWh)	9,042,678.75	4,638,879.58	10,971,710.93
外購蒸汽（吉焦） Outsourcing Steam (GJ)	216,045.86	15,335.30	7,425.15
匯總 SUMMARY	2019	2020	2021
總能源消耗量（吉焦） Total Energy Consumption (GJ)	1,542,451.78	803,732.43	1,054,024.41
能源消耗量密度（吉焦 / 人民幣萬元營業額） Intensity of Energy Consumption (GJ / RMB Ten Thousand Revenue)	0.30	0.14	0.16
製冷劑總消耗量（千克） Total Refrigerant Consumption (kg)	6,084.38	3,933.20	4,380.86
溫室氣體排放總量（噸二氧化碳排放當量） Total Greenhouse Gas Emission (tCO ₂ e)	188,469.86	116,367.84	160,481.90
溫室氣體排放密度（噸二氧化碳排放當量 / 人民幣萬元營業額） Intensity of Greenhouse Gas Emissions (tCO ₂ e / RMB Ten Thousand Revenue)	0.037	0.021	0.025
氮氧化物排放量（千克） ¹⁸ NO _x Emissions (kg)	1,883.80	950.67	135.21
硫氧化物排放量（千克） ¹⁹ SO _x Emissions (kg)	61.91	15.16	26.24

18. 氮氧化物（NOx）排放量（千克）= 消耗液化石油氣單位 x 低位發熱值 x 排放繫數。
18. NO_x Emissions (kg) = LPG Units Consumed * Low Calorific Value * Emission Coefficient.
19. 硫氧化物（SOx）排放量（千克）= 消耗液化石油氣單位 x 低位發熱值 x 排放繫數 + 消耗汽油單位 x 排放繫數 + 消耗柴油單位 x 排放繫數。
19. SO_x Emissions (kg) = Unit Consumption of LPG * Low Calorific Value * Emission Coefficient + Unit Consumption of Gasoline * Emission Coefficient + Unit Consumption of Diesel * Emission Factor.

水資源 (立方米) WATER RESOURCES(M³)				
建設運營 CONSTRUCTION AND OPERATION		2019	2020	2021
市政供水	Public Water Supply	14,629,615.96	2,939,134.41	3,438,832.47
收集雨水	Rainwater Collection	123,278.00	38,237.85	27,491.00
中水	Recycled Water	124,699.00	87,155.00	1,660.00
飲用純淨水	Purified Drinking Water	183,430.79	981.34	9,465.40
行政辦公 ADMINISTRATIVE OFFICES		2019	2020	2021
市政供水	Public Water Supply	117,138.64	83,653.19	77,134.96
收集雨水	Rainwater Collection	0.00	840.00	455.00
中水	Recycled Water	2,535.00	200.00	1,655.33
飲用純淨水	Purified Drinking Water	963.55	446.05	1,228.42

匯總 SUMMARY	2019	2020	2021
總耗水量 (立方米) Total Water Consumption (m³)	15,181,660.94	3,150,647.83	3,557,922.58
耗水量密度 (立方米 / 人民幣萬元營業額) Water Consumption Intensity (m³/ RMB Ten Thousand Revenue)	2.98	0.56	0.55
行政辦公總耗水密度 (立方米 / 平方米) Intensity of Water Consumption in Offices (m³/m²)	1.47	1.86	0.59

資源消耗 RESOURCE CONSUMPTION			
行政辦公 ADMINISTRATIVE OFFICES	2019	2020	2021
辦公用紙消耗量（千克） Total Office Paper Consumption (kg)	57,652.72	50,489.36	95,190.75
辦公用紙消耗密度（千克 / 平方米） Intensity of Total Office Paper Consumption (kg/m ²)	0.71	1.23	0.63

無害廢棄物產出量（噸）NON-HAZARDOUS WASTE GENERATED (T)				
建設運營 CONSTRUCTION AND OPERATION		2019	2020	2021
木質材料垃圾 Wood Waste		10,528.82	3,627.20	2,800.05
混凝土 Concrete		26,691.53	37,088.26	7,451.14
金屬類垃圾 Metal Waste		2,791.79	2,726.45	1,214.68
其他 Others		5,018.67	5,655.30	933.31
行政辦公 ADMINISTRATIVE OFFICES		2019	2020	2021
殘食垃圾 Residual Food Waste		188.40	104.30	362.16
辦公室垃圾 Office Trash		305.75	140.09	312.83
廢棄家具 Discarded Furniture		0.90	3.24	0.11
其他 Others		11.65	3.94	2.12
有害廢棄物產出量（噸）HAZARDOUS WASTE GENERATED (T)				
建設運營 CONSTRUCTION AND OPERATION		2019	2020	2021
廢油漆和油漆容器 Waste Paint and Paint Containers		255.17	262.81	122.27
廢棄的防水塗料 Obsolete Waterproof Coating		26.36	112.48	55.41
過剩的木材防腐劑 Excess Wood Preservatives		49.33	1.48	38.62
醫療廢物 Medical Waste		10.42	2.35	11.29
其他 Others		31.34	1.28	6.52
行政辦公 ADMINISTRATIVE OFFICES		2019	2020	2021
廢棄安保設備 Obsolete Security Equipment		0.00	0.01	0.03
廢棄電子電器產品 Obsolete Electronic and Electrical Products		0.35	0.13	0.16
硒鼓與墨盒 Toner Cartridge and Ink Cartridge		1.99	0.85	1.12
含汞螢光燈或節能燈 Mercury-Containing Fluorescent or Energy-Saving Lamps		0.04	0.13	0.07
其他 Others		0.00	0.24	0.00
匯總 SUMMARY		2019	2020	2021
無害廢棄物總量（噸） Total Non-Hazardous Waste (t)		45,537.51	49,348.76	13,076.40
無害廢棄物密度（噸 / 人民幣萬元營業額） Intensity of Non-Hazardous Waste (t / RMB Ten Thousand Revenue)		0.01	0.01	0.002
有害廢棄物總量（噸） Total Amount of Hazardous Waste (t)		374.99	381.75	235.49
有害廢棄物密度（千克 / 人民幣萬元營業額） Intensity of Hazardous Waste (kg / RMB Ten Thousand Revenue)		0.08	0.07	0.04
廢棄物回收總量（噸） Total Amount of Recycled Waste (t)		14,201.99	15,377.77	5,929.33

EMPLOYEE HEALTH WITH
HEART-WARMING SERVICES

EMPLOYEE

暖心服務
員工健康

04
Part Four

遠洋相信，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。

Sino-Ocean believes 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", created a cultural atmosphere that values accountability, unity, and stability, and enabled employees to make the best of their talents by giving strong and diverse support for the career development of employees 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, takes well-designed measures to fully protect the rights and interests of employees, values their safety and health, and promotes personnel development through incentives, guidance and training.

人才概況²⁰

TALENT PROFILE²⁰

員工總數

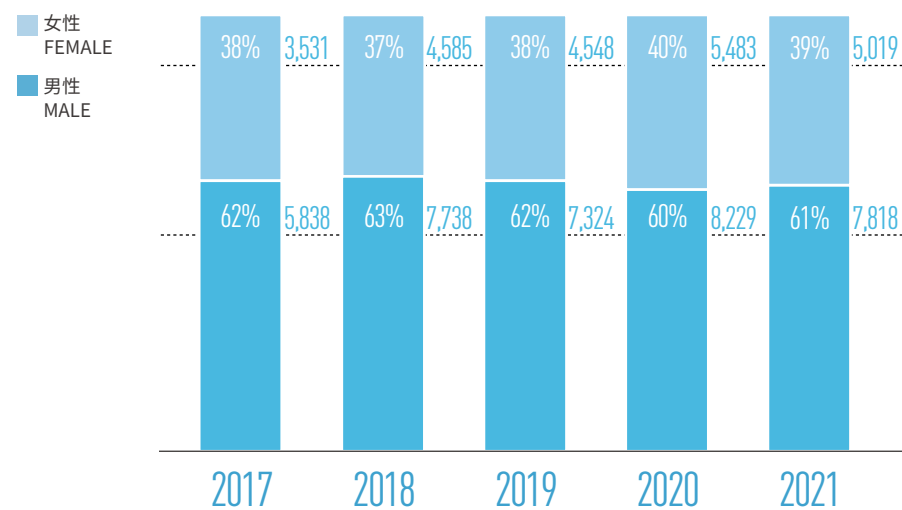
TOTAL NUMBER OF EMPLOYEES

按僱傭類型

BY EMPLOYMENT TYPE

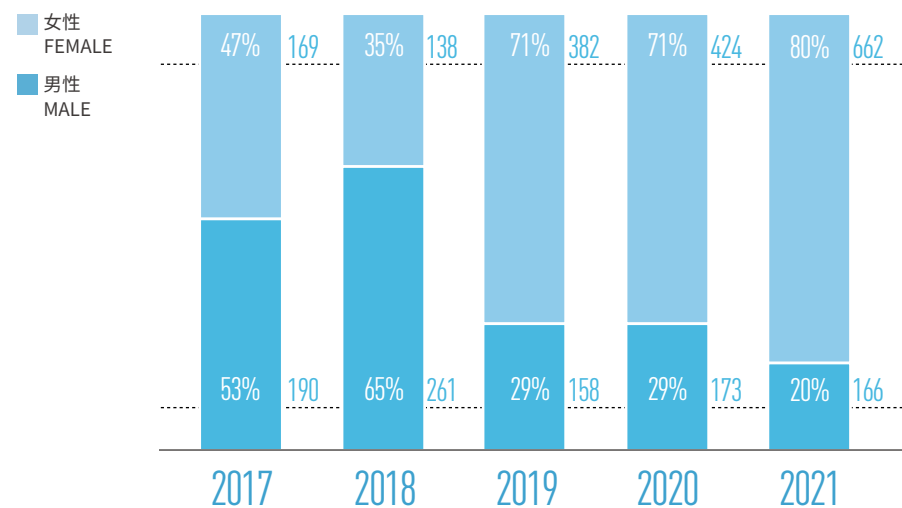
正式員工²¹

FORMAL EMPLOYEES²¹



非正式員工²²

INFORMAL EMPLOYEES²²



20. 2021 年人才概況數據不包含遠洋服務控股有限公司；本報告僅展示披露近五年員工數據（即 2017-2021 年度），更多歷史數據請參見往年報告。

20. The employees data of 2021 does not include the data of Sino-Ocean Service Holding Limited. This Report only shows and discloses the staff data of the latest five years (2017-2021). See previous reports for more historical data.

21. 正式員工不含自建保安保潔。

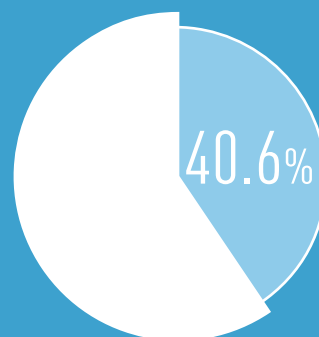
21. Formal employees do not include self-built security guards and cleaners.

22. 非正式員工包括實習生和返聘，不含派遣員工和外包員工。

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

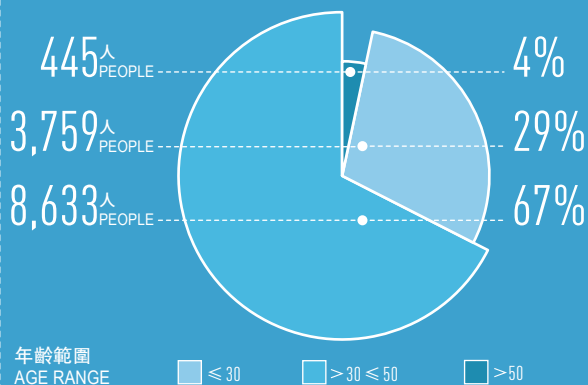
本地化僱傭²³

LOCAL EMPLOYEES²³



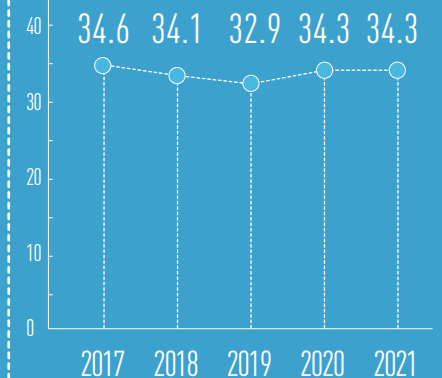
2021年員工年齡分佈

EMPLOYEES BY AGE (2021)



員工平均年齡情況

AVERAGE AGE OF EMPLOYEES



按事業部（各事業部員工人數情況²⁴）

BY BUSINESS UNIT (Number of employees in each business department²⁴)

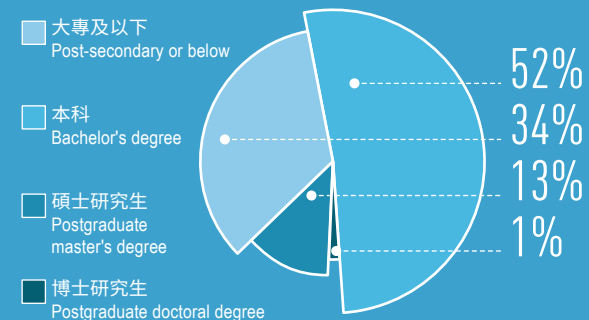
事業部 DEPARTMENT	北京開發事業部 BEIJING DEVELOPMENT DEPARTMENT	華東開發事業部 EASTERN DEVELOPMENT DEPARTMENT	華南開發事業部 SOUTHERN DEVELOPMENT DEPARTMENT	華西開發事業部 WESTERN DEVELOPMENT DEPARTMENT	華中開發事業部 CENTRAL DEVELOPMENT DEPARTMENT	環渤海開發事業部 BOHAI RIM DEVELOPMENT DEPARTMENT	遠興事業部 YUANXING DEPARTMENT	商業事業部 COMMERCIAL DEPARTMENT	寫字樓事業部 OFFICE BUILDING DEPARTMENT	資本運營事業部 CAPITAL OPERATION DEPARTMENT	職能中心 FUNCTIONAL CENTERS	專業公司 PROFESSIONAL COMPANIES	其他 OTHERS	總計 TOTAL
2021年 YEAR 2021	1,612	966	758	683	545	1,124	1,398	843	150	865	293	3,532	68	12,837

員工多元化概況

OVERVIEW OF EMPLOYEE DIVERSITY

按學歷背景

BY ACADEMIC BACKGROUND



按民族背景

BY ETHNIC BACKGROUND



23. 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。

23. Local employment ratio was calculated based in the consistency of the city employee works in and the native place.

24. 2021 年，遠洋集團的合營企業與紅星控股正式簽署協議，並成立遠星事業部。

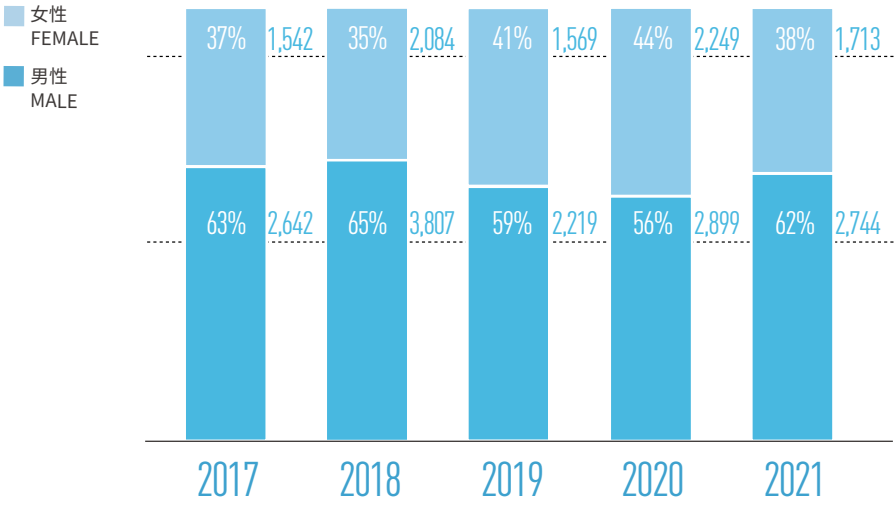
24. In 2021, the joint venture of Sino-Ocean Group officially entered into an agreement with Red Star Holding and establish the YUANXING department.

新員工概況
NEW EMPLOYEES OVERVIEW

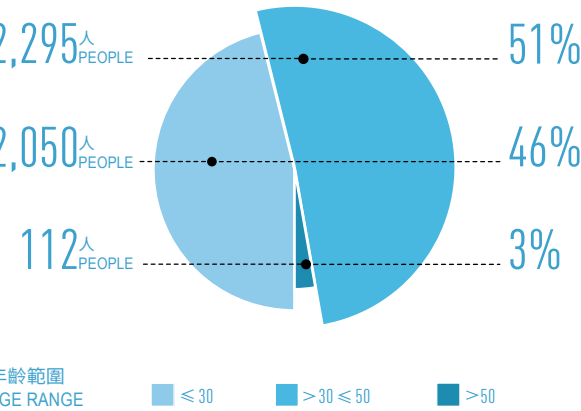
● 新員工總數
TOTAL NUMBER OF
NEW EMPLOYEES

2021
4,457人
PEOPLE

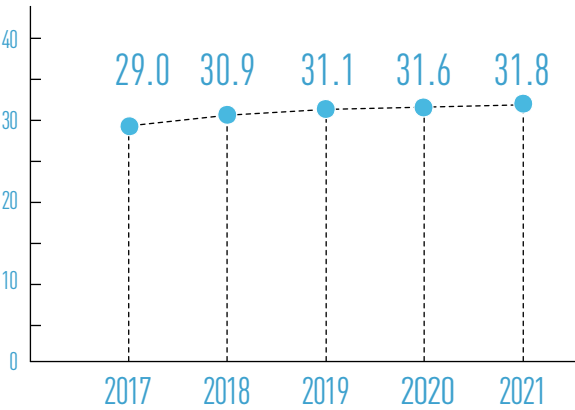
2020 5,148
2019 3,788
2018 5,891
2017 4,184



● 新員工各年齡分佈情況
NEW EMPLOYEES BY AGE



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



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

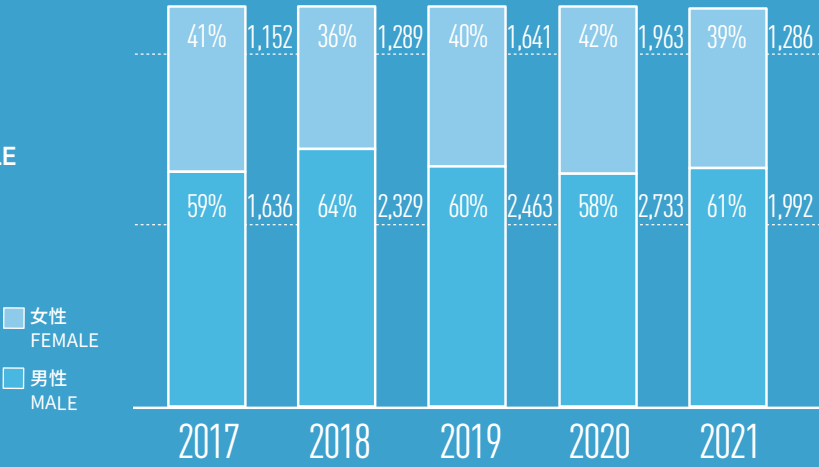
事業部 DEPARTMENT	2021年 YEAR 2021
北京開發事業部 BEIJING DEVELOPMENT DEPARTMENT	388
華東開發事業部 EASTERN DEVELOPMENT DEPARTMENT	320
華南開發事業部 SOUTHERN DEVELOPMENT DEPARTMENT	342
華西開發事業部 WESTERN DEVELOPMENT DEPARTMENT	145
華中開發事業部 CENTRAL DEVELOPMENT DEPARTMENT	181
環渤海開發事業部 BOHAI RIM DEVELOPMENT DEPARTMENT	416
遠興事業部 YUAXING DEPARTMENT	361
商業事業部 COMMERCIAL DEPARTMENT	320
寫字樓事業部 OFFICE BUILDING DEPARTMENT	16
資本運營事業部 CAPITAL OPERATION DEPARTMENT	196

員工流失概況
EMPLOYEE TURNOVER OVERVIEW

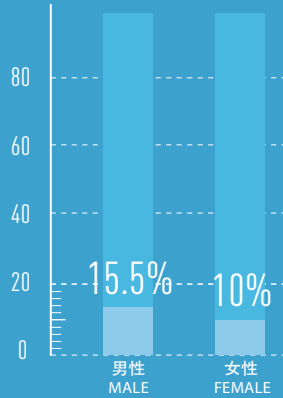
● 流失員工總數
DEPARTED EMPLOYEES

2021
3,278人
PEOPLE

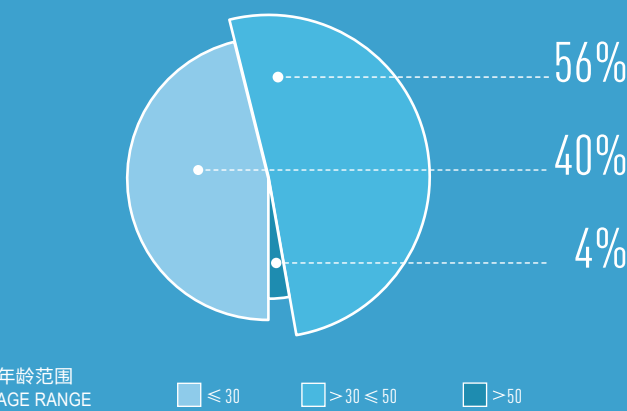
2020 4,696
2019 4,104
2018 3,618
2017 2,788



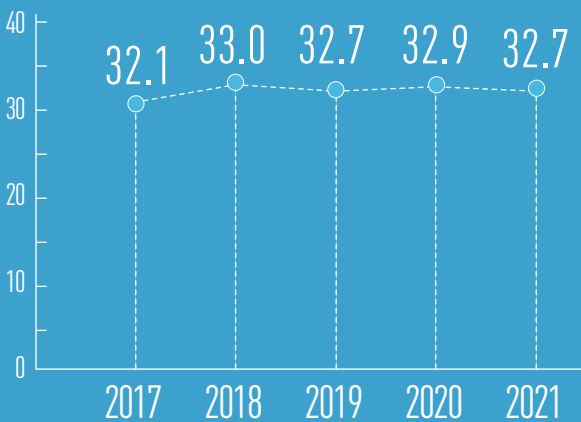
● 按性別流失率
TURNOVER RATE BY GENDER



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



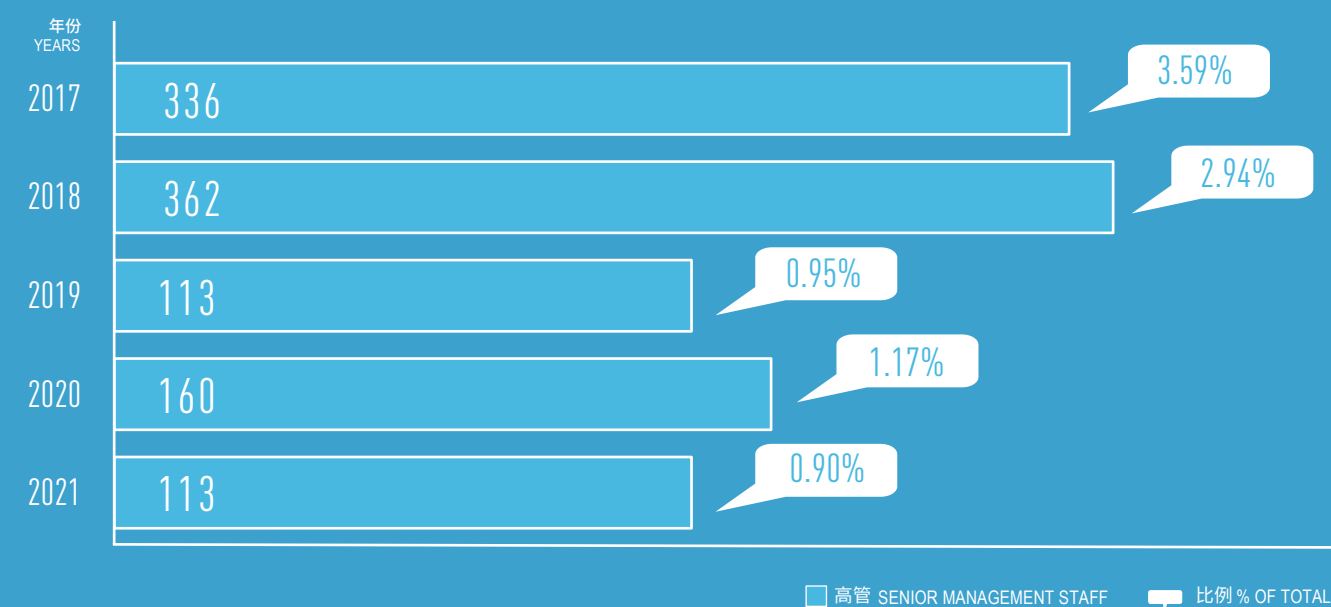
● 流失員工平均年齡情況
AVERAGE AGE OF DEPARTED EMPLOYEES



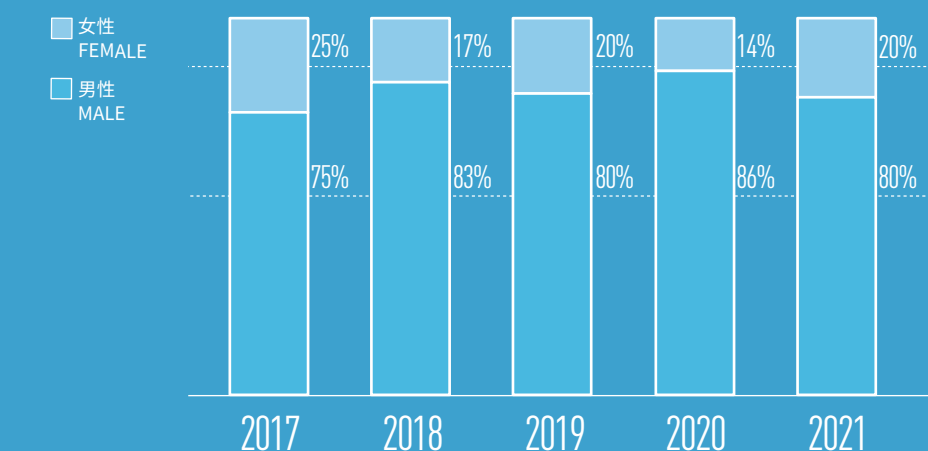
● 各事業部流失員工人數情況
TURNOVER RATE BY EACH DEPARTMENT

事業部 DEPARTMENT	2021年 YEAR 2021	2021平均離職率 2021 AVG. TURNOVER RATE
北京開發事業部 BEIJING DEVELOPMENT DEPARTMENT	342	23.0%
華東開發事業部 EASTERN DEVELOPMENT DEPARTMENT	314	29.8%
華南開發事業部 SOUTHERN DEVELOPMENT DEPARTMENT	232	23.5%
華西開發事業部 WESTERN DEVELOPMENT DEPARTMENT	205	32%
華中開發事業部 CENTRAL DEVELOPMENT DEPARTMENT	150	22.9%
環渤海開發事業部 BOHAI RIM DEVELOPMENT DEPARTMENT	252	20.1%
商業事業部 COMMERCIAL DEPARTMENT	300	25.7%
寫字樓事業部 OFFICE BUILDING DEPARTMENT	20	9.2%
資本運營事業部 CAPITAL OPERATION DEPARTMENT	184	14.9%

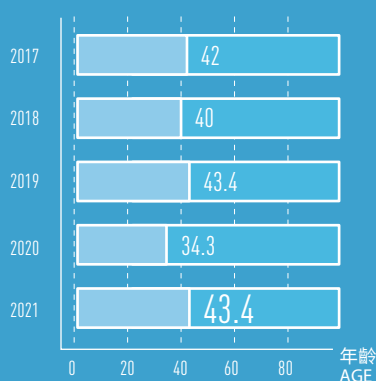
● 高管人數及比例 NUMBER AND PERCENTAGE OF SENIOR MANAGEMENT



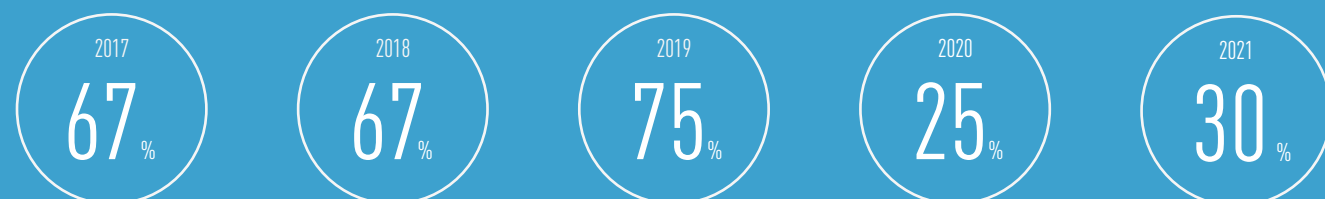
● 高管男女比例 MALE/FEMALE RATIO OF SENIOR MANAGEMENT



● 高管平均年齡 AVERAGE AGE OF SENIOR MANAGEMENT



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



公平僱傭 FAIR EMPLOYMENT

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》《遠洋集團人員引進管理辦法》《遠洋集團勞動爭議管理規範》等，相關管理嚴格遵守國家勞動法規定，管理文件參照國家法規進行制定，如《中華人民共和國勞動法》《中華人民共和國勞動合同法》《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 labor relations, the Company established the relevant management for employment system in terms of working hours, leave protection, recruitment and dismissal, such as "Sino-Ocean Group Code of Conduct for Employees", "Sino-Ocean Group Measures for Employee's Leave and Vacation Application", "Sino-Ocean Group Administrative Measures for Staff Introduction" and "Sino-Ocean Group Labor Dispute Management Standards", are in strict compliance with the provisions of China's labor laws, the management documents of which are formulated with reference to China's laws and regulations, such as the "Labor Law of the People's Republic of China", the "Labor Contract Law of the People's Republic of China", the "Labor Dispute Mediation and Arbitration Law of the People's Republic of China" and "Labor Dispute Coordination and Mediation Regulations of Enterprise".

● INCLUSIVENESS AND DIVERSITY 包容性與多元化

公司鼓勵和尊重人才的多元化，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。另外，集團提名委員會至少每年檢討董事局的架構、人數、組成及多元化（包括但不限於性別、年齡、文化及教育背景、專業技能、知識及經驗方面），營造工作環境中的開放、平等氛圍，並採取措施進行監督。2021 年，未發生歧視事件。

The Company encourages and respects the diversity of talents. 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, color, sexual orientation, nationality, place of origin, religion, etc. No illegal inspections are imposed on the recruitment process. In addition, 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) to create an open and equal atmosphere in the work environment, and takes measures to monitor the implementation. In 2021, no incidents of discrimination has occurred.

● CHILD LABOR AND FORCED LABOR 童工及強制勞工

公司反對童工、強制勞動、勞工奴役，反對霸凌和騷擾行為，承諾不低於法律法規要求的最低工資標準，堅決保護員工基本權益。公司嚴格執行國家關於禁止聘用童工及強制勞工的法律法規，嚴格依法律處理違規事項。系統篩查發現年齡低於 16 周歲的應聘者時將會發出預警，無法進行入職流程。2021 年度內未發生違反僱傭、童工和強制勞工相關的重大法規制度情況。

The Company againsts child labor, forced labor, labor slavery, bullying and harassment. We promise not to pay employees with wage lower than the minimum wage required by the applicable laws and regulations, and resolutely protect the basic rights and interests of employees. The Company strictly enforces the government's ban on child labor and forced labor, 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 labor related regulations have occurred in 2021.

FEMALE EMPLOYEES
女性員工



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 and 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。公司亦通過設立母婴室、開展「花藝沙龍」、「女性健康」等特別女性活動，倡導尊重女性員工，營造良好的辦公氛圍。

By signing a collective labor contract, the Company has established a robust protection system and negotiation mechanism for female employees engaged in special labor, so as to ensure their personal safety and health in the production process. The Trade Union protects the legitimate rights and interests of female employees in accordance with the law, ensures that they enjoy equal labor rights, development rights and education rights as their male counterparts, and safeguards female employees from sexual harassment. The Trade Union also encourages and helps female employees develop self-esteem, self-love, self-confidence, self-reliance and self-improvement, so that they can contribute to the reform and development of the Company with their enthusiasm and creativity. The Company also advocates respect for female employees and creates a good working environment by setting up Mother's Rooms and carrying out special female activities such as "Flower Art Salon" and "Health for Females".

REMUNERATION AND BENEFITS
薪酬福利

集團以「業績」和「進步」作為激勵基礎，形成以利潤、業務和戰略為核心的激勵體系，在此框架內充分授權一線業務管理單元，對表現優秀、勇於承擔的「奮鬥者」團隊和個人進行及時、重點激勵，鼓勵員工與公司共同成長。同時不斷優化、完善薪酬體系，致力於保持合理的薪酬競爭力。基於集團多元化業務發展特性，針對不同業務板塊，提供符合其行業特點和業務發展階段的薪酬管理方式，不斷提高吸引和保留內外部優秀人才的能力。集團福利計劃及退休政策均按照國家法定退休政策執行。

The Group adopts a "performance" and "progress" based staff incentive scheme, where the focus is placed on profits, business operations and strategies. Frontline management units have authority to reward outperforming, responsible and enterprising teams and employees in a timely manner to encourage staff members to develop together with the Company. Furthermore, the remuneration system has been continuously developed and improved to ensure the reasonable and 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 plan and retirement policies in compliance with national statutory retirement regulations.

集團建立完善的福利保障制度，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 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:

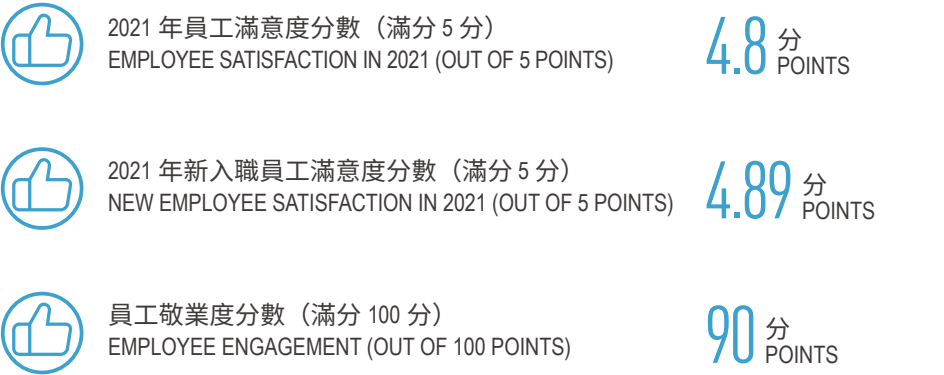
五險一金 FIVE TYPES OF SOCIAL INSURANCE AND HOUSING PROVIDENT FUND	補充醫療保險 SUPPLEMENTARY MEDICAL INSURANCE	下午茶 AFTERNOON TEA
生日慰問 BIRTHDAY GIFT	喪葬慰問 FUNERAL CONSOLATION MONEY	福利年假 WELFARE ANNUAL LEAVE
節日慰問 HOLIDAY GIFT	年度健康體檢 ANNUAL PHYSICAL CHECKUP	中秋慰問金 MID-AUTUMN FESTIVAL CASH GIFT
購房優惠等福利 HOMEBUYER DISCOUNTS	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，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 invites a third party to independently carry out employee engagement survey (management effectiveness survey), listens to the voice of employees, discovers, identifies and solves problems, constantly improves the Company's ability to manage and serve employees, and improves employee satisfaction.



STAFF 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 "Sino-Ocean Code of Conduct for Employees", 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 engage 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: embezzlement, bribery, deception of the Company; embezzlement of public funds; solicitation or acceptance of the interests of business-related units.

權益保障

PROTECTION OF RIGHTS AND INTERESTS

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%。

我們參照參考《世界人權宣言》《聯合國工商業與人權指導原則》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泄露。

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 labor contracts in strict compliance with the "Labor Contract Law of the People's Republic of China" and other relevant national laws and regulations, and signs labor 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 infringement on 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 labor relations and promote the sustainable and healthy development of the Company.

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 平台等進行匿名舉報、投訴及申訴。在受理員工投訴、將與相關部門進行信息核實後，積極聯繫員工處理。我們對舉報人、申訴人的信息及內容保密，充分保護員工。

Sino-Ocean has also set up a variety of communication channels for employees. Employees can make 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. In order to fully protect employees, we keep confidential the information of whistleblowers and complainants and what they report or file.

2021 年，職工民主協商機制初步建立。為進一步維護職工和公司的合法權益、促進公司發展和職工利益的提高，構建和諧穩定的勞動關係，年末遠洋集團工會迎來新一屆工會委員會選舉，在本次職工代表大會上，以舉手表決方式正式通過《遠洋控股集團（中國）有限公司企業集團集體合同》，職工方和企業方代表正式簽署了該項合同。本次集體勞動合同簽訂標誌著遠洋集團正式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，建立維護職工集體的關於勞動合同、勞動報酬、工作時間和休息休假、勞動安全與衛生、保險福利、女職工特殊保護、獎懲等方面的合法權益。

In 2021, a democratic consultation mechanism for employees was initially established. In order to further safeguard the legitimate rights and interests of employees and the Company, promote the development of the Company and the improvement of employees' interests, and build harmonious and stable labor relations, the Trade Union of Sino-Ocean Group held a staff representative meeting at the end of the year to elect a new session the Trade Union Committee. At this meeting, the "Collective Contract of Sino-Ocean Holding Group (China) Limited as an Enterprise Group" was approved by a show of hands and officially signed by the representatives of staff and the Company. The signing of this collective labor contract marks that Sino-Ocean Group has formally established a regular collective labor contract negotiation working mechanism, formed a labor relationship and rights protection system with Sino-Ocean characteristics, and established and maintained employees' legitimate rights and interests in the areas of collective labor contract, labor remuneration, working hours, and rest and vacation, labor safety and health, insurance benefits, special protection of female workers, rewards and punishments, etc.



● EMPLOYEE CARE 員工關懷

2021 年，新冠肺炎防控形式依然嚴峻，全國多處地區受極端天氣影響，洪澇災害頻發。遠洋工會以員工身體健康為首要，增加了對一線員工的慰問和關懷頻次。2021 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 12 場次，慰問涉及全國項目 300 餘個，慰問職工（涉及多地職工）多達兩萬餘人次，讓員工第一時間充分體會到企業對員工的關懷。

In 2021, prevention and control measures for COVID-19 remained draconian, and many areas of the country were affected by extreme weather, including frequent floods. 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 2021, we carried out 12 rounds of online video visits or offline Trade Union visits to more than 20,000 employees (involving employees from multiple cities) in more than 300 projects across the whole country, so that employees can fully feel the Company's care for them in the first place.

📞 走訪一線慰問活動
Visit the first-line condolence activities

✍️ 慰問涉及全國項目
Condolences involving national projects

👤 慰問職工
Condolences to employees

12 場次 / Rounds

300 餘個 / Projects

20,000 餘名 / Employees

2021 年，遠洋集團在疫情得到穩定控制的前提下，組織開展了多元化的員工活動 IN 2021, WHILE EPIDEMIC SITUATION WAS WELL UNDER CONTROL, SINO-OCEAN GROUP HELD A VARIETY OF EMPLOYEE ACTIVITIES

01/ 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、舞蹈協會、戶外健身協會、傳統文化協會、親子活動等紛紛開展了百餘場興趣協會活動。

Staff Clubs that meet the various needs of employees hosted plentiful club activities: the badminton and football clubs held internal league activities respectively; the photography club, dance club, outdoor fitness club, traditional culture club and parent-child club carried out more than 100 interest-based activities.

02/ 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、遠洋你最「棒」戶外飛盤活動、手工藝製作、傳統文化鑒賞、非物質文化遺產品鑒、遠洋益跑活動等。

Various regular activities that enriched the work and life of employees: Family Day Wonderful "Home" Carnival, health-themed birthday parties, Sino-Ocean "You are the Best" outdoor frisbee activities, handicraft making, traditional culture appreciation, intangible cultural heritage appreciation, Ocean Marathon, etc.

03/ 1993 年 6 月 12 日遠洋集團正式成立，遠洋集團已連續 28 年和員工一起來慶祝自己的生日。

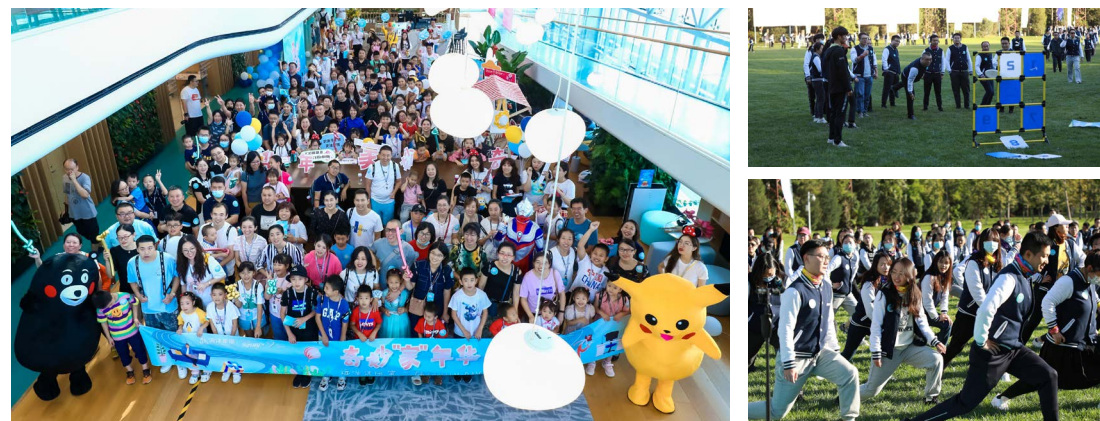
Founded on 12 June 1993, Sino-Ocean Group has celebrated its anniversary with its employees for 28 consecutive years.

遠洋第二屆 FAMILY DAY，奇妙「家」年華彰顯遠洋健康風采 SINO-OCEAN'S SECOND FAMILY DAY—WONDERFUL "HOME" CARNIVAL SHOWCASED THE HEALTH POWER OF SINO-OCEAN

2021 年 9 月 11 日，百餘組家庭、四百位夥伴在遠洋各地辦公區同頻歡聚，共同度過了屬於遠洋人的歡樂時光——「FAMILY DAY (家庭日)」。

活動不僅讓每個遠洋人的家人都感受到遠洋集團的人文關懷，了解自己的親人在公司的生活與工作狀態，並通過打造細心有趣的活動，表達遠洋對於員工家人支持遠洋人工作的感謝。

On 11 September 2021, more than 100 families and 400 partners gathered together in the office areas of Sino-Ocean to spend a happy time belonging to Sino-Ocean's employees—"Family Day". The event enabled the family members of Sino-Ocean's employees to feel the humanistic care of Sino-Ocean Group and learn about the living and working conditions of their loved ones in the Company, and expressed Sino-Ocean's gratitude to the employees' family members for their support of employees' work through attentive and interesting activities.



安全健康 SAFETY AND HEALTH

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、供應商及承包商。

Sino-Ocean is not only a pioneer of "Building·Health", but also cares about the safety and health of employees by complying with national laws and regulations concerning the safety and health of employees, including the "Labor Law of the People's Republic of China", "Regulations of the People's Republic of China on the Implementation of Labor Contracts", "Regulations on Work-Related Injury Insurance", "Special Provisions on Labor Protection of Female Employees", "The Law of the People's Republic of China on Prevention and Control of Occupational Diseases". On this basis, we prepared the "Sino-Ocean Group Policy on Occupational Health and Safety", which covers all business units, suppliers and contractors of the Group.

員工健康 EMPLOYEE WELL-BEING

集團提倡人文健康與工作生活平衡。除了一直以來舉辦的豐富活動，使員工勞逸結合，快樂工作之外，本年度還更多地通過健康相關的專項活動提升員工的身體狀況。而業餘時間，集團也組織和鼓勵員工參與大量運動和公益活動，讓員工身體力行地為自己的身體和社會加油，提升員工的身心健康。

The Group promotes personal well-being to help maintain work-life balance. In addition to a diverse range of employee events aimed at making work at Sino-Ocean more enjoyable, we hosted health-themed activities during the year to improve overall employee well-being. Furthermore, employees are encouraged to take part in more sports and charitable activities during leisure time, contributing to their own physical and mental health as well as the well-being of the community.



● SINO-OCEAN HEALTH DAY 遠洋健康日

每年的 4 月 22 日是屬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。2021 年 4 月 22 日，第五屆「遠洋益跑」正式在杭州啟動開跑。此後，北京、濟南、廊坊、武漢、天津等城市紛紛參與進來，組織員工線下益跑活動，豐富員工生活，傳遞健康生活理念。

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 2021, the fifth "Ocean Marathon" was officially launched in Hangzhou. Since then, Beijing, Jinan, Langfang, Wuhan, Tianjin and other cities have joined the event and made arrangements for employees' offline running activities to enrich employees' lives and pass on the concept of healthy living.

● 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，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, provides a safe and healthy workplace environment 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, treadmills desks, etc. In addition, in the office area, the soilless vegetables in the "Staff Vegetable Garden" have always been well received by employees. Employees not only witness growth and health in the greenery, but also enjoy fresh organic vegetables.

● PHYSICAL HEALTH 身體健康

在改善員工工作環境的同時，集團同樣關注員工的身體健康，提升員工的健康質量。2021 年度，健康體檢覆蓋率 100%。在遠洋總部辦公區內，特設有「中醫理療小屋」，並提供理療設備，定期邀請中醫理療師為員工提供按摩理療，幫助員工放鬆身心，提升員工滿意度。

While improving the work environment for employees, the Group also pays attention to the physical health of employees and makes efforts to improve their health quality. In 2021, our physical examination coverage rate was 100%. In the office area of Sino-Ocean's headquarters, there is a "TCM Physiotherapy Cabin" with physiotherapy equipment. TCM physiotherapists are regularly invited to provide massage therapy for employees, so as to help employees relax and increase employee satisfaction.

● ANTI-EPIDEMIC SUPPORT 防疫後盾

本集團通過設立「遠洋工會抗擊新冠疫情專項慰問金」，用於支持各單位採購員工使用的口罩、消毒液、防護衣等防護用品，以及其他慰問品，有效保障了員工特別是一線員工的身體健康，也確保了後疫情時代，生產生活的有序開展。在疫情時有發生的 2021 年，工會分別向大連、石家莊、廊坊、武漢、河南等多地開展多種形式的關懷，通過高管連線視頻慰問、現場走訪慰問、遠程寄送給隔離員工慰問品，讓員工切實感受到組織的關心。2021 年度共慰問項目 4,877 人次，慰問品價值超人民幣 55 萬元。

The Group has established the "Dedicated Fund of Sino-Ocean Trade Union for Fighting COVID-19" to support various business units in purchasing masks, disinfectants, protective clothing and other protective equipment as well as consolation goods for employees, thus protecting the health of employees (especially front-line employees) and ensuring that production and life activities are carried out orderly in the post-epidemic era. In 2021, amid sporadic epidemic outbreaks, the Trade Union carried out various care activities in Dalian, Shijiazhuang, Langfang, Wuhan, Henan, etc. Through online video visits by senior executives, on-site consolatory visits and delivery of consolation goods to employees in quarantine, the Trade Union enabled employees to feel the Company's care for them. In 2021, a total of 4,877 personnel received consolatory visits and RMB550,000 worth of consolation goods.

綠健行動 GREEN HEALTH CAMPAIGN

2021 年遠洋集團出於對員工健康的考慮，發起「綠健行動」。截至 12 月 31 日，「綠健行動」覆蓋全集團 37 個城市，134 處辦公地點，為上萬名員工提供 7 項辦公健康標準化升級改造。在實施過程中，通過設置站立辦公區、直飲水、蔬菜種植箱、設置空氣淨化器、分類垃圾桶、簡易運動設施及電腦支架等方式，有效提升員工辦公區使用便利性和舒適度，改善員工健康辦公環境，營造出支持健康精神狀態的工作氣氛，對員工的心理和生理健康都有顯著的積極影響。

In 2021, Sino-Ocean Group launched the "Green Health Campaign" out of consideration for employee health. As of 31 December, the "Green Health Campaign" had covered 134 office locations of the Group in 37 cities, bringing 7 health-based workplace upgrades to over 10,000 employees. In the process of implementation, we set up standing office areas, direct drinking water facilities, vegetable planting boxes, air purifiers, sorted garbage bins, simple sports facilities and computer stands to enhance the convenience and comfort of office areas, improve the workplace environment for employee health, and create a working atmosphere that supports a healthy mental state, which has a significant positive impact on employees' psychological and physiological health.

遠洋診室 OCEAN CLINIC PROGRAM

2021 年 7 月遠洋集團總部正式運營首個企業健康醫療室—「遠洋診室」，將醫療資源引入職場提供健康駐場服務，由全科醫生現場問診，提供「日常看診服務（開藥）、慢病開藥、就醫及健康諮詢服務」等醫療服務，為員工打造「足不出室，醫保就醫」的優質職場醫療體驗。

In July 2021, the headquarters of Sino-Ocean Group officially put into operation the first corporate health clinic—"Ocean Clinic", which introduced healthcare resources into the workplace to provide on-site health services. At the clinic, there are general practitioners to provide consultation such as "daily consultation services (prescription), chronic disease prescription, medical treatment and health consultancy services", creating a quality workplace healthcare experience of "seeing a doctor with medical insurance without going outside" for employees.



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 "prioritization of safety and integrated safety control focusing on hazard prevention" and "clear division of responsibilities and effective supervision", Sino-Ocean Group puts top priority to employees' personal safety and upholds the philosophy of safe development. It has developed a comprehensive safety management system covering all business units of the Group, providing a strong foundation for daily safety supervision and management, effective safety protection for all employees, and preventing and mitigating major safety risks at source.

根據《遠洋集團安全委員會工作指引》，遠洋集團安委會作為遠洋集團最高安全管理機構，主要任務是在集團總裁的領導下，貫徹國家安全管理法律法規和行業標準、規範，研究安全工作中的重大舉措，協調、解決安全管理中的重大問題，指導全集團的安全工作，針對安全管理中帶有普遍性和傾向性的問題提出指導性意見，實現對所有業務單位安全管理全覆蓋。安委會主任由集團主管安全工作的高管擔任。安委會委員由各事業部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。

Pursuant to the "Work Standards of Sino-Ocean Group Safety Committee", as the highest safety management organization of Sino-Ocean Group, the Safety Committee is mainly responsible for the Group's Health & Safety strategy and performance and its main tasks are to enforce national laws and regulations for work safety management as well as related industry standards and rules under the leadership of the Group's president, study major measures in relation to work safety, coordinate and resolve major issues in safety management, guide the safety management of the Group, and 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 regular basis according to the internal safety trends and business development needs. The Company implemented 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.



IDENTIFICATION AND CONTROL OF MAJOR SAFETY RISKS

重大安全風險識別與管控

2021 年，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 3 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 37 次。

In 2021, we formulated the "Sino-Ocean Group Implementation Guidelines for the Management and Control of Major Safety Risks of 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, made arrangements to carry out three periodic thematic activities, issued 37 relevant notices of dynamic risk identification and early accident warning and control through intranet, email, and safety work WeChat group.

對集團範圍內各開發項目重大安全風險進行充分識別，對開發項目全年涉及的 702 項危大工程、334 項超危大工程進行清單式管理；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 702 dangerous items and 334 super dangerous items 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.

SAFE CONSTRUCTION

安全施工

在集團的安全應急管理機制下，制定《遠洋集團生產安全事故應急工作指引》《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。遠洋建設已取得 ISO 45001 標準的職業健康安全管理体系認證。

Under the Group's safety emergency management mechanism, we have formulated the "Sino-Ocean Group Guidelines for the Emergency Management in Production Safety Accidents" and "Sino-Ocean Group On-site Safety Technical Standards for Development Projects", etc., and established a leading group for safety accident emergency aid. All affiliated units formulated emergency plans and set up emergency leading groups at each level. The emergency management system was 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. Sino-Ocean Construction has passed the ISO 45001 Occupational Health and Safety Management System Certification.

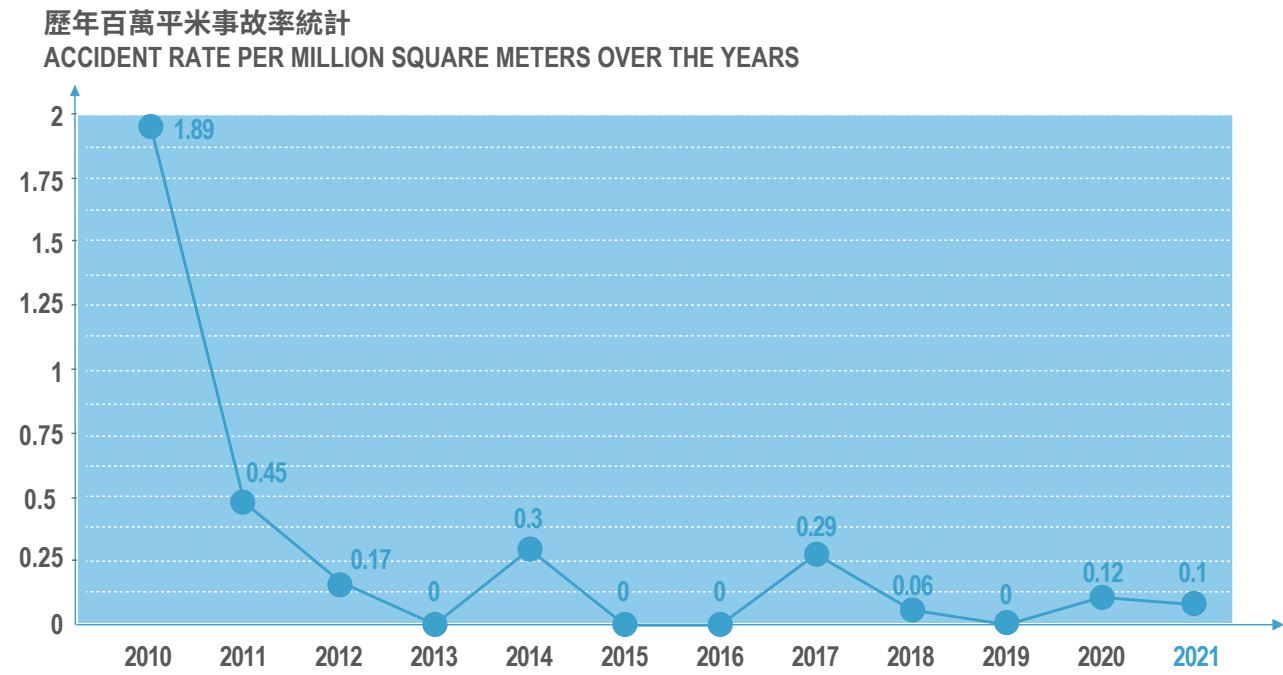
TARGETS OF SAFE CONSTRUCTION²⁵
安全施工目標²⁵

- 2025 年目標：年度百萬平米事故率持續控制在 0.1 以下；
Target for 2025: to maintain an annual accident rate 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.

2021 年，集團範圍內未發生重大人員傷亡及聚集性疫情²⁶；百萬平米事故率²⁷持續處於行業低位，體系運行平穩，安全風險持續受控。

In 2021, there were no major injuries and deaths and cluster epidemic in the Group²⁶; the accident rate per million sq.m was maintained at a lower level in the industry²⁷, the operation system was in good order, and safety risks remained under control.

- 百萬平米事故率 0.1（含供應商及承包商）；
Accident rate per million sq.m (including suppliers and contractors): 0.1;
- 集團 2021 年員工死亡人數為 0；集團連續三年員工死亡人數均為 0，比例為 0；
In 2021, the number of employee fatalities of the Group was 0; the number of fatalities of the Group has been 0 and the fatality rate has been 0 for three successive years;
- 工傷人數 5 人，工傷損失工作天數為 0 個工作日；
5 work-related injuries, and 0 working day lost due to work-related injuries;
- 2021 年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% in 2021, realizing closed-loop management of security risks.



25. 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。
25. 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.

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，或者人民幣 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. 百萬平米事故率 = 事故數量 / (年開複工面積 / 1,000,000)。
27. Accident rate per million sq.m=Number of accidents / (annual area of commencement or resumption/1,000,000)

● 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。2021 年，為打造學習型組織，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，開發課件 255 個，開展「星火計劃」、「星鏈計劃」、「工程內訓營」、「工程大講堂」、「實戰訓練營」等，實現年內工程系統人員培訓 100% 覆蓋，覆蓋下遊合作方超過 80%。本年度，全年共發起 / 組織培訓 768 次，參訓人員 17,446 人次，職業安全健康培訓總時長約為 5,214 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 "Law of the People's Republic of China on Work Safety", and the "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. In 2021, to build a learning-oriented institution and help core personnel improve their comprehensive capabilities, we formulated the "Guidelines of Sino-Ocean Group for the Implementation of Safety Education and Training" to achieve systematic and tailored construction training. We established the "Ocean College" courseware library, developed 255 sets of courseware, and carried out the "Starfire Program", "Starlink Program", "Internal Construction Training Camp", "Construction Lectures", "Practical Training Camp" and other activities, covering 100% of personnel in the construction system during the year and 80% of downstream partners. During the year, we initiated/conducted a total of 768 training sessions for 17,446 participants with total training hours in occupational safety and health of approximately 5,214 hours.



發展培訓

DEVELOPMENT AND TRAINING

● INSTITUTIONAL DEVELOPMENT 組織發展

公司的學習發展工作以「721」人才培養模型為基礎，結合以「賽」帶「訓」的方式，為業務職能提供經過系統培養並富有奮鬥進取精神的優秀人才。公司堅持各級「匯報人」是員工培養的第一責任人的理念，由「匯報人」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，推動員工成長。此外，為加強跨層級交流，遠洋還設置了導師計劃。除一線物業、銷售人員外，其餘定期接受績效和職業發展考核的員工達100%。集團員工晉升、績效管理都嚴格按照制度《遠洋集團職級管理標準》《遠洋集團績效管理辦法》進行。

Staff education and career development are carried out based on the "721" training model, combining "competition" with "coaching" activities, with the aim of ensuring a reliable supply of systematically trained and aspiring professionals for all business units. "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. In addition, in order to strengthen cross-level communication, Sino-Ocean also set up a mentor program. Except for frontline property management and sales staff members, regular performance and career development appraisal have been conducted for all other employees. The promotion and performance management of the Group's employees are strictly carried out in accordance with the policies "Sino-Ocean Group Rank Management Standards" and "Sino-Ocean Group Performance Management Measures".

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。區別於過去矩陣式的人才管理方式，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；更關注人才培養和發展。

In terms of organization contruction and talent training, we always pay attention to the self-improvement of the organization and the overall development of talents. Different from the past matrix talent management, we put forward the concept of talent pool and promote a platform-based human resource management model to enable flexible use of human resources, and achieve selection and deployment within the Group through a rule-based approach in the use of human resources. In addition, we also pay more attention to talent training and development.

● TRAINING AND ENABLEMENT 培訓賦能

我們制定《遠洋集團人才發展體系管理辦法》《遠洋集團學習發展管理工作指引》，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 formulated the "Sino-Ocean Group Management Measures for Talent Development System" and "Sino-Ocean Group's Guidelines for Learning and Talent Development Management", which clearly stipulate the employee training system of the Group, including the duties and scope of the training divisions at all levels, and 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，要求各專業以線上線下相結合的方式開發課程。2021年，公司升級了「遠洋學院」線上培訓平台，且設置分層分類的培訓項目，包含培養管培生的探海者計劃、揚帆生計劃，培養其他關鍵崗位人才的賦能計劃、護航計劃、蓄勢成長計劃、遠航計劃、領航計劃等諸多人才發展項目，以及啟航訓練營、四點鐘課堂、案例說、匠心講堂等特色學習項目。

Sino-Ocean has its own sound talent training mechanism, requiring all disciplines to develop courses in a combination of online and offline forms. In 2021, the Company upgraded the online training platform of "Ocean College", and set up stratified training programs by category, including the Sea Explorer Program and the Sailing Program to cultivate management trainees, the Enabling Program, the Escort Program, the Growth Program, the Long Voyage Program and the Pilot Program to cultivate other key personnel, as well as the Sailing Training Camp, Four O'clock Class, Case Theory and Craftmanship Lecture Hall and other special learning projects.

遠洋集團針對中高管設有多個人才發展項目，如遠航計劃、領航計劃，同時也註重派出高管參與各類高階學習活動。其中，針對項目總負責人的遠航計劃，在半年內，每個月抽三天，以集團高管、各職能負責人與外部聘請講師相結合的形式，為項目負責人做全面培訓，結合行動學習與心得分享，切實提升項目總負責人的領導力。

We have a number of talent development programs for mid-level and senior management, such as the Long Voyage Program and the Pilot Program. We also attach importance to sending senior management to participate in various advanced learning activities. In particular, for the Long Voyage Scheme targeting persons-in-charge of projects, we invite the Group's senior management, persons-in-charge of respective functions and external lecturers to provide persons-in-charge of the programs with comprehensive training for three days a month within half a year. Through theory learning and experience sharing, persons-in-charge of the programs can effectively improve their leadership skills.

集團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。

本年重點培訓項目：「遠航計劃一期」共集訓6次，每次集訓後均進行培訓效果評估，分值均高於9.5分（滿分10分）。

The Group also carries out training assessment and appraisal as well as student satisfaction survey for key training programs.

Key training program for this year: six training sessions were held in total in "Phase 1 of the Long Voyage Program". Training effect was evaluated after each session, with all scores higher than 9.5 points (out of 10 points).

培訓效果評估
Training effect
evaluation

>9.5 分 / Points



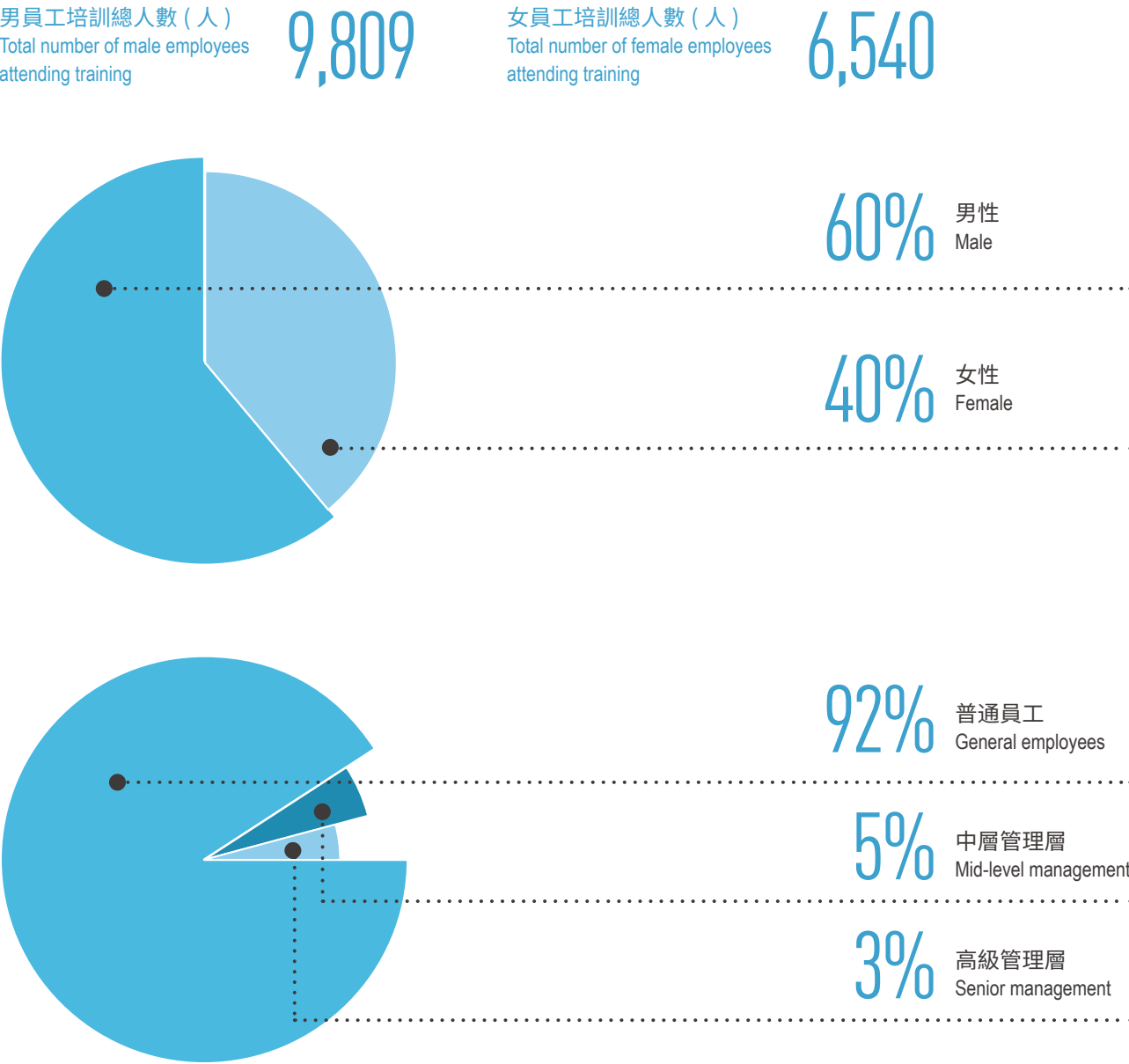
2021 年全年培訓數據²⁸

TRAINING DATA FOR 2021²⁸

員工培訓總人數 (人)

TOTAL NUMBER OF EMPLOYEES ATTENDING TRAINING

16,349



員工培訓比例 (%) Employee training rate (%)	85	員工培訓課程總數量 (課) Total training courses of employees	1,639
員工培訓總時長 (小時) Total training hours of employees	412,156	男性員工培訓總時長 (小時) Total training hours of male employees	252,239
女性員工培訓總時長 (小時) Total training hours of female employees	159,917	高級管理層培訓總時長 (小時) Total training hours of senior management	12,548
中層管理層培訓總時長 (小時) Total training hours of mid-level management	21,607	普通員工培訓總時長 (小時) Total training hours of general employees	378,001
人均培訓時長 (小時) Average training hours	25.21		
男性員工人均培訓時長 (小時) Average training hours of male employees	25.72	女性員工人均培訓時長 (小時) Average training hours of female employees	24.45
高層員工人均培訓時長 (小時) Average training hours of senior employees	24.20	中基層員工人均培訓時長 (小時) Average training hours of mid-level and general employees	25.90
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	12,000	參與僱員比例 Employee training rate	100%
職業安全健康培訓總時長 (小時) Total training hours on occupational health and safety	5,214		
可持續發展培訓總時長 (小時) Total training hours on sustainable development	2,500		

28. 以下培訓數據為集團開展的其他非 ESG 相關議題培訓，包含遠洋服務參訓情況。
28. The following training data cover training on other non-ESG-related topics carried out by the Group, including the training participated by Sino-Ocean Service.

HEALTHY SOCIETY WITH
LOVE AND DREAM

SOCIETY

愛心築夢
社會健康

05
Part Five

遠洋集團長期關注並支持所運營社區及更廣泛區域的發展，努力以「建築·健康」理念宣導下屬事業部、公司，支持周邊社區、鄉村、城市實現美好生活，以遠洋之帆公益基金會為社會責任履行平臺，協同各利益相關方共同從8個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 persistent attention to and supported the development of the community and the wider region, and it has made great efforts to promote its business departments and companies to support the surrounding communities, villages and cities to achieve a better life under the concept of "Building-Health". Taking Sino-Ocean Charity Foundation as the platform for undertaking social responsibility, the Group works with various stakeholders to help communities and cities achieve the corresponding sustainable development goals from eight major social impact aspects.

社會影響角度 SOCIAL UNDERTAKINGS	具體項目 EVENTS/CAMPAIGNS	對應 SDGs CORRESPONDING SDGs
推動城市更新 PROMOTING URBAN REVITALIZATION	<p>遠洋基於在城市更新領域積累的豐富經驗和專業能力，形成拆除重建、存量盤活、社區煥新三種「獨門模式」，包括成都遠洋太古里、武漢遠洋·東方境世界觀、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、深圳遠洋天著等項目</p> <p>Based on its extensive experience and professional capabilities in urban revitalization, Sino-Ocean has developed three “unique models”—demolition & reconstruction, rejuvenation of existing projects, and community renewal for urban revitalization projects, including Sino-Ocean Taikoo Li (Chengdu), Oriental World View (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), etc.</p>	<div><div>11 可持续 城市和社区</div><div>11 SUSTAINABLE CITIES AND COMMUNITIES</div></div>
助力鄉村振興 BOOSTING RURAL REVIVAL	<p>鄉村扶貧賦能：探索「農業＋教育」「農業＋旅遊」「農業＋文化」等多產業融合發展模式；為村民進行培訓，提供就業機會</p> <p>Rural poverty alleviation and empowerment: Explore multi-industry development models such as "agriculture + education", "agriculture + tourism" and "agriculture + culture"; provide training and job opportunities for villagers</p>	<div><div>1 无贫穷</div><div>1 NO POVERTY</div></div> <div><div>3 良好 健康与福祉</div><div>3 GOOD HEALTH AND WELL-BEING</div></div> <div><div>10 减少不平等</div><div>10 REDUCED INEQUALITIES</div></div>
	<p>設立新鄉村產業基金，推動新鄉村產業發展，激活鄉村經濟</p> <p>Set up a new rural industry fund to promote the development of new rural industries and activate the rural economy</p>	<div><div>1 无贫穷</div><div>1 NO POVERTY</div></div>
	<p>全國大學生社會實踐獎設立「鄉村振興」賽題，引導大學生關注鄉村發展，利用年輕人思維拓寬農產品產銷新通路</p> <p>Set up the "Rural Revival" topic for Students-in-Action Awards to guide college students to pay attention to rural development and use young people's perspectives to expand sales channels for agricultural products</p>	<div><div>4 优质教育</div><div>4 QUALITY EDUCATION</div></div> <div><div>8 体面工作和 经济增长</div><div>8 DECENT WORK AND ECONOMIC GROWTH</div></div>
支持體育事業 SUPPORTING SPORTS UNDERTAKINGS	<p>蔚藍海岸訓練基地助力國家帆船帆板隊奧運奪金</p> <p>Seatopia Training Base helped the national sailing and windsurfing team win gold in the Olympic Games</p>	<div><div>4 优质教育</div><div>4 QUALITY EDUCATION</div></div> <div><div>11 可持续 城市和社区</div><div>11 SUSTAINABLE CITIES AND COMMUNITIES</div></div>

智慧城市建設 SMART CITY CONSTRUCTION	<p>智慧城市新基建：打造大數據產業園</p> <p>Smart city new infrastructure: Build a big data industrial park</p>	<div><div>9 产业、创新和 基础设施</div><div>9 INDUSTRY INNOVATION AND INFRASTRUCTURE</div></div> <div><div>11 可持续 城市和社区</div><div>11 SUSTAINABLE CITIES AND COMMUNITIES</div></div> <div><div>12 负责任 消费和生产</div><div>12 RESPONSIBLE CONSUMPTION AND PRODUCTION</div></div>
	<p>霸州市政府簽署戰略合作協議，共同助推「智慧城市」建設</p> <p>Sino-Ocean signed a strategic cooperation agreement with Bazhou Municipal Government to jointly promote "Smart City" construction</p>	
社區文化藝術 COMMUNITY CULTURE AND ART	<p>承辦第三屆北京 CBD 藝術季，探索建立新的國家自貿區公共文化街區形態，塑造 CBD 國際藝術名片</p> <p>Held the 3rd Beijing CBD Art Season to explore the establishment of a new form of public cultural blocks in the national free trade zone and build a reputation for the CBD in the international art circle</p> <p>愛唱響民族文化傳承項目：長期支持偏遠地區民族學校設立愛唱響民族文化基地，支持民族文化傳承</p> <p>“Singing for Love” Ethnic Cultural Heritage Program: Long-term support for ethnic schools in remote areas to set up singing for love ethnic cultural bases in support of the inheritance of ethnic culture</p>	<div><div>4 优质教育</div><div>4 QUALITY EDUCATION</div></div> <div><div>11 可持续 城市和社区</div><div>11 SUSTAINABLE CITIES AND COMMUNITIES</div></div>
綠色健康社區 GREEN HEALTHY COMMUNITY	<p>健康（環保）公益項目：建築健康（城市 / 鄉村）基金，遠洋益跑</p> <p>Health (Environmental Protection) public welfare programs: Healthy Building (Urban/ Rural) Fund, Ocean Marathon</p> <p>參與城市可持續建設、常態化運營社區公益、「老社區 新綠色 健康+」項目成功落地</p> <p>Engage in sustainable urban construction, routine operation of community activities, and implementation of the "Greener Old Community, Healthier Life" program</p>	<div><div>1 无贫穷</div><div>1 NO POVERTY</div></div> <div><div>3 良好 健康与福祉</div><div>3 GOOD HEALTH AND WELL-BEING</div></div> <div><div>11 可持续 城市和社区</div><div>11 SUSTAINABLE CITIES AND COMMUNITIES</div></div>
教育助學 EDUCATION & SPONSORSHIP	<p>「小夥伴」成長計劃、愛唱響民族文化傳承、「小公民」創新公益項目、全國大學生社會實踐獎</p> <p>Little Partner Education Sponsorship Scheme, Singing for Love Ethnic Cultural Heritage Performance Fund, Young Citizen Innovative Charity Campaign, and Students-in-Action Awards</p>	<div><div>4 优质教育</div><div>4 QUALITY EDUCATION</div></div> <div><div>10 减少不平等</div><div>10 REDUCED INEQUALITIES</div></div>
長者關懷 ELDERLY CARE	<p>中國脊梁健康支持計劃，攜手椿萱茂和健康業務為功勳老人提供健康支持</p> <p>China Backbone Health Support Program jointly launched by Senior Living L'Amore and the health business segment to provide meritorious elderly with healthcare support</p>	<div><div>3 良好 健康与福祉</div><div>3 GOOD HEALTH AND WELL-BEING</div></div>

助力社區發展 BOOSTING COMMUNITY DEVELOPMENT

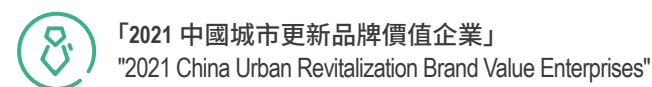
我們在《遠洋集團社區管理政策》的引導和要求下，清晰認識自身業務與社區產生的緊密聯結關係，以及或對周邊社區造成的不同程度影響。因此，我們攜手各方夥伴響應聯合國可持續發展目標 11（可持續城市和社區）及目標 17（促進目標實現的夥伴關係），致力於打造和諧宜居、多元共融、具文化特色與創新活力的社區，促進社區共榮與協同發展。

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, collaborating with partners of all walks of life, we follow the UN Sustainable Development Goal 11 (Sustainable Cities and Communities) and Goal 17 (Partnerships for the Goals), and 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 REVITALIZATION

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，遠洋根據城市更新項目的不同，進行拆除重建、存量盤活、社區煥新三種模式的靈活選擇，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。本年，遠洋集團榮獲「2021 年度影響力城市更新運營商」、「2021 中國城市更新品牌價值企業」榮譽稱號。

Sino-Ocean Group vigorously builds its presence in the field of urban revitalization. In the implementation of many urban revitalization projects, the Group flexibly chooses from three models—demolition & reconstruction, rejuvenation of existing project, and community renewal based on the differences of various urban revitalization projects. The Group follows the logic and rules of organic urban development, promotes urban revitalization 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. This year, Sino-Ocean Group won the honorary titles of "2021 Influential Urban Revitalization Operator" and "2021 China Urban Revitalization Brand Value Enterprises".



推動城市有機更新，傳承文物古蹟，打造可持續、共榮共生的社區生活環境 PROMOTING ORGANIC URBAN REVITALIZATION TO INHERIT CULTURAL RELICS AND HISTORIC SITES AND CREATE A SUSTAINABLE AND SYMBIOTIC COMMUNITY

春牛堂，位於深圳市南山區，距今已有 600 多年曆史，屬於南山區區級文物保護單位，是深圳農耕文化現存的唯一史蹟，歲月侵襲讓春牛堂已頗為破舊，主體岌岌可危，急需對其進行妥善的修繕保護，以使這一承載深圳人拓荒牛精神的文物古蹟得以傳承。遠洋集團非常重視春牛堂的曆史文化價值，遵從保存原形制、原結構、原材料、原工藝的「四保存」原則，在深圳遠洋濱海大廈項目中，對春牛堂進行保護性修繕，實現城市有機更新，為深圳的城市煥新建設、保留當地原有文化曆史，添上一抹特別的色彩。

Chun Niu Tang, or Spring Cattle Hall, located in Nanshan District, Shenzhen, has a history of more than 600 years. As a district-level cultural relic protection unit in Nanshan District, it is the only existing historical site about agricultural culture in Shenzhen. After years of erosion, Spring Cattle Hall has become rather dilapidated, with its main body standing precariously. It is in urgent need of proper repair and protection, so that this cultural relic carrying the pioneering spirit of Shenzhen people can be passed down. Sino-Ocean Group lays great emphasis on the historical and cultural value of Spring Cattle Hall, and follows the principle of preserving the original shape, structure, materials and craftsmanship. In the Shenzhen Ocean Seafront Towers project, we protectively repaired Spring Cattle Hall to achieve organic urban revitalization, adding a special touch to Shenzhen's efforts in urban revitalization and preservation of the original local culture and history.



項目效果圖 Architectural rendering



春牛堂修繕前後對比示意圖 Comparison before and after the renovation of Spring Cattle Hall

助力鄉村振興

SUPPORTING RURAL REVIVAL

隨著黨的十九大提出實施「鄉村振興戰略」，中國農業現代化的發展正在進入大發展的時期，遠洋集團著眼於國家「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，發揮各自優勢，相互支持，攜手共進，盡快形成現代農業的產業化和商業化，最終實現農業科研成果向市場的轉化。

With the "Rural Revival Strategy" proposed at the 19th National Congress of the Communist Party of China, the development of China's modern agriculture is entering a period of great development. Focusing on the country's "Rural Revival Strategy" and the enterprise's "Industrial and Principal Business Coordination Strategy" and leveraging its strengths in project construction, capital operation, achievement transformation and market operation, Sino-Ocean Group worked with scientific research units and relevant enterprises to exert their respective advantages and support each other to achieve modern industrial and commercial agriculture as early as possible, finally transforming agricultural scientific research results into practices.

● EMPOWERING VILLAGERS TO DOUBLE THEIR INCOME THROUGH RURAL REVIVAL 鄉村振興賦能，村民收入翻倍



2017 年，集團以三亞市大茅村為先行試驗區，投資建設海南省首個通過驗收的共享農莊——大茅遠洋生態村。項目總佔地 17,680 畝，以現代設施農業和熱帶高效農業為基礎，導入科技、教育、旅遊、文創等行業優質資源，形成有特色、有產業、有內涵的「農業+」多產業融合運作模式的新型農村樣板，以健康煥新鄉村，以匠心振興鄉村。目前，項目已完成所有基礎設施和主體建設，分為四大板塊，即現代農業觀光區、生態農業體驗區、生態休閒度假區和休閒健康運動區。

截至 2021 年底，項目帶動農戶 446 戶，提供 200 餘個工作崗位，片區內村民人均年收入從 2017 年的人民幣 8,620 元增加到人民幣 21,500 元。昔日落後農村搖身一變，成為創業致富的「平台基地」、治癒身心的旅遊勝地、備受歡迎的研學教育目的地，在創造可觀收益的同時，改善了鄉村環境，帶動了鄉村的振興與發展。2021 年入選第二批全國鄉村治理示範村，成為三亞唯一獲評鄉村。

In 2017, the Group took Damao Village in Sanya as a pilot area and invested in the construction of Damao Ocean Ecological Village, the first shared farm in Hainan Province that has passed the acceptance inspection. The project covers a total area of 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, so as to revive the countryside with health elements and ingenuity. Currently, the project has completed all infrastructure and main construction. It is divided into four sections, namely modern agricultural sightseeing area, ecological agricultural experience area, ecological leisure resort area, and leisure and health sports area.

As at the end of 2021, the project had benefited a total of 446 farmers and provided over 200 positions. The per capita annual income of villagers in the area increased from RMB8,620 in 2017 to RMB21,500. The originally backward village has turned into an "entrepreneurial platform" for wealth creation, a healing tourist attraction, and a popular destination for research and education. While bringing considerable income, it improves the rural environment and boosts the revival and development of the countryside. In 2021, it was selected into the second batch of national rural governance demonstration villages as the only village in Sanya receiving such acclaim.

● EMPOWERING RURAL REVIVAL WITH COMPETITION FOR YOUNG PEOPLE TO CONTRIBUTE IDEAS FOR FRUIT SALES 賽事賦能鄉村振興 青年獻策水果產銷



「鄉村振興」全國商業策略大賽金獎作品展示 "Rural Revival" National Business Strategy Competition Gold Award

2021 年，遠洋之帆公益基金會在大學生社會實踐獎舉辦的第十三個年頭，特別增設「鄉村振興」全國商業策略大賽賽題，比賽以海南三亞大茅村為背景，以當地特色農產品為標的，聚焦鄉村農產品商業推廣、渠道開拓，鼓勵大學生群體積極開動腦筋，利用所學專業，從年輕人的角度為傳統農產品產銷注入新思維、打開新思路，從而切實利用新的營銷方式、傳播媒介為大茅村農產品銷售提供幫助。

In 2021, the 13th year of Students-in-Action Awards, Sino-Ocean Charity Foundation specially added the topic of "Rural Revival" to the National Business Strategy Competition. The competition was to develop marketing and sales channels for the local characteristic agricultural products in Damao Village in Sanya, Hainan. The participating college students were encouraged to brainstorm and leverage their majors to come up with new ideas for the marketing of traditional agricultural products, with a view to help boost the sales of Damao village's agricultural products via new marketing channels and media.

● SETTING UP A NEW VILLAGE FUND TO BOOST RURAL REVIVAL 新鄉村基金持續加碼 激發鄉村振興新活力

2021 年 4 月，遠洋資本與成都新津數字科技產業發展集團有限公司簽訂戰略合作協議，擬設立人民幣 10 億元新鄉村產業基金二期，共同繼續推進新鄉村產業在新津的發展，孵化優質項目向全國推廣，實現快速邁進高質量發展新階段。

遠洋資本積極響應國家鄉村振興戰略，發揮基金專業管理和產業資源整合優勢，於 2020 年 9 月設立交子遠洋（新津）新鄉村基金一期，通過設立新鄉村產業基金，與地方政府及其引導基金管理平台合作，凝結資金、政策、人才、技術、理念等多方資源，積極助力地方政府產業導入與升級，助力鄉村全面振興。

本基金聚焦「新鄉村」，將投向有利於鄉村振興的行業領域，有效激活鄉村經濟，幫助地方政府打造「造血」產業，建設有活力的特色美麗新鄉村。

In April 2021, Sino-Ocean Capital signed a strategic cooperation agreement with Chengdu Xinjin Digital Technology Industry Development Group Co., Ltd. and proposed to set up the New Village Fund Phase II of RMB 1 billion. The fund aims to jointly promote the development of new rural industries in Xinjin, incubate high-quality projects and promote them nationwide, so as to enter a new stage of high-quality development.

In response to China's rural revival strategy, Sino-Ocean Capital leveraged its advantages in professional fund management and industrial resource integration to establish Jiaozi Sino-Ocean (Xinjin) New Village Fund Phase I in September 2020. By setting up such a new village fund, Sino-Ocean, in collaboration with the local government and its guiding fund management platform, deployed resources such as capital, policies, talents, technologies and ideas to help the local government develop and upgrade industries and achieve rural revival.

Focusing on "new villages", the new fund will invest in industries that are conducive to rural revival to stimulate the rural economy and help local governments develop profitable industries and build vibrant, characteristic and beautiful new villages.

智慧城市建設

CONSTRUCTION OF SMART CITY

隨著智慧化建設在城市市政基礎設施、防災、交通、群眾就醫、社區服務等領域逐步普及，越來越多的百姓從中受益。遠洋服務長期堅持智慧化、專業化、精細化的運營理念，通過全產業鏈的優勢以科技賦能創新物業管理的手段和新型業務模式，強化公司在城市空間運營的能力，從「萬物互聯」到「萬物智聯」，打造健康、宜居、安全的智能建築和智慧城市人居環境。

More and more people benefit from smart construction which is increasingly common in municipal infrastructure, disaster prevention, transportation, healthcare, and community services. Sino-Ocean Service has long been adopting the philosophy of intelligent, special and fine operations. By using technology to empower innovative property management and develop new business models through the whole-industrial chain, it strengthens the Company's capabilities in urban space operation from "Internet of Things" to "Smart Internet of Things", and helps create a healthy, liveable and safe smart building and smart city living environment.

2021 年 10 月，遠洋服務與霸州市人民政府簽署戰略合作協議，本著「資源共享、優勢互補、互惠互利、合作發展」的原則，依托各自優勢資源積極推進雙方在智慧城市運維管理、智慧民生服務、智慧能源空間物聯網管理和智慧數字產業經濟業務、公共事務服務、公共秩序服務、公共資產運營管理、城市設施運維管理、城市環衛、道路綠化管理、社區更新改造、智能停車等相關業務合作。

In October 2021, Sino-Ocean Service signed a strategic cooperation agreement with Bazhou Municipal People's Government. Based on the principles of "resource sharing, complementing advantages, mutual benefit and codevelopment", both parties will leverage their respective advantageous resources to promote cooperation on smart city operation and maintenance, smart life services, smart energy IoT management, smart digital industry services, public affairs services, public order services, public asset operation and management, urban facility operation and maintenance, urban sanitation, road greening management, community renewal, smart parking, etc.

黨的十九屆五中全會中明確提出「數字中國」、「加快數字化發展」等要求，中共中央《十四五規劃建議》中也對發展數字經濟作了安排部署，為大數據產業發展提供了根本遵循。遠洋把握發展機遇，充分發揮經驗優勢，致力於促進大數據產業健康發展。近年來，遠洋深耕大數據產業園建設，通過產業投資、園區開發、數據中心運營等方式，持續加碼在數據中心產業領域的佈局，在全國打造全方位的數據中心網絡。

At the Fifth Plenary Session of the 19th CPC Central Committee, the requirements of "Digital China" and "Speeding up Digital Development" were clearly put forward, and the "14th Five-Year Plan Proposals" of the CPC Central Committee also made arrangements for the development of digital economy, paving the way for the development of big data industry. Sino-Ocean seized the opportunity of development with the benefit of its extensive experience and aimed at the healthy development of big data industry. In recent years, Sino-Ocean has been deeply engaged in big data industrial park construction. Through industrial investment, park development, internet data center operation and other means, it continues to further its IDC industry field layout and create a comprehensive IDC network nationwide.



北京馬駒橋綠色數據中心 Beijing Majuqiao Data Center

創新驅動數據中心，遠洋數據為「數字中國」建設貢獻力量

SINO-OCEAN DATA CONTRIBUTES TO THE CONSTRUCTION OF "DIGITAL CHINA" BY BUILDING INNOVATIVE INTERNET DATA CENTERS

遠洋集團旗下遠洋數據在全國 11 個城市建有 13 座數據中心，在運營機櫃數量超 2 萬個，機櫃儲備資源達 10 萬個。此外，遠洋數據還在積極通過投資方式，拓展數據中心規模，豐富全國佈局，為客戶提供更多選擇。

遠洋數據高度重視科技攻關，自主研發了包括水冷、柴發控油、電力監控等智能控制系統，獲得多項軟著認證和專利認證。

隨著國家雙碳戰略政策的逐步落地，遠洋數據作為耗能較高的業態已經開始著手推進企業減碳措施，從聚焦一線城市，到向資源儲備豐富的中西部地區擴展，從建設初期規劃階段便致力於使用節能設備，包括建築物屋頂設計光伏發電系統，電量自發自用；同時利用蓄冷、餘熱回收等技術減少能量消耗和碳排放；AI 技術融合，優化管理能效，大力推進綠色節能環保措施，助力新型數據中心基礎設施建設低碳化發展，為「數字中國」建設貢獻力量。

Sino-Ocean Data is under Sino-Ocean Group, has built 13 data centers in 11 cities across China, with more than 20,000 server cabinets in operation and 100,000 server cabinets in preparation. In addition, Sino-Ocean Data is expanding the scale of data centers through investment to broaden its nationwide coverage and provide customers with more choices.

Sino-Ocean Data highly values scientific and technological research. It has independently developed smart control systems covering water cooling, diesel engine oil control, and electricity monitoring, and has obtained a number of software copyrights and patents.

With the gradual implementation of China's "Emission peaking and carbon neutrality" policy, Sino-Ocean Data, as a business with high energy consumption, has started to promote carbon reduction measures and shift from focusing on first-tier cities to expanding to the central and western regions with rich energy resources. It seeks to use energy-saving equipment at the planning stage of construction, including designing solar energy systems on the roofs of buildings for self-generation and self-use of electricity. In addition, Sino-Ocean Data uses technologies such as cold storage and waste heat recovery to reduce energy consumption and carbon emissions, applies AI technology to enhance energy efficiency, and vigorously promotes energy-saving and environmental protection measures to facilitate the low-carbon development of new data hub infrastructure, thus contributing to the construction of "Digital China".



南寧五象遠洋大數據產業園 Nanning Wuxiang Data Industrial Park

支持體育事業

SUPPORTING SPORTS UNDERTAKINGS

遠洋集團蔚藍海岸項目長期以來參與和支持中國青少年帆船事業的發展，通過與國家級體育協會的合作，打造融合「帆船產業 + 教育產業 + 文化產業 + 度假服務」的文旅小鎮，與中帆協簽署戰略合作協議並建立合作夥伴關係，雙方依托各自優勢，圍繞帆船帆板領域展開深度合作，攜手構建帆船發展生態，實現產業賦能和互利共贏。

2021 年 4 月，遠洋集團蔚藍海岸帆船航海項目獲評國家體育產業示範項目，其全新擴建的北北假日·BSC 航海基地擁有一流的設備，能夠為國家帆船帆板隊一行 57 人全力備戰東京奧運會集訓提供充足的後勤保障。2021 年奧運會期間，中國帆船帆板運動協會向遠洋集團發出感謝信，致謝遠洋集團助力中國帆板運動員盧雲秀、帆板運動員畢焜成功摘得金牌、銅牌。

Sino-Ocean Group's Seatopia project has long engaged in and supported the development of China's youth sailing industry. Through cooperation with national sports associations, it built a cultural and tourism town integrating "sailing, education, culture and vacation services". It has signed a strategic cooperation agreement and established a partnership with the Chinese Yachting Association, pursuant to which both parties will leverage their respective advantages to carry out in-depth cooperation in the field of sailing, so as to jointly build a sailing ecosystem, empower industry development and achieve mutual benefit.

In April 2021, Sino-Ocean Group's Seatopia Sailing Project was accredited as a national sports industry demonstration project. Its newly expanded BeiBei Holiday BSC Marine Base has first-class equipment and can provide sufficient logistics support for the 57-member national sailing and windsurfing team to fully prepare for the Tokyo Olympic Games. During the 2021 Olympic Games, the Chinese Yachting Association sent a letter of thanks to Sino-Ocean Group for helping Chinese windsurfers Lu Yunxiu and Bi Kun win the gold and bronze medals.



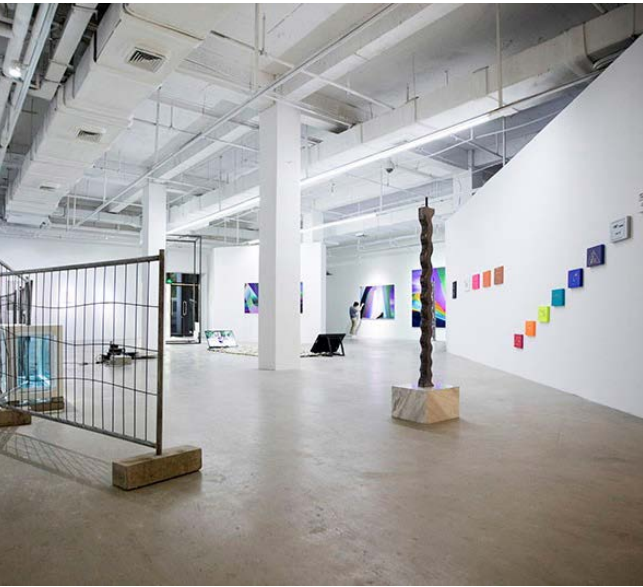
社區文化藝術

COMMUNITY CULTURE AND ART



作為北京 CBD 發展建設的長期參與者，遠洋集團一直積極探索城市空間和城市中心的創造性發展，在北京 CBD 乃至全國進行了豐富的探索和實踐。2021 年 9 月，由北京 CBD 管委會主辦、遠洋集團旗下北京 CBD 建設公司承辦的第三屆北京 CBD 藝術季強勢來襲。活動以打造「藝術街區 (Art Block)」為核心，旨在探索建立新的國家自貿區公共文化街區形態，塑造 CBD 國際藝術名片。南起通惠河、北至朝陽北路的整個 CBD 區域都被打造為藝術展場。藝術家們以「無界之界」為主題，利用樓宇大堂、櫥窗、戶外等公共區域，共繪北京 CBD 美好藍圖。

As a long-term participant in the development and construction of Beijing CBD, Sino-Ocean Group has been actively exploring the creative development of urban space and urban hub, and has made a lot of exploration and practice in Beijing CBD and even whole the country. In September 2021, the 3rd Beijing CBD Art Season, sponsored by Beijing CBD Administration Committee and held by Beijing CBD Construction Company, which is under Sino-Ocean Group, was grandly launched. Focusing on creating an "Art Block", the event was intended to explore the establishment of a new form of public cultural blocks in the national free trade zone and build a reputation for the CBD in the international art circle. The entire CBD area from Tonghui River in the south to Chaoyang North Road in the north was built into an art exhibition hall. With the theme of "Boundless Boundaries", artists used public areas such as lobbies, shop windows and outdoor areas to draw a beautiful blueprint of Beijing CBD.



2021 年 6 月 21 日，剩餘空間 (Surplus Space) 國際藝術家展示平台意向入駐遠洋武漢長江樺項目。作為長江左岸創意設計城的啟動引擎，遠洋武漢長江樺項目承載著城市文化產業發展的重要使命，以「大聚集、大平台、大融合」為理念，整合並活化同類高量級、高品質的人文藝術資源，助力武漢文化創意產業進軍國際化舞台。

On 21 June 2021, Surplus Space, an international artist exhibition platform, proposed to station at Yangtze Opus (Wuhan). As the starting engine of the Yangtze River Left Bank Creative Design City, Yangtze Opus (Wuhan) carries the important mission to develop the urban cultural industry. Based on the philosophy of "collection, platform and integration of a sizeable scale", it integrates and activates similar high-grade and high-quality resources of humanities and art to help Wuhan's cultural and creative industries enter the international stage.

社區共益

SHARING BENEFITS WITH COMMUNITIES

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 2021 年底，遠洋集團攜遠洋之帆已累計支持社會公益的款項總額約 5.3 億元人民幣，惠及全國超過 150 個城市超過 52 萬人。為進一步統籌集團社會責任履行、社會捐贈行為，制定《遠洋集團慈善公益類社會捐贈申請審批流程工作指引》《遠洋集團公益慈善性質社會捐贈操作工作指引》等文件，同步集團責任履行意識，規範化慈善行為及相應流程。遠洋之帆公益基金會平台也孕育出多個公益品牌項目，集團正以此為平台，帶領城市公司、專業公司、合作夥伴、客戶等，積極投身於公益慈善事業，為健康社區、社會共同努力。

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，不僅使更多遠洋人親身參與，充分鼓勵他們帶動了親朋好友、客戶、夥伴甚至陌生人共同助力了從抗戰老兵健康醫療、兒童自信培養、民族文化傳承、城鄉交流、公民教育，再到廣泛的公眾運動健康等社會發展議題。同時還實現了引導集團的專業資源支持各地的區域、鄉村、城市建設、及健康理念的傳播和更廣泛豎立當中。2021 年遠洋之帆公益基金會在國家「碳達峰、碳中和」戰略目標的引導下，正式設立「建築·健康 2030」聯盟。順應可持續發展及應對氣候變化趨勢，依托「遠洋健康（環保）公益計劃」，助力實現聯合國 2030 可持續發展目標（SDGs），致力於構建「人、建築、環境、社區」的可持續發展。

Since the establishment of Sino-Ocean Group in 1993, it has actively devoted itself to social charity and continued to implement social responsibilities. In 2008, Beijing Sino-Ocean Charity Foundation was officially established in the Beijing Municipal Civil Affairs Bureau to promote charity in an orderly manner and make arrangements for volunteers to actively participate in charity. As of December 31, 2021, with nearly RMB530 million Approximate Total Amount of Funds Accumulated in Support Social Charity, benefiting more than 520,000 people in more than 150 cities across China. In order to further coordinate the Group's undertaking of social responsibility and deeds in social donation, we formulated the "Sino-Ocean Group Working Guidelines on Application, Vetting and Approval Procedures for Philanthropy and Charity Social Donation" and "Sino-Ocean Group Working Guidelines on Philanthropy and Charity Social Donation Operation" and other documents to coordinate the Group's awareness of undertaking responsibility, and standard 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 city companies, professional companies, partners, customers, etc. to actively participate in charity and philanthropy, and work together for a healthy community and society.

During the year, through continuous promotion of "micro-philanthropic, inclusive and sustainable" charity campaigns, the Group managed to engage more employees in related initiatives with the strong support of the Sino-Ocean Charity Foundation, a champion of "putting love into action". The employees also invited friends and relatives, clients, business associates and even strangers to take part in the charitable causes such as healthcare for war veterans, confidence-building for children, ethnical cultural heritage preservation, urban-rural exchanges, public education, popular sports and other social development campaigns. Meanwhile, it also guided the Group's professional resources to support regional, rural, urban construction, and the spread and wider practice of health concepts. In 2021, guided by the state's strategic goals of "Emission peaking and carbon neutrality", Sino-Ocean Charity Foundation officially established the "Building · Health 2030" Alliance. By riding the trend of sustainable development and counter-climate change, and leveraging the "Sino-Ocean Health (Environmental Protection) Charity Programme", the alliance contributes to the achievement of the United Nations' 2030 Sustainable Development Goals (SDGs) and is committed to achieving sustainable development of "people, buildings, the environment and communities".



● SINO-OCEAN YOUTH VOLUNTEER LEAGUE 遠洋青年志願者聯盟



與受影響社區的溝通是有效支持社區發展的基礎。我們通過多渠道與不同層面社區保持有效溝通，如通過集團自媒體公開收集客戶及受影響社區需求與意見；遠洋之帆通過回訪調研了解受助群體的真實情況，遠洋會專員根據業主在線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。2021 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 9,726 位志願者付出了 104,115 小時的志願服務，其中包括客戶、員工、合作夥伴等利益相關方。

Communication with affected communities provides the basis for effectively supporting community development. We maintained close ties with communities at different levels through various channels. For example, we collected information about what customers and local communities needed and gained opinions through the Group's social media accounts; the Sino-Ocean Charity Foundation gained a deeper understanding of the real situation at donation-receiving communities through surveys and follow-up visits; and members of the Ocean Family adapted our services based on analysis of information submitted by property owners online. The most effective method of communication has been to encourage community members to participate in projects. In 2021, Sino-Ocean Charity Foundation continued to push forward system construction, completing the establishment of the management system for the Youth Volunteer League. On the back of the full support from the Youth Volunteer League for volunteer activities, a total of 9,726 volunteers, including customers, employees, partners and other stakeholders, were directly led to provide 104,115 hours of volunteer services during the year.

	2019	2020	2021
基金會捐贈（人民幣 百萬元） DONATIONS FROM FOUNDATION (RMB MILLION)	6.94	30.75	21.74
帶動社會捐贈（人民幣 百萬元） DONATIONS FROM OTHER SOURCES (RMB MILLION)	2.83	7.88	24.23
鄉村振興相關投入（人民幣 百萬元） RURAL REVIVAL INVESTMENT (RMB MILLION)	4.26	10.68	2.15
志願者服務時間（小時） VOLUNTEER SERVICE (HOURS)	60,486	92,880	104,115
志願者人數（人） NO. OF VOLUNTEERS (PERSON)	8,196	8,082	9,726
項目直接受益人數（人） NO. OF DIRECT BENEFICIARY (PERSON)	60,000	80,500	38,840
累計影響人數（人） CUMULATIVE NO. OF PEOPLE AFFECTED (PERSON)	4,454,500	7,100,277	7,139,117

可持續健康社區

SUSTAINABLE HEALTHY COMMUNITY

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



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」。該計劃除了包括一年一度的「遠洋益跑」外，還設立了「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 has officially launched the "Sino-Ocean Health (Environmental Protection) Charity Program" since 2019. In addition to the annual "Ocean Marathon", the scheme has also set up the "Sino-Ocean Building-Health Fund" to support communities, villages and cities in carrying out activities on building health and environmental health.

「建築·健康 2030」聯盟 "BUILDING-HEALTH 2030" ALLIANCE



首席成員單位²⁹ Chief Participating Institutions and Enterprises²⁹



Foster + Partners



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」聯盟，構建跨行業、跨專業的協作平台，共同開展老舊小區健康環保改造、健康建築標準研究及其他可持續城市相關項目，定期開展專業化、多元化的可持續發展話題分享與交流，促進社區可持續發展理念，共同應對氣候變化風險，倡導環保低碳、健康可持續的生產和生活方式。

With the support of the "Sino-Ocean Building-Health Fund", 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.

第五屆遠洋益跑 THE 5TH OCEAN MARATHON



「遠洋益跑」是遠洋之帆公益 IP—遠洋健康（環保）公益計劃的核心項目之一，以大眾為廣泛參與主體，充分圍繞運動、健康及公益等關鍵詞開展，以「遠洋益跑」小程序為平台，進行「線上馬拉鬆」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。繼 2020 年推出「遠洋益跑」微信小程序突破跑步場地限制，實現每一步均可捐贈後，2021 年「遠洋益跑」小程序再次升級，增加線上線下「跑團」概念，隨時可見跑團排行榜及個人排行榜，並新增低碳問答、每日打卡、積分禮品庫等功能，增加參與者對平台黏性及低碳知識科普，號召大眾參與到減碳的行動當中，共同維護綠水青山。

2021 年 4 月 22 日至 12 月 15 日，第五屆遠洋益跑吸引人次近 14,000 人，線上馬拉鬆共計組建 47 個跑團，舉辦 28 場城市線下接力賽，覆蓋城市 123 個，記錄步數 17,625,413 步，總配捐金額人民幣 67,832 元。自 2017 年首屆「遠洋益跑」舉辦以來，吸引了超過 3 萬名各界人士的參與，跑步里程累計超過 20 萬公里，可繞地球 4 圈多，成長為遠洋「運動 + 健康」代表性 IP。

"Ocean Marathon" is Charity IP of Sino-Ocean Charity, one of the key projects of the Sino-Ocean Health (Environmental Protection) Charity Scheme. The public as the main extensive participating entities, featuring such key words as sports, health and charity, it launched an "Online Marathon" and offline "City Relay Race" for the masses based on the "Ocean Marathon" applet as a platform. After a participant completes a designated km of run, Sino-Ocean Group will donate a sum of money to the Little Partner Education Sponsorship Scheme. Following the launch of the "Ocean Marathon" WeChat applet in 2020 to remove the running venue constraint and enable each step to be donatable, the "Ocean Marathon" applet was upgraded in 2021 to add the concept of online and offline "running groups", present a ranking list of running groups and a ranking list of individuals in real time, add a range of functions such as low-carbon Q&A, daily check-in and points mall to enhance user stickiness, intensify the promotion of low-carbon knowledge, and call on the public to participate in carbon reduction actions and jointly maintain clear water and green mountains.

From 22 April to 15 December of 2021, the 5th Ocean Marathon attracted nearly 14,000 participants. A total of 47 running groups were formed for the Online Marathon, and 28 offline city relay races were held, covering 123 cities. The total number of recorded steps was 17,625,413, matching a total donation of RMB67,832. Since the first "Ocean Marathon" was held in 2017, it has attracted more than 30,000 participants from all walks of life with a total running distance of over 200,000 km, enough to circle the earth more than 4 times. As such, Ocean Marathon has grown into a representative IP of Sino-Ocean in "Sports + Health".

29. 按中文首字拼音的字母順序排列

29. Arranged in alphabetical order of Chinese first character

「老社區 新綠色 健康 +」
環保公益項目
"GREENER OLD COMMUNITY
HEALTHIER LIFE"
CHARITY PROGRAM



改造前 / Before

改造後 / After

「老社區 新綠色 健康 +」環保公益項目源於「老社區，新綠色」項目³⁰。

The "Greener Old Community Healthier Life" environmental charity program originated from the "Old Neighborhood Greening"³⁰.

2021 年，「老社區 新綠色 健康 +」完成全國首個老舊小區改造試點——遠洋天地小區綠色健康改造。該項目於 7 月改造完畢，由遠洋集團、「建築·健康 2030」聯盟成員等多方共同參與策劃，從健康運動、健康生活、健康文化、健康可持續四大方面結合社區情況和和建築健康理論進行專項研究。重點為社區新增了長者空間、分齡兒童活動空間、一米菜園、變速環形塑膠跑道、全齡戶外健身館、陽光草坪、療癒植物群落等多個功能性區域。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，貫徹環保、健康理念。改造完畢後，建成已逾二十年的遠洋天地小區煥然一新。

In 2021, the "Greener Old Community Healthier Life" program completed China's first pilot project for old community renovation—the green and healthy renovation of Ocean Paradise. The renovation project was completed in July. Sino-Ocean Group and members of the "Building-Health 2030" Alliance participated in the planning of the project, and carried out special research from four aspects—healthy exercising, healthy living, health culture and health sustainability based on the conditions of the community and building healthy theory. Particularly, the renovation added a range of functional areas for the community, including an elderly space, an activity space for children of different ages, a one-meter vegetable garden, a variable-speed circular plastic runway, an outdoor gymnasium for all ages, a sunny lawn, and a healing plant community. In the meantime, new technologies, new energy sources and eco-friendly materials were widely applied in the renovation, such as automatic hand disinfectants, solar charging, reuse of original materials, and internationally leading eco-friendly plastics, with a view to adopting the principles of environmental protection and health. After the renovation, Ocean Paradise, which has been built for more than 20 years, took on a new look.

30. 「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。

30. 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.

教育助學 EDUCATION AND SPONSORSHIP

在教育及助學方面，集團在教育扶持領域積累了十三年經驗，由專註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 the 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。隨著時間推移，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。

2021 年是「小夥伴」成長計劃執行的第十三年，截至 2021 年底，該計劃共計資助 90 餘所學校，捐贈金額超過人民幣 1,300 萬，受益學生人群超過 8 萬人次。並組織青盟志願者前往青海省玉樹州囊謙縣著曉鄉寄宿學校、內蒙古存金溝格日勒圖蒙古族學校兩次開展受助學校回訪，帶去美術、排球、聲樂、曆史、詩詞等文化素質類課程，豐富同學們的知識點；在著曉鄉寄宿小學，學生們開展了「人生第一次」丙烯顏料繪畫課，啟迪一段藝術的旅程；在內蒙古格日勒圖蒙古族小學，北京的孩子與內蒙孩子共同在遠洋之帆捐助的文化傳承教室中學習馬頭琴演奏，欣賞民族樂器之美。

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 the 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 is 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.

The year 2021 marked the thirteenth anniversary of the implementation of the "Little Partner Education Sponsorship Scheme". As at the end of 2021, the scheme has funded more than 90 schools, donated over RMB13 million and offered aids to more than 80,000 students. Volunteers from the Youth Volunteer League were motivated to re-visit twice a boarding school in Zhexiao Township, Nangqian County, Yushuzhou Prefecture, Qinghai Province as well as a Mongolian school in Geriletu, Cunjingou, Inner Mongolia, both of which are funded schools, where art, volleyball, vocal music, history, poetry and other cultural quality courses were conducted to broaden students' knowledge. At the boarding primary school in Zhexiao Township, the volunteers conducted a "first time in life" acrylic painting class, which inspired a journey of art; at the Mongolian primary school in Geriletu, Inner Mongolia, children from Beijing and Inner Mongolia learnt how to play the "morin khuur" (a string instrument) and appreciated the beauty of the national musical instrument in the cultural inheritance classroom financed by the Sino-Ocean Charity Foundation.

● “SINGING FOR LOVE” NATIONAL CULTURAL INHERITANCE
「愛唱響」民族文化傳承

愛唱響



「愛唱響」繫列公益活動於 2014 年首度開展，旨在延續遠洋對精神品質一貫追求的同時，以音樂和藝術為切入點為邊區孩子架起通往外面世界的橋樑，表達專注於改變基礎教育發展不均衡的持續態度和行動。2017 年起，建立「愛唱響」民族文化傳承展演基金，扶持、鼓勵更多民族文化項目傳承和傳播。

2021 年完成資助湖南省江永縣、北川羌族自治擂鼓八一中學、內蒙古哈拉沁福和希望小學及內蒙古存金溝格日勒圖民族學校四所學校愛唱響演出，支持建設傳統民族文化基地，捐贈款項共計人民幣 9.43 萬元。

Debuting in 2014, the "Singing for Love" campaign seeks to broaden our pursuit of spiritual well-being and connect children in remote areas and the outside world through arts and music. Its top priority is to redress the balance in primary education development. The Ethnic Cultural Heritage Performance and Exhibition Fund was established in 2017 to promote and encourage ethnic culture inheritance and dissemination.

In 2021, we financed "Singing for Love" performances at four schools, including a school in Jiangyong County, Hunan Province; Leigu Bayi Middle School in Beichuan Qiang Autonomous Region; Hala Qinfuhe Hope Primary School in Inner Mongolia; and a nationality school in Cunjingou, Geriletu, Inner Mongolia, to support the construction of a cultural base for traditional ethnic groups, involving a total donation of RMB94,300.



● “YOUNG CITIZEN” INNOVATIVE CHARITY PROJECT
「小公民」創新公益項目

YOUNG CITIZEN
小公民
小体量也有大胸怀



「小公民」創新公益活動於 2016 年與中國少年兒童新聞出版總社、《輔導員雜誌社》合作正式設立。該活動倡導全社會關注少年兒童「小公民」責任意識的培養，鼓勵少年兒童以兒童的視角發現問題，提出問題，解決問題，促進少年兒童用愛心與公益行動去影響成人世界，為社會盡一份「小公民」的力量，用實際行動去踐行社會主義核心價值觀。

2021 年「小公民」創新公益活動由生態環境部宣傳教育中心和遠洋之帆公益基金會聯合主辦，面向全國中小學啟動「零碳行動，綠動未來」主題活動，旨在充分發揮小公民的引領帶動作用，在應對氣候變化中積極思考，探索「碳減排、碳中和」的綠色低碳可持續方式。

活動自 6 月啟動以來獲得熱烈響應，覆蓋全國近 100 所中小學參與，申報作品近 600 個，線上參與人氣投票作品 198 個，投票量超 1,577 萬。經過專家評審團現場打分及討論，最終決出年度優秀作品獎 9 名、最佳創新創意獎 3 名、最佳人氣作品獎 3 名、優秀獎 28 名。

The "Young Citizen" Innovation Charity Project was co-founded by China Children's Press & Publication Group and "Instructor" magazine in 2016. The activity advocates the whole society to pay attention to the responsibility, awareness cultivation of the teenagers and children as "Young Citizens", and encourage them to identify and solve problems from their own perspective. The ultimate goal is to let children influence adults through good deeds and make their own contributions to social development, promoting core socialist values among China's younger generations.

In 2021, the project was co-sponsored by the Publicity and Education Centre of the Ministry of Ecology and Environment and the Sino-Ocean Charity Foundation, launching an "Zero Carbon, Green Future" theme activity at primary and secondary schools across the country. It was aimed to fully expand the leading role of young citizen in assessing and exploring more sustainable ways with a green and low-carbon approach for "carbon emission reduction and carbon neutrality" in the course of coping with climate change.

The activity received an overwhelming response since its launch in June. Covering nearly 100 primary and secondary schools participated nationwide. A total of nearly 600 submitted works were received, and people took part in online voting on 198 popular works, generating more than 15.77 million votes. After the on-site scoring and discussion by the expert panel, 9 contestants were granted the outstanding works of the year award, 3 were granted the best innovation and creativity award, 3 were granted the most popular works award and 28 were granted the excellence award.

SEAFARING STUDENTS-IN-ACTION INCENTIVE SCHEME

「探海者」全國大學生社會實踐獎



遠洋「探海者」全國大學生社會實踐獎於 2009 年創立。該項目主要支持大學生實踐團隊開展助學支教、藝術實踐、教師培訓、環境保護、養老調研、創業創新等方面的實踐項目。

為響應「美麗中國」政策號召，2019 年起實踐獎特設遠洋「築·健未來」大學生建築設計競賽專項賽事，支持大學生聚焦「建築·健康」理念，鼓勵大學生以專業知識和能力，打造更健康、更低碳的設計作品。

2021 年，第十三屆遠洋「探海者」全國大學生社會實踐獎由「築·健未來」建築設計競賽及「鄉村振興」商業策劃大賽組成。「築·健未來」建築設計競賽由中國房地產業協會、中國建設教育協會、遠洋集團共同主辦。10 月 28 至 29 日，實踐獎終評於武漢遠洋·東方境世界觀現場成功舉辦。活動邀請建築專業、媒體及教育界知名人士參與，為參賽學生提供了專業指導和點評，引導學生們展開對於「零碳建築」、「鄉村振興」新的思考。

今年，「築·健未來」建築設計競賽以「零碳建築」為主題，以武漢遠洋里 CITYLANE 遊客中心為設計標的，開展建築及周圍環境設計。賽題緊扣「碳中和」時代趨勢，發揮遠洋在建築領域的領先地位和專業優勢，引導學生探索在「碳中和」議題中的建築設計突破，引領房地產行業的碳中和先鋒性思考及對整個環境帶來的積極意義。

「鄉村振興」商業策略大賽則結合習總書記在黨的十九大報告中提出的鄉村振興戰略，關心「三民」問題，以三亞大茅村為基地，通過大學生團隊商業策略提升村民經濟水平，改善民生。

今年競賽共吸引來自國內外 100+ 知名高校、140+ 隊伍共計 572 名大學生申報參與競賽。賽題的綜合性跨學科屬性要求同學們積極跨專業組隊，涉及建築設計、城市規劃、材料、經濟、傳播、醫學、農業等 122 個專業參與，提交作品 62 份。賽事傳播總播放量約 43 萬，累計轉發量 4,000+，累計點讚量 2.6 萬。



The "Seafaring Students-in-Action Incentive Scheme" was established in 2009, which mainly is 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.

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.

In 2021, the 13th "Seafaring Students-in-Action Incentive Scheme" consisted of the "Building Healthy Future" Architectural Design Competition and the "Rural Revival" Business Strategy Competition. The "Building Healthy Future" Architectural Design Competition was co-sponsored by China Real Estate Association, China Construction Education Association and Sino-Ocean Group. From 28 to 29 October, the final evaluation of the scheme was successfully carried out at the Sino-Ocean Oriental World View in Wuhan. Well-known figures from the architectural, media and education sectors were invited to attend the event to provide professional guidance and comments for the participating students, guiding the students to rethink "Zero-Carbon Buildings" and "Rural Revival".

This year, the "Building Healthy Future" Architectural Design Competition featured "Zero-Carbon Buildings", in which architectural and surrounding environment design was carried out for CITYLANE (Wuhan) Visitor Information Office. With a topic closely following the trend of "carbon neutrality" for the era, the competition tapped into Sino-Ocean's leading position and professional advantages in the field of construction to guide students to explore architectural design breakthroughs in the topic of "carbon neutrality", and lead the real estate industry in the pioneering thinking of carbon neutrality and the positive impact on the environment as a whole.

The "Rural Revival" Business Strategy Competition was based on the rural revival strategy proposed by General Secretary Xi in the report of the 19th National Congress of the Communist Party of China, and addressed the agricultural, rural and peasant issues. Based on Damao Village in Sanya, college student teams' business strategies were proposed to raise the financial position of villagers and improve the people's livelihood.

This year's competition attracted applications from a total of 572 college students in more than 140 teams from more than 100 well-known colleges and universities at home and abroad. Given the comprehensive and interdisciplinary nature of the competition's topic, students were required to form teams across disciplines, covering 122 professions, such as architectural design, urban planning, materials, economics, communication, medicine, and agriculture, and 62 works were submitted. The total views of the event reached approximately 430,000, with more than 4,000 reposts and 26,000 likes in total.

2021「築·健未來」全國大學生建築設計競賽部分獲獎作品
PART OF THE WINNING WORKS IN THE 2021 "BUILDING HEALTHY FUTURE"
COLLEGE STUDENTS ARCHITECTURAL DESIGN COMPETITION

1 金獎作品
GOLD AWARD

- 東南大學、中央美術學院、華南理工大學、浙江大學《無界織補 城市舞台》
- "Weaving a Boundless City Stage" by Southeast University, Central Academy of Fine Arts, South China University of Technology, and Zhejiang University



2 銀獎作品
SILVER AWARD

- 同濟大學《山之阿》
- "Embarce of the Ravine" by Tongji University



- 浙江大學《楚天綠野》
- "Southern Skies and Green Fields" by Zhejiang University



掃描二維碼，可瀏覽《2021 年「築·健未來」大學生設計作品集》
Scan the QR code to browse the "Collection of 2021 'Building Healthy Future' College Students Architectural Design Competition"

長者關懷 ELDERLY CARE



「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，設立之初即聯合海醫匯等醫護資源對河北赤城老兵提供健康支持和關懷，並通過公眾募捐設立專項基金定向支持該項目運行。目前該項目已經連續運行 6 年，共計捐贈金額人民幣 36.69 萬元。

2021 年 7 月，遠洋之帆公益基金會同椿萱茂以及北京市朝陽區建外第二社區衛生服務中心（海醫匯）的青盟志願者隊伍與河北赤城志願者共同開展了年度首次老兵探訪活動，為老人進行了現場體檢及失智篩查。12 月，遠洋之帆再次出發，發起本年第二次赤城老兵回訪活動。在寒潮侵襲的寒冬，為了讓老人溫暖過冬，基金會特採購羽絨服帶給受訪老兵，同時還為老人採購了日常高頻使用的藥品。

The "China's Backbone Health Support Program" was a special elderly-care project established by the 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 collaborate with 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. At present, the project has been running for 6 years with a total amount of donation of RMB366,900.

In July 2021, Sino-Ocean Charity Foundation, in conjunction with Chunxuanmao, the Youth Volunteer League from the Second Community Health Service Centre (Haiyihui) in Jianwai, Chaoyang District, Beijing, and the volunteers from Chicheng in Hebei, conducted the first visit to veterans during the year, during which on-site physical examination and dementia screening were carried out for the veterans. In December, the Foundation set off again and launched a second visit to the veterans in Chicheng during the year. To keep the veterans warm during the chilly winter, the Foundation specially purchased down jackets and medicines for the veterans, which were frequently used daily.

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 official WeChat public account and channel, and official Tik Tok account.



遠洋之帆公益基金會
微信公眾號
Official WeChat public 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
Official Tik Tok account

展望 OUTLOOK

公司策略 COMPANY STRATEGY

展望 2022 年，遠洋集團將堅定不移的沿著五期戰略規劃的方向和道路持續前行，眼前道路雖然佈滿泥濘坎坷，但是正道皆滄桑，遠洋將堅持聚焦開發主業，堅持「強身健體、精耕細作」，堅持長期艱苦奮鬥，做好正確而艱難的事。同時，也會加快主業和各項業務的發展，追求可持續、高質量。用遠洋人的強大潛力和韌性，一步一個腳印，步履鏗鏘，在健康可持續的正道上砥礪前行。

可持續發展管理 SUSTAINABLE DEVELOPMENT MANAGEMENT

隨著可持續發展戰略的發佈，在集團業務不斷擴張和外部針對企業可持續發展要求不斷提升的趨勢下，我們將沿著戰略路徑通過更規範的制度體系、完善合理有效的管理系統、強化更有針對性的激勵、配合更積極有效的宣傳溝通和培訓，將遠洋集團的可持續發展管理工作朝著系統化、科學化以及常態化方向推進。在做好可持續發展管理的同時，遠洋集團將堅持「以匠人之心，服務客戶，滿意用戶」，走贏得生存和可持續發展的必由之路。遠洋集團也將繼續與各利益相關方攜手同行，在「健康」理念的倡導下，創造價值共享，從而實現人、建築、環境與社會的健康和諧、穩定、可持續發展。

遠洋之帆公益基金會 SINO-OCEAN CHARITY FOUNDATION

基金會將繼續支持教育，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；關注環保，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。通過與捐贈單位、愛心人士的更多互動，帶動更多志願者、愛心企業共同參與、支持公益。更多結合公眾力量，在「共益」倡導下，為弱勢群體持續帶去更多的資金支持及社會力量關注。

Looking forward to 2022, Sino-Ocean Group will continue to move in the direction and path of the fifth-phase strategic plan. The path ahead is muddy and bumpy, yet the right path is always a rough path. Sino-Ocean will continue to focus on the principal business of development, persist in "Getting strong and fit • Crafting meticulously", work hard for a long period of time and do the right but difficult things well. At the same time, it will also accelerate the development of the principal business and various business, and pursue sustainability and high quality. With the strong potential and resilience of the Sino-Ocean people, we will forge ahead step by step in steady strides on the path of health.

With the release of the sustainable development strategy, under the trend of the continuous expansion of the Group's business and the continuous improvement of external requirements for the sustainable development of enterprises, we will follow the strategic path through a more standard institutional system, improve our reasonable and effective management system, strengthen more targeted incentives, coordinate with more active and effective publicity, communication and training, promote the sustainable development management of Sino-Ocean Group towards a systematic, scientific and regular direction. While doing a good job in sustainable development management, Sino-Ocean Group will adhere to the principle of "serving customers and satisfying users with the heart of craftsmanship" and taking the only way to win survival and sustainable development. Sino-Ocean Group will also continue to work hand in hand with each stakeholder to create value sharing under the advocacy of the "health" concept, so as to attain the healthy, harmonious, stable and sustainable development of people, buildings, the environment and society.

The Foundation will continue to support education by helping students in underdeveloped areas receive education and complete their studies, and by providing funds effectively in line with the real needs of these students. It will be more concerned with environmental protection, support the construction of environmental facilities in communities, villages and cities, and promote the publicity and guidance of a low-carbon health concept. Through more interaction with donors and caring people, it will encourage more volunteers and caring enterprises to participate in and support charity projects. Together with the power from the public, it will continue to bring more financial support and social attention to the disadvantaged groups under the proposition of "shared interests".

意見反饋表 FEEDBACK

尊敬的讀者，
感謝您抽出寶貴時間閱讀本報告，為了持續改進遠洋集團可持續發展工作及相關信息披露內容，我們特別希望傾聽您的意見和建議。

為減少紙張的使用，請您通過掃描以下二維碼或登錄網站
(<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 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 relevant information disclosure practices, we kindly request that you share your opinions and suggestions with us.

For the sake of paper consumption reduction, please help complete the feedback form by scanning the following QR code or by visiting the website (<https://www.wjx.top/vj/YqT1PDN.aspx>).

Furthermore, you may send your valuable comments and suggestions to Sino-Ocean Group Sustainability email: 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

附錄

APPENDICES

附錄1 APPENDIX 1

香港聯交所《環境、社會及管治（ESG）報告指引》
ENVIRONMENTAL, SOCIAL AND GOVERNANCE (ESG) REPORTING GUIDE OF HONG KONG STOCK EXCHANGE

主要範疇、層面、一般披露及關鍵績效指標 SUBJECT AREAS, ASPECTS, GENERAL DISCLOSURES AND KPIS		頁碼 PAGE NUMBER
A 環境 ENVIRONMENTAL		
層面 A1：排放物 ASPECT A1: EMISSIONS	有關廢氣及溫室氣體排放、向水及土地的排污、有害及無害廢棄物的產生等的政策及遵守對發行人有重大影響的相關法律及規例的資料。 INFORMATION ON THE POLICIES AND COMPLIANCE WITH RELEVANT LAWS AND REGULATIONS THAT HAVE A SIGNIFICANT IMPACT ON THE ISSUER RELATING TO AIR AND GREENHOUSE GAS EMISSIONS, DISCHARGES INTO WATER AND LAND, AND GENERATION OF HAZARDOUS AND NON-HAZARDOUS WASTE.	P38, P104-P109, P111
A1.1	排放物種類及相關排放數據。 The types of emissions and respective emissions data.	P117-P118
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).	P117-P118
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).	P120
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).	P120
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 emission target(s) set and steps taken to achieve them.	P94, P100-P109, P116
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.	P94, P111
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.	P38, P104-P110
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).	P118
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).	P119
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.	P94, P99, P104-P110
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.	P94, P110 (2021 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 2021.)
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.	P38, P100-P115
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.	P100-P115
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.	P38, P91-P96
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.	P91-P96
B 社會 SOCIAL		
僱傭及勞工常規 EMPLOYMENT AND LABOR PRACTICES		
層面 B1：僱傭 ASPECT B1: EMPLOYMENT	有關薪酬及解僱、招聘及晉升、工作時數、假期、平等機會、多元化、反歧視以及其他待遇及福利的政策及遵守對發行人有重大影響的相關法律及規例的資料。 INFORMATION ON THE POLICIES AND COMPLIANCE WITH RELEVANT LAWS AND REGULATIONS THAT HAVE A SIGNIFICANT IMPACT ON THE ISSUER RELATING TO COMPENSATION AND DISMISSAL, RECRUITMENT AND PROMOTION, WORKING HOURS, REST PERIODS, EQUAL OPPORTUNITY, DIVERSITY, ANTI-DISCRIMINATION, AND OTHER BENEFITS AND WELFARE.	P128-P133
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.	P123-P124
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.	P126
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.	P134-P140
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.	P139
B2.2	因工傷損失工作日數。 Lost days due to work injury.	P139
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, how they are implemented and monitored.	P134-P140
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.	P141-P142
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)	P143-P144
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.	P144
層面 B4：勞工準則 ASPECT B4: LABOR STANDARDS	有關防止童工或強制勞工的政策及遵守對發行人有重大影響的相關法律及規例的資料。 INFORMATION ON THE POLICIES AND COMPLIANCE WITH RELEVANT LAWS AND REGULATIONS THAT HAVE A SIGNIFICANT IMPACT ON THE ISSUER RELATING TO PREVENTING CHILD AND FORCED LABOR.	P128
B4.1	描述檢討招聘慣例的措施以避免童工及強制勞工。 Description of measures to review employment practices to avoid child and forced labor.	P128
B4.2	描述在發現違規情況時消除有關情況所採取的步驟。 Description of the steps taken to eliminate such practices when discovered.	P128

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
營運慣例 OPERATION PRACTICES		
層面 B5：供應鏈管理 ASPECT B5: SUPPLY CHAIN MANAGEMENT	管理供應鏈的環境及社會風險政策。 POLICES ON MANAGING ENVIRONMENTAL AND SOCIAL RISKS OF THE SUPPLY CHAIN.	P83-P87
B5.1	按地區劃分的供應商數目。 Number of suppliers by geographical region.	P88
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.	P83-P85
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.	P85
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.	P84-P87
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.	P29-P30, P68-P82
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.	P72
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.	P78-P79
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.	P29-P30
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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.	P29
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.	P26-P29
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.	P28
社區 COMMUNITY		
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B8.2	在專註範疇所動用資源（如金錢或時間）。 Resources contributed to the focus area (e.g. money or time).	P147-P168

附錄2 APPENDIX 2

《中國企業社會責任報告指南 CASS CSR4.0 》指標體系表

INDICATOR SYSTEM TABLE OF CHINESE CSR REPORT GUIDE (CASS-CSR4.0)

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序號 SERIAL NO.	指標內容 INDICATORS DESCRIPTION	頁碼 PAGE NUMBER	指標性質 INDICATORS CHARACTERISTICS
E2.21	製成品所用包裝材料的總量（以噸計算）及（如適用）每單位佔量 Total packaging material used for finished products (in tonnes) and, if applicable, with reference to per unit produced	不適用 NOT APPLICABLE	拓展 Extension
E2.22	綠色運輸 Green transportation	未納入指標體系 NOT INCLUDED IN THE INDICATOR SYSTEM	核心 Core
E2.23	產品 / 人力運輸過程中對環境的影響 Impact of products/by humans transportation on the environment	P104	拓展 Extension
E2.24	減少溫室氣體排放的計劃及行動 Plan and actions of reducing greenhouse gas emissions	P91-P109	核心 Core
E2.25	溫室氣體排放量及減排量 Greenhouse gas emissions and emission reduction	P116-P118	核心 Core
E3：綠色運營 E3:GREEN OPERATION			
E3.1	綠色辦公措施 Green office measures	P109	核心 Core
E3.2	綠色辦公績效 Green office performance	P109	核心 Core
E3.3	生態恢復與治理 Ecological restoration and management	P112	拓展 Extension
E3.4	保護生物多樣性 Protection of biological diversity	P113-P114	拓展 Extension
E3.5	零淨砍伐 Zero net deforestation	不適用 NOT APPLICABLE	拓展 Extension
E3.6	環保公益活動 Environmental-protection charity activities	P159-P161	核心 Core
第六部份：報告後記（A 繫列） PART VI: REPORT AFTERWARD (SERIES A)			
A1	未來計劃：公司對社會責任工作的規劃 Future plan: Company planning for social responsibility work	P169	核心 Core
A2	關鍵績效表：企業年度社會責任關鍵數據的集中展示 Key performance indicators: Collective presentation of annual CSR key data	P9-P10, P116-P120 P123-P127	拓展 Extension
A3	企業榮譽表：企業年度社會責任重要榮譽的集中展示 Corporate awards: Collective presentation of important annual CSR awards	P48	拓展 Extension
A4	報告評價：社會責任專家或行業專家、利益相關方或專業機構對報告的評價 Reporting assessment: Assessment of reporting from social responsibility experts or industry experts, stakeholders or professional institutions	P183-P188	拓展 Extension
A5	參考索引：對本指南要求披露指標的採用情況 Reference index: The application of the disclosure indicators required by this guide	P171-P182	核心 Core
A6	意見反饋：讀者意見調查表及讀者意見反饋渠道 Opinions and feedback: Questionnaire for readers' opinions and feedback channel of readers' opinions	P170	核心 Core

附錄3 APPENDIX 3

各事業部員工所涉及城市：

CITIES WHERE THE EMPLOYEES OF EACH BUSINESS DEPARTMENT 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 CHINA 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、鎮江市
EASTERN CHINA DEVELOPMENT DEPARTMENT: Changzhou, Chuzhou, Hangzhou, Huzhou, Hua'an, Jiaxing, Nanjing, Ningbo, Shanghai, Shaoxing, Suzhou, Taizhou, Wenzhou, Wuxi, Yangzhou, 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 CHINA 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 CHINA 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

寫字樓事業部：北京市、上海市、深圳市、武漢市
OFFICE BUILDING 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, Hua'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 COMPANY: Hong Kong

附錄4 APPENDIX 4

遠洋集團所遵循國家法律法規列表（部分）：

LIST OF NATIONAL LAWS AND REGULATIONS FOLLOWED BY SINO-OCEAN GROUP (PARTIAL):

《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》	Labor 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》	Labor 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 Labor 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	《勞動合同實施條例》	Regulations on the Implementation of Employment Contracts
《建設工程質量管理條例》	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 Labor 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 the Prevention and Control of Occupational Diseases



獨立鑒證聲明

致遠洋集團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 2021 年度可持續發展報告》（以下簡稱「報告」）進行了獨立的協力廠商鑒證工作。本次鑒證 TÜV SÜD 鑒證團隊嚴格遵守與遠洋集團的合同內容，按照雙方認可的協議條款且僅在合同中認可的職權範圍內執行了此次報告的鑒證工作。

本獨立鑒證聲明所基於的是遠洋集團收集匯總並提供給 TÜV SÜD 的資料資訊，鑒證範圍僅限於相應資訊內容，遠洋集團對提供資訊資料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 2021 年 01 月 01 日到 2021 年 12 月 31 日內的經濟 / 治理、環境、社會相關資訊和資料，實質性議題的管理方法及行動措施，
- 以及報告期內組織的可持續發展績效表現。

本次鑒證物理範圍：

- 限於疫情原因，本場鑒證通過遠端方式開展。

以下資訊和資料不在本次的鑒證範圍內：

- 本報告報告期之外的任何相關資訊和內容；
- 遠洋集團的供應商、合作夥伴以及其他協力廠商的資料和資訊；
- 本報告中披露的通過獨立協力廠商機構審計的財務資料和資訊，未進行重複鑒證。

局限性

- 此次鑒證過程是在報告範圍內地點進行的，鑒證過程中 TÜV SÜD 對報告中的資料和資訊採用了抽樣鑒證的方式，僅對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、預測性資訊及 2021 年 01 月 01 日以前的歷史資料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 在企業社會責任、經濟、環境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：

- 香港聯合交易所《主機板上市規則》附錄二十七《環境、社會及管治指引》
- 《AA1000 鑒證標準 v3》（AA1000AS v3）
- 《TÜV SÜD 可持續發展報告鑒證程式》

為確保依照合同進行充分的鑒證活動並為結論提供合理保證，鑒證團隊主要進行了以下鑒證活動：

- 鑒證前對相關資訊進行前期調研活動；
- 確認高實質性議題及績效已呈現在該報告中；
- 遠端審驗遠洋集團所提供的所有支援性檔、資料和其他資訊，對關鍵績效資訊資料執行抽樣鑒證；
- 對遠洋集團披露資訊的收集、整理和彙報有關的員工進行遠端訪談；
- 其他經鑒證團隊認為必要的程式。



INDEPENDENT VERIFICATION STATEMENT

To the management and stakeholders of Sino-Ocean Group Holding Limited,

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 2021 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 said 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 1st, 2021 to December 31st, 2021, including economic, environmental and social information and data, methods for management of substantial issues, actions/measures and the Company's sustainable development performance during the reporting period.

Physical boundary of this verification:

- Remote verification took place due to Covid-19 pandemic.

The following information and data are beyond the scope of this verification:

- Any information and contents beyond the reporting period of this Report;
- 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

- This verification was performed at aforementioned physical boundary, and no branch or subsidiary was visited during the aforesaid verification; and
- The Company's standpoint, opinions, forward-looking statements and predictive information as well as the historical data and information before January 1st, 2021 are beyond the scope of this verification.

Basis for the Verification

This verification process was conducted by TÜV SÜD's expert team who are highly experienced in the corporate social responsibility, economic, environmental and other relevant issues and this team drew the conclusions thereof. The verification referred to the following standards:

- The Stock Exchange of Hong Kong Limited: the Environmental, Social and Governance Reporting Guide set out in Appendix 27 to the Main Board Listing Rules
- AA1000AS v3
- 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 highly substantial issues and performance in the Report;
- Remote review of all supporting documents, data and other information provided by Sino-Ocean Group; tracing and verification of key performance information;
- Special interview with the representative of Sino-Ocean Group; remote 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

本次鑒證過程中，我們對報告中以下披露項的相關資料進行了核驗：

環境類	社會類	經濟 / 治理類
溫室氣體排放 不可再生能源及燃料消耗 水資源 資源消耗 無害廢棄物產出量 有害廢棄物產出量 綠色建築項目面積	客戶滿意度 客戶投訴管理 員工總數 員工多元化概況 新員工概況 員工流失概況 員工滿意度 安全施工目標 安全教育與培訓 2021 年全年培訓數據 社區共益	遠洋健康建築體系應用面積 廉潔從業教育 負責任採購

經鑒證，我們認為遠洋集團所編制的報告可靠、一致、具有實質性，資訊披露客觀、真實、完整、清晰，未發現系統性或實質性的問題，並據此出具了有限保證的鑒證意見。

關於本報告，鑒證團隊得出的具體結論如下：

重要性	遠洋集團確立了實質性議題的優先順序確定流程，識別了與本行業高度相關的可持續發展議題並對議題優先順序進行了區分，披露了公司可持續發展戰略、管理行動和績效資料，報告內容具有實質性。
量化	遠洋集團所披露的關鍵指標是可計量的。披露的環境資料已注明參考標準，計算方法。
一致性	遠洋集團使用一致的披露統計方法，用連貫、可比較的資料反應在相關方面的持續表現。
平衡性	遠洋集團在報告編制過程中，充分地考慮了報告平衡性，兼顧披露其產生的正面影響和負面影響。

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。總部位於德國慕尼克的 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，積極宣導環境保護相關的專案。多年來，集團積極開拓能效管理、可再生資源，電動汽車等方面服務以說明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。報告所有資料和資訊皆由遠洋集團提供，除進行鑒證並出具鑒證聲明外，TÜV SÜD 沒有參與到報告的準備和編寫過程中。

簽字：
代表 TÜV 南德認證檢測（中國）有限公司上海分公司

朱文君

TÜV SÜD 可持續發展授權簽字官
2022 年 4 月 11 日 中國，上海
注：本鑒證聲明以繁體中文版為準，英文版僅供參考。



Verification Conclusions

During this verification process, we verified the relevant data of the following disclosure items in the Report.,

Environmental	Social	Economic/Governance
<ul style="list-style-type: none">Greenhouse Gas EmissionNon-renewable energy and fuel consumptionWater resourceResource consumptionNon-hazardous waste generatedHazardous waste generatedArea of registered green buildings	<ul style="list-style-type: none">Customer satisfactionCustomer complaint managementTotal number of employeesOverview of employee diversityNew employees overviewEmployee turnover overviewEmployee satisfactionTargets of safe constructionSafety education and trainingTraining data for 2021Sharing benefits with communities	<ul style="list-style-type: none">Covered Project Area of Sino-Ocean Healthy Building System by the End of 2021Integrity educationResponsible procurement

According to the verification, we believe the Report prepared by Sino-Ocean Group is substantial; the disclosed information and data of 2021 is authentic and traceable, no systematic or substantial problem has been detected; this Report can be used by the stakeholders of Sino-Ocean Group.

The verification team has drawn the following conclusions on this Report:

Materiality	The Company has established a prioritization process for material issues, identified sustainable development topics that are highly relevant to the industry, prioritized the topics and disclosed the Company's sustainability strategy, actions and performance data. The content of the Report is material.
Quantitative	The key indicators disclosed by the Company are quantitative. Reference standards and/or calculation methods were indicated for the disclosed environmental data.
Consistency	The disclosure statistical method that the Company used is consistent. Consistent performance in relevant areas was reflected through consistent data.
Balance	During the process of preparing the Report, the balance of the Report was adequately considered, where both positive and negative impacts are disclosed.

Recommendations on Continuous Improvement

- Nil.

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

朱文君

Zhu Wenjun
TÜV SÜD Sustainability Authorized Signatory Officer
11-April, 2022 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 2021 年度可持續發展報告》評級報告

受遠洋集團控股有限公司委託，「中國企業社會責任報告評級專家委員會」抽選專家組成評級小組，對《遠洋集團 2021 年度可持續發展報告》（以下簡稱《報告》）進行評級。

一、評級依據

中國社會科學院《中國企業社會責任報告指南（CASS-CSR 4.0）》暨「中國企業社會責任報告評級專家委員會」《中國企業社會責任報告評級標準（2020）》。

二、評級過程

1. 評級小組審核確認《報告》編寫組提交的《企業社會責任報告過程性資料確認書》及相關證明材料；
2. 評級小組對《報告》編寫過程及內容進行評價，擬定評級報告；
3. 評級專家委員會副主席、評級小組組長、評級小組專家共同簽審評級報告。

三、評級結論

過程性（★★★★★）

集團成立可持續發展管理委員會，總裁擔任委員會主席，負責報告終審簽發，總裁事務中心牽頭成立報告編制工作組，統籌協調具體工作，董事局負責審閱報告；將報告定位為回應資本市場訴求、披露社會責任資訊、完善社會責任管理、強化利益相關方溝通、提升企業品牌形象的重要工具，功能價值定位明確；根據國際國內社會責任標準、行業對標分析、公司發展規劃、利益相關方調查等識別實質性議題；積極推動下屬企業遠洋服務、遠洋資本獨立編發報告，增強了社會責任縱向融合力度；計畫通過“遠洋健康日”發佈報告，並將以電子版、印刷品、中英文版、簡版、視頻版的形式呈現報告，過程性表現卓越。

實質性（★★★★★）

《報告》系統披露了貫徹宏觀政策、保障房屋品質、老城區保護、農民工權益保護、綠色施工、新建專案環評、廢棄物迴圈利用、綠色建築等所在行業關鍵性議題，敘述詳細充分，實質性表現卓越。

完整性（★★★★★）

《報告》主體內容從「精心深耕，經營健康」「匠心品質，建築·健康」「同心致遠，環境健康」「暖心服務，員工健康」「愛心築夢，社會健康」等角度系統披露了所在行業核心指標的 91.04%，完整性表現卓越。

平衡性（★★★★★）

《報告》披露了「百萬平米事故率」「流失員工總數」「工傷人數」「客戶投訴數」「洩露客戶資訊事件」「重大違反市場推廣法律法規事件」「重大違反環境法律法規事件」等負面資料，並簡述員工違紀事項的處理情況，具有卓越的平衡性表現。

可比性（★★★★★）

《報告》披露了「交付評估得分」「全集團客戶滿意度」「鄉村振興相關投入」「新員工總數」「總能源消耗量」「溫室氣體總排放量」等 99 個關鍵指標連續 3 年的對比資料，並通過「在《全球房地產可持續發展評估》中住宅開發商類別位居全球第二名、東亞區第一名」等進行橫向比較，具有卓越的可比性表現。

可讀性（★★★★★）

《報告》以「匠心服務 建築健康」為主題，以「健康」為關鍵字，貫穿全篇，闡述了重點議題的履責理念、實踐與成效，回應了利益相關方的期望與訴求；封面設計創意融入企業 logo，嵌入「跑道」「社區」「建築」等主營業務元素，呼應報告主題，凸顯行業特徵，增強了報告的辨識度；多處嵌入二維碼延伸解讀報告內容，設置註腳解釋履責資訊，增強了報告的溝通和傳播價值，具有卓越的可讀性表現。

創新性（★★★★★）

《報告》設置「遠洋碳中和之路」「黨建活動提振員工士氣 凝心聚力促業務健康發展」兩大責任專題，聚焦企業貫徹落實「雙碳」戰略、回應建黨百年方面的履責實踐，彰顯了企業的責任擔當；積極回應國際可持續發展新趨勢、新標準，回應聯合國可持續發展目標（SDGs），並依據 TCFD 框架詳述應對氣候變化議題的考量，彰顯了企業的責任引領；修訂完善社會責任指標體系，並將指標內嵌於日常管理系統，持續提升資訊披露的規範性，增強了社會責任管理能力，創新性表現卓越。

綜合評級（★★★★★+）

經評級小組評價，《遠洋集團 2021 年度可持續發展報告》的過程性、實質性、完整性、平衡性、可比性、可讀性及創新性均達到五星級，綜合為「五星佳」級，是企業社會責任報告中的典範。



遠洋集團可持續發展報告連續六年獲得五星級、首次獲得五星佳級評價

四、改進建議

增加行業核心指標的披露，提升報告的完整性。

評級專家委員會副主席

黃群慧

評級小組組長

邵國勝

評級小組專家

張惠



掃碼查看企業評級檔案

出具時間：2022 年 4 月 15 日

RATING REPORT OF THE SUSTAINABLE DEVELOPMENT REPORT 2021 OF SINO-OCEAN GROUP

Upon the request of Sino-Ocean Group Holding Limited, the Chinese Expert Committee on CSR Report Rating invited experts to form a rating team to rate the Sustainable Development Report 2021 of Sino-Ocean Group (hereinafter referred to as "the Report").

I. Rating Criteria

Guidelines on Corporate Social Responsibility Reporting for Chinese Enterprises (CASS-CSR 4.0) of the Chinese Academy of Social Sciences and China Corporate Social Responsibility Report Rating Standards (2020) of "Corporate Social Responsibility Report Rating Expert Committee of Chinese Enterprises".

II. Rating Process

1. The rating team reviews and confirms the Process Data Confirmation of Corporate Social Responsibility Report submitted by the report writing group and relevant supporting materials;
2. The rating team conducts evaluation on the preparation process and the content disclosed by the Report, and then drafts the rating report;
3. The Vice Chairman of the Rating Expert Committee, the leader of the rating team, and the experts of the rating team jointly sign the rating report.

III. Rating Results

Process（★★★★★）

The Group has established a sustainable development administration committee chaired by the President who shall be responsible for the final approval and issuance of the Report, and the President Affairs Center takes the lead to organize a report preparation working team to coordinate the specific work. The Board of Directors are responsible for the review of the Report. The Report, with definite function value position, is taken as an important tool for response to capital market demands, disclosure of social responsibility information, improvement of accountability management level, strengthening the communication between stakeholders and promotion of brand image. Substantive issues are identified based on international and domestic social responsibility standards, industry benchmarking analysis, company development plans and stakeholder investigation, which has actively promoted subordinate enterprises namely Sino-Ocean Service and Sino-Ocean Capital to independently compile and publish reports and enhanced vertical integration of social responsibilities. The Report is planned to be published on "Ocean Health Day" and to be presented in electronic version, printed form, and Chinese and English version, abridged edition and video edition, with excellent performance in process.

Substantiality（★★★★★）

The Report systematically discloses the key industrial issues such as implementation of macro policies, guarantee of housing quality, protection of old towns, protection of the rights and interests of migrant workers, green construction, environmental impact assessment of new projects, waste recycling, green building, etc., with detailed and full description and excellent performance in substantiality.

Integrity（★★★★★）

The main body of the Report systematically discloses 91.04% of the core indicators of the industry from the perspectives of "meticulous deep penetration for operational health", "quality products and services with ingenuity for building health", "concerted and long-term efforts for environmental health", "employee health with heart-warming services" and "healthy society with love and dream", with excellent performance in integrity.

Balance（★★★★★）

The Report reveals negative data such as "accident rate of per million square meters", "total number of lost employees", "number of work-related injuries", and "number of customer complaints", "disclosure of customer information", "major violations of marketing laws and regulations", "major violations of environmental laws and regulations" and briefly describes the process and results on handling undisciplined employees, with excellent performance in balance.

Comparability（★★★★★）

The Report discloses the comparative data of 99 key indicators such as "delivery evaluation score", "customer satisfaction in the Group", "rural revitalization related investments", "total number of new employees", "total energy consumption", "total greenhouse gas emissions" for three consecutive years, and makes a horizontal comparison on "Ranking 2nd globally and 1st in Eastern Asia in the category of residential developers in the 'Global Real Estate Sustainability Benchmark", with excellent performance in comparability.

Readability（★★★★★）

Based on the theme of "Serving with ingenuity, Building health", the Report takes "health" as the key word in the whole text to expound the responsibility fulfillment concept, practice and effect of key issues, and respond to the expectations and demands of stakeholders; the corporate logo is creatively integrated into cover design, main business elements such as "runway", "community" and "construction" are embedded to echo the theme of the Report, highlighting the characteristics of the industry and enhancing the identification of the report; QR codes are embedded in many places to extend the interpretation of the report content, and footnotes are set to explain the responsibility fulfillment information, thus enhancing the communication and dissemination value of the Report, with excellent performance in readability.

Innovation（★★★★★）

The Report sets up two major responsibility topics namely "SINO-OCEAN'S CARBON NEUTRALITY ROADMAP" and "PARTY BUILDING ACTIVITIES TO BOOST STAFF MORALE AND BUSINESS HEALTHY DEVELOPMENT", focuses on the implementation of the "Double Carbon" strategy by enterprises and the practice of responsibility fulfillment in response to the centenary of party construction, demonstrates the responsibility of the enterprise; actively responds to the new trends and new standards of international sustainable development, responds to the United Nations' Sustainable Development Goals (SDGs), and elaborates the considerations on addressing climate change issues according to the TCFD framework, demonstrating the responsibility of the enterprise in leadership; revises and improves the social responsibility indicator system, and embeds the indicators in the daily management system to continuously improve the standardization of information disclosure, enhancing the social responsibility management capability, with excellent performance in innovation.

Overall Rating（★★★★★+）

According to the rating team's assessment, Sustainable Development Report 2021 of Sino-Ocean Group is of five-star rating regarding its process, materiality, integrity, balance, comparability, readability and innovation, and it is of five-star plus corporate social responsibility (CSR) report.



The Sustainable Development Report of Sino-Ocean Group had been rated five stars for six consecutive years and was rated five-star plus for the first time.

IV. Improvement Suggestions

Enhance the disclosure of the core indicators of the industry and improve the integrity of the Report.

Vice President of Chinese Expert Committee on CSR Report Rating

黃群慧

Leader of the Rating Team

邵國勝

Expert of the Rating Team

張惠



Scan QR Code to View Enterprise Rating Files



中国企业社会责任报告
评级专家委员会
Chinese Expert Committee on CSR Report Rating

遠洋集團控股有限公司

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