



**SCE INTELLIGENT COMMERCIAL  
MANAGEMENT HOLDINGS LIMITED**

**中駿商管智慧服務控股有限公司**

(Incorporated in the Cayman Islands with limited liability)

(於開曼群島註冊成立的有限公司)

Stock Code 股份代號 : 606



**2025**

**Environmental, Social  
and Governance Report**  
環境、社會及管治報告

# CONTENTS 目錄

02	About the Group	關於本集團
03	About this Report	關於本報告
05	Message from the Chairman	主席寄語
07	Environmental, Social and Governance Approach	環境、社會及管治方針
07	Corporate Governance	企業管治
09	Risk Management	風險管理
10	Materiality Analysis	重要性分析
16	Advocating for Green Development	倡導綠色發展
17	Climate Change	氣候變化
26	Green Operations	綠色營運
28	Resource Management	資源管理
32	Emissions Management	排放管理
35	Achieving Excellence in Talents	成就卓越人才
35	Employee Rights	員工權益
38	Employee Welfare and Care	員工福利與關懷
41	Employee Training and Development	員工培訓與發展
46	Occupational Health and Safety	職業健康與安全
48	Optimising Operational Practices	優化營運慣例
48	Product Responsibility and Service Quality	產品責任及服務質素
55	Supply Chain Management	供應鏈管理
57	Anti-corruption	反貪污
60	Contributing to Community Development	貢獻社區建設
63	Overview of Key Performance Indicators	關鍵績效指標概覽
63	Environmental Performance	環境關鍵績效指標
66	Social Performance	社會關鍵績效指標
70	The Stock Exchange Reporting Code Content Index	聯交所報告守則內容索引

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

### ABOUT THE GROUP

SCE Intelligent Commercial Management Holdings Limited (“SCE CM” or the “Company”, together with its subsidiaries, collectively the “Group”) were listed on the Main Board of The Stock Exchange of Hong Kong Limited (“Stock Exchange”) on 2 July 2021. As a comprehensive property management services provider, the Group is headquartered in Shanghai for its business operations, and has been gradually developing nationally in the Yangtze River Delta Economic Zone, the Bohai Rim Economic Zone, the Guangdong-Hong Kong-Macao Greater Bay Area, the West Taiwan Strait Economic Zone and the Central Western Region, and providing commercial property management, operational services and residential property management services to a diversified range of properties.

As of 31 December 2025, the Group had secured contracts for 241 commercial and residential projects, and was managing 221 commercial and residential projects, with a total contracted gross floor area of approximately 45.2 million square metres (“sq.m.”) and a total gross floor area under management of approximately 36.0 million sq.m., covering 56 domestic cities. Since our establishment, we have been committed to scaling up with high quality and focusing on fine-tuning every aspect of our operation. Looking ahead, the Group will continue to focus on its core strategies of “Precise Tenant Sourcing” and “Refined Operation”, closely aligning with the overall trend of China’s economic development and deeply tapping into the consumption potential of cities at different levels. By leveraging smart services, we aim to deliver experiences that best meet consumer needs, striving to become a pioneer and advocate for new lifestyle choices.

### 關於本集團

中駿商管智慧服務控股有限公司(簡稱「中駿商管」或「本公司」)，連同其附屬公司合稱「本集團」於二零二一年七月二日在香港聯合交易所有限公司(「聯交所」)主板上市。作為綜合物業管理服務提供商，本集團營運總部設於上海，並分別在長三角經濟圈、環渤海經濟圈、粵港澳大灣區、海峽西岸經濟圈及中西部地區，逐步鋪開全國化連鎖發展版圖，為多元化的物業提供商業物業管理及營運服務和住宅物業管理服務。

截至二零二五年十二月三十一日，本集團已擁有241個簽約商業及住宅項目、221個在管商業及住宅項目，總簽約建築面積約4,520萬平方米，總在管建築面積約3,600萬平方米，業務覆蓋56個國內城市。自成立以來，我們始終秉持高質量、規模化與精細化的營運理念。展望未來，本集團將繼續以「精準招商」和「精細營運」為核心策略，緊密結合中國經濟發展趨勢，深度挖掘不同層級城市的消費潛力，並藉助智慧化服務為消費者打造最契合需求的體驗，致力於成為全新生活方式的先鋒和倡導者。

## ABOUT THIS REPORT

The Group has always regarded enhancing Environmental, Social, and Governance (“ESG”) performance as a core mission, continuously driving the sustainable long-term development of its business. We are committed to delivering exceptional returns for shareholders and creating lasting value for all stakeholders. Our published Environmental, Social, and Governance Report (the “Report”) comprehensively presents the Group’s ESG philosophy, annual initiatives, and performance outcomes. This Report has been prepared in both Chinese and English and is available on the Stock Exchange’s website (<http://www.hkexnews.hk>) and the Company’s website (<http://www.sce-icm.com>). If there are any contradictions or inconsistencies between the Chinese and English versions, the Chinese version shall prevail.

### Reporting Scope

This Report covers the reporting period from 1 January 2025 to 31 December 2025 (the “Year”), aligning with the reporting period of the 2025 Annual Report. This report focuses on the property management business, with environmental and social performance covering the Group’s Shanghai headquarter, Hong Kong office, 12 managed commercial projects<sup>1</sup>, and residential projects in three regions<sup>2</sup>. In the future, the Group will continue to review the reporting scope based on materiality principles and progressively enhance its data collection efforts.

<sup>1</sup> The 12 managed commercial projects include: Zhangjiagang SCE Funworld, Taizhou SCE Funworld, Xianyou SCE Funworld, Nan’an SCE Funworld, Shuitou SCE Funworld, Quanzhou SCE Funworld, Beijing West Chang’an SCE Funworld, Tangshan SCE Funworld, Gaomi SCE Funworld, Shantou SCE Funworld, Heyuan SCE Funworld, and Pingdingshan SCE Funworld.

<sup>2</sup> The residential projects in three regions included: Beijing Polaris Palace and Yanjiao Sunshine City (Phase 1) in Bohai Rim Economic Zone, all projects in West Taiwan Strait Economic Zone, and all projects in Yangtze River Delta Economic Zone.

## 關於本報告

本集團始終以提升環境、社會及管治表現為核心使命，持續推動業務的長期穩定發展，致力於為股東創造卓越回報，並為持份者締造可持續的長遠價值。我們刊發的《環境、社會及管治報告》(「本報告」)全面呈現了本集團的環境、社會及管治理念、年度措施及績效成果。本報告以中、英文編寫，並已上載至聯交所網站(<http://www.hkexnews.hk>)及本公司網站(<http://www.sce-icm.com>)。如中、英文版本有任何抵觸或不相符之處，應以中文版本為準。

### 報告範圍

本報告的報告期為二零二五年一月一日至二零二五年十二月三十一日止年度(「本年度」)，與二零二五年年報的報告期保持一致。本報告聚焦物業管理業務，環境和社會績效涵蓋本集團上海總部、香港辦公室、12個在管商業項目<sup>1</sup>及在三個地區的住宅項目<sup>2</sup>。未來，本集團將繼續以重要性為原則審視報告範圍，逐步完善數據收集工作。

<sup>1</sup> 12個商業項目包含張家港中駿世界城、泰州中駿世界城、仙遊中駿世界城、南安中駿世界城、水頭中駿世界城、泉州中駿世界城、北京西長安中駿世界城、唐山中駿世界城、高密中駿世界城、汕頭中駿世界城、河源中駿世界城及平頂山中駿世界城。

<sup>2</sup> 在三個地區住宅項目包括：在環渤海經濟圈的北京天宸和燕郊四季花都(一期)、所有在海峽西岸經濟圈的項目、與所有在長三角經濟圈的項目。

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

### Reporting Standards

This Report has been prepared in accordance with the “Environmental, Social and Governance Reporting Code” (the “Reporting Code”) in Appendix C2 of the Rules Governing the Listing of Securities (the “Listing Rules”) on the Stock Exchange, in accordance with the principles of materiality, quantitative, consistency, and balance. A complete content index is included in the last section of this Report for reference.

### Report Confirmation

This Report has been confirmed and approved by the board (the “Board”) of directors of the Company on 27 March 2026.

### Contact and Feedback

The Group highly values the support and suggestions of our stakeholders. We sincerely welcome all parties to provide feedback on the management approaches and performance disclosed in this Report, helping us further advance our future sustainable development. If you have any questions or suggestions, please contact the Group through the following means:

SCE Intelligent Commercial Management Holdings Limited  
Room 2502-03A, Landmark South  
39 Yip Kan Street  
Wong Chuk Hang  
Hong Kong  
Email: [ir\\_cm@sce-icm.com](mailto:ir_cm@sce-icm.com)

### 報告準則

本報告乃根據聯交所主板上市規則（「上市規則」）附錄C2《環境、社會及管治報告守則》（「報告守則」），遵循重要性、量化、一致性及平衡的報告原則編製。本報告最後一章附有完整索引以供查閱。

### 報告審核

本報告已於二零二六年三月二十七日由本公司董事會（「董事會」）確認及批准。

### 聯絡及反饋

本集團高度重視持份者的支持與建議。我們誠摯歡迎各方就本報告披露的管理方針及績效提出意見，協助我們進一步推動未來的可持續發展。如有疑問或建議，請透過以下方式聯繫本集團：

中駿商管智慧服務控股有限公司  
香港黃竹坑業勤街39號  
Landmark South 2502-03A室  
電郵：[ir\\_cm@sce-icm.com](mailto:ir_cm@sce-icm.com)

## MESSAGE FROM THE CHAIRMAN

In the current evolving market environment, SCE CM is determined on exploring new business models, actively launching new product lines and cultivating transformation. 2025 marks a solid start and a pivotal year for the “Three Year Enhancement” plan of commercial property management services segment, as it transitions from a steady start to deeper implementation. We move beyond the traditional mindset of “Property Management” and “Rent Collection”, shifting toward a more forward-looking commercial management approach. By collaborating with brand tenants, we are committed to transforming into a more influential and future-driven commercial management enterprise.

Throughout the Year, the Group continued to upgrade its commercial contents. It has maintained focus on “Debut Store Matrix”, “High-traffic Internet Influencers” and “Exclusive Quality” as benchmarks to consistently deliver cutting-edge, new, and diverse consumer choices to customers. For residential property management services, the Group has proactively adjusted its operating scale and market expansion strategy, focusing on core regions. By integrating operational elements such as cost control and service quality, it continues to drive healthy growth in operational scale at a rational pace.

As for governance and sustainable development, the Board continues to lead the management in formulating and implementing ESG-related policies during the Year. The heads of relevant departments are responsible for identifying and reporting material ESG risks and opportunities to ensure strategies are progressive. We are certified with the ISO 14001 Environmental Management System and actively incorporating energy-saving measures and green building technologies into the planning and design of commercial properties to ensure that operations align with international best practices. Meanwhile, our property management team continuously reduces energy consumption in daily operations and promotes environmental awareness among residents, tenants, and contractors. We have also engaged a third-party consultant to conduct a climate risk assessment, strengthening our climate-related disclosures. Moreover, SCE CM continues to participate in charitable initiatives, focusing on public education, giving back to society.

## 主席寄語

在當前瞬息萬變的市場環境中，中駿商管始終堅持探索新商業模式，積極推出新產品線並全力推動創新實踐。二零二五年是商業物業管理服務分部「三年提升」計劃穩健開局、步入深化實踐的關鍵之年。我們跳脫傳統「物業管理」與「收租」式的思維，轉而以更具前瞻性的商業經營意識與品牌商戶攜手同行，致力轉型為更具影響力的商業管理企業。

本集團於本年度持續升級商業內容，繼續以「首店矩陣」、「高流量網紅」和「獨家優質」為基準，持續為消費者帶來前沿、新鮮、多元的消費選擇。住宅物業管理服務方面，本集團主動調整營運規模及市場擴張策略，聚焦核心區域，結合成本管控、服務品質等經營要素，以理性節奏推動營運規模的健康增長。

在公司治理與可持續發展方面，本報告年度董事會持續領導管理層制定與執行環境、社會及管治相關政策。各部門亦定期識別並匯報重大環境、社會及管治風險與機遇，確保管理決策具前瞻性。我們已通過ISO 14001環境管理系統認證，並積極將節能措施與綠色建築技術納入商業物業的規劃與設計，確保營運符合國際最佳實踐。同時，我們的物業管理公司在日常運作中持續減少能耗，提升住戶、租戶與承建商的綠色意識。我們亦已委託第三方顧問完成氣候風險評估，增強氣候相關資訊披露。此外，中駿商管持續參與與公益事業，尤其關注公共教育領域，積極回饋社會。

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

Looking forward to 2026, SCE CM will continue to prioritise “In-depth Operation” as the core strategy, and reinforce “Store-specific Policies” operational philosophy. In 2026, we will enter the “Year of Business Recovery”, concentrating on product offering improvement, multi-dimensional product controls, and deepening our understanding of local market conditions and customer needs, strategically optimise products and drive innovation. We will continue to uphold corporate governance standards, proactively implement environmental protection measures, and take more impactful actions to fulfil our corporate social responsibility and partner with all stakeholders to promote sustainable development.

**Wong Lun**  
*Chairman*  
27 March 2026

展望二零二六年，中駿商管將持續以「深度營運」為核心策略，深化「一店一策」的精準營運模式。二零二六年將正式進入「經營修復年」，我們以經營為導向，聚焦改善型產品，強化產品多維度管控、理解當地市場情勢與需求，針對性地進行產品優化與創新。我們將繼續堅守良好的企業管治標準，積極落實環境保護措施，以更具影響力的行動履行企業社會責任，與所有持份者攜手促進社會的可持續發展。

**黃倫**  
*主席*  
二零二六年三月二十七日

## ENVIRONMENTAL, SOCIAL AND GOVERNANCE APPROACH

The Group firmly believes that establishing a sound and robust ESG management system not only strengthens the Group's overall value but also creates long-term and stable returns for our stakeholders. While continuously enhancing our business performance, we actively listen to the opinions and expectations of stakeholders, regularly review and optimise our current policies and governance framework, and strive for continuous improvement in environmental responsibility, social contribution, and governance quality, achieving win-win development between the enterprise and society.

### Corporate Governance

Sound corporate governance not only effectively safeguards the interests of the company and its shareholders but also serves as a key driver in enhancing operational efficiency and governance transparency. Therefore, we are committed to maintaining a high standard of corporate governance. The Group and the Board are committed to safeguarding the interests of the Company and its shareholders, and strictly comply with applicable laws and regulations, including the "Hong Kong Companies Ordinance" (Cap. 622 of the Laws of Hong Kong), and comply with the "Corporate Governance Code" set out in Part 2 of Appendix C1 of the Listing Rules.

## 環境、社會及管治方針

本集團深信，建立完善且穩健的環境、社會及管治管理體系，不僅有助於強化本集團整體價值，更能夠為各持份者創造長期而穩定的回報。在持續提升業務表現的同時，我們積極聆聽持份者的意見與期望，並定期檢視及優化現行方針與治理架構，務求在環境責任、社會貢獻與治理質素方面持續進步，實現企業與社會的共贏發展。

### 企業管治

良好的企業管治不僅能有效保障公司與股東的權益，也是提升業務運作效率及治理透明度的關鍵。因此，我們始終致力於追求卓越的企業管治標準。本集團及董事會堅決維護公司和股東利益，並嚴格遵守包括《公司條例》（香港法例第622章）在內的適用法律法規，按照上市規則附錄C1第二部分所規定的《企業管治守則》進行公司治理。

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

In response to increasing societal and international attention on corporate ESG performance, the Board is responsible for guiding and overseeing the Group's ESG-related strategies and development. The Board oversees the formulation, approval, and implementation of ESG-related policies and initiatives across all departments, and holds regular meetings with management to review progress and assess effectiveness. Meanwhile, the management regularly reports to the Board on ESG progress and assists the Board in formulating and implementing countermeasures. Through this two-way communication and continuous monitoring mechanism, the Board maintains comprehensive visibility into implementation outcomes, drives continuous improvement in decision-making, and exemplifies an effective top-down governance model in proactively addressing ESG-related challenges. To further enhance corporate governance standards, the Board has established the Audit Committee, the Remuneration Committee and the Nomination Committee, strengthening the independence of the governance structure and ensuring the Group consistently achieves excellence in corporate governance. For detailed responsibilities of each committee, please refer to the "Corporate Governance Report" section of the Group's 2025 Annual Report.

Board diversity plays a crucial role in enhancing decision-making quality and strengthening corporate competitiveness. Therefore, the Group has implemented the "Board Diversity Policy" to build a diverse and comprehensive board structure. In the selection process of directors, the Group considers a range of factors, including skills, industry knowledge and experience, expertise, educational background, independence, gender and age, to ensure a balanced and well-rounded board that can effectively contribute to the Group's business development when needed. Additionally, the Company and the Nomination Committee conduct an annual review of the Board's structure, size and composition, and provide recommendations to the Board on director nominations based on the review and the Board Diversity Policy. For details on the core duties of the members, please refer to the "Nomination Committee" section of the Group's 2025 Annual Report.

隨著社會及國際對企業的環境、社會及管治表現關注日益提升，董事會負責指導和監督本集團環境、社會及管治相關策略和發展。董事會負責指導各部門制定、審批和執行環境、社會及管治相關政策與措施，並定期與管理層召開會議，審視工作進度與成效。同時，管理層定期向董事會匯報最新環境、社會及管治進展，並協助董事會制定及執行應對措施。透過此雙向溝通與持續監察機制，董事會得以全面掌握執行成效，推動決策優化，充分體現由上而下的有效管治模式，積極應對環境、社會及管治相關挑戰。為進一步提升企業管治水準，董事會下設審核委員會、薪酬委員會以及提名委員會強化治理架構的獨立性，確保本集團能持續實現卓越的企業管治標準。有關董事會及各委員會職責可參閱本集團二零二五年年報「企業管治報告」章節。

董事會多元化對提升決策質素、增強企業競爭力具有關鍵作用。因此，本集團實施了《董事會多元化政策》，致力打造一個多元、全面的董事會架構。在董事人選甄選過程中，本集團綜合考量多項因素，包括技能、行業知識及經驗、專業資質、教育背景、獨立性、性別、年齡等一系列因素，以務求在各方面達致合理平衡，使其在切合所需日時能夠為業務發展提供相應貢獻。此外，本公司及提名委員會每年均會對董事會的架構、人數、組成等進行檢討，並根據檢討結果，結合《董事會多元化政策》等因素，就出任董事的提名向董事會提出意見。有關各委員的主要職責，請參閱二零二五年本集團年報「提名委員會」章節。

## Risk Management

Risk management is a core component of the Group's daily operations. We consistently uphold a rigorous approach, strictly complying with relevant laws and regulations including the Listing Rules and the "Company Law of the People's Republic of China" to ensure the Group's operational compliance. The Board is responsible for overseeing the Group's climate-related risk management framework, and regularly reviews the governance structure, assessment processes, and mitigation mechanisms for climate risks to ensure continuous improvement and effective implementation, supporting the Group's objectives in climate resilience and sustainable development. Under the guidance of the Board, business departments actively fulfil their risk management responsibilities by systematically identifying and analysing enterprise risks and climate-related risks that may impact the achievement of the company's strategic objectives, and developing corresponding response and mitigation measures to ensure risks remain at acceptable level. We believe that through comprehensive and multi-dimensional risk assessment and management mechanisms, the Group not only ensures the sustained and stable operation of its business but also create long-term value for all stakeholders and drive the Group's sustainable development. To further strengthen the systematic management of risks, the Group has developed the "Risk Management Handbook", which outlines the risk management framework, responsibilities of relevant personnel, management objectives and principles, as well as specific procedures and processes for risk identification, assessment, monitoring, and response, providing clear and actionable guidance for all employees. The Group encourages all staff to thoroughly understand and strictly adhere to the handbook's requirements, embedding risk management awareness into their daily work, thereby laying a solid foundation for the Group's long-term stability and high-quality development.

## 風險管理

風險管理作為本集團日常業務營運中的核心部分，我們始終以嚴謹態度貫徹嚴格遵循《上市規則》及《中華人民共和國公司法》等相關法律法規，確保本集團營運的合規性。董事會負責監督本集團氣候相關風險管理系統，並定期檢討氣候風險的管治架構、評估流程及應對機制，以確保其持續改進與高效執行，支援本集團實現氣候韌性與可持續發展目標。在董事會的指導下，各業務部門積極履行風險管理職責，系統地識別和分析可能影響公司戰略目標實現的企業風險與氣候相關風險，並制定相應的應對與緩解措施，確保風險維持在可接受水平。我們相信，透過全面、多維度的風險評估與管理機制，不僅有助於保障集團業務的持續平穩運作，更能夠為各持份者創造長期價值，推動本集團的可持續發展。為進一步強化風險管理的系統性，本集團已制定《風險管理手冊》，內容涵蓋風險管理架構、各相關職責分工、管理目標與原則，以及具體的風險識別、評估、監控和回應流程，為全體員工提供清晰、可操作的指導依據。本集團鼓勵所有員工深入理解並嚴格遵守手冊要求，將風險管理意識融入日常工作中，為本集團的長期穩定與高質量發展奠定堅實基礎。

## Materiality Analysis

### Communication with Stakeholders

The Group is committed to promoting effective stakeholder engagement, fostering a deep understanding of their key concerns, and gathering insights on sustainability approaches, strategies and objectives, jointly advancing the steady progress of SCE CM on its path of sustainable development. We engage in regular communication with diverse stakeholder groups through multiple channels to identify potential risks and emerging opportunities within our business operations, while also systematically collecting valuable feedback and expectation on issues related to the Group's operations and future development. These valuable insights are systematically integrated into our daily operations and decision-making processes, enabling us to effectively respond to rapid societal changes and strengthen the Group's capacity to advance sustainable development. Major stakeholders identified by the Group include employees, investors and shareholders, property owners and customers, contractors and suppliers, and the broader community.

## 重要性分析

### 持份者溝通

本集團致力推動持份者有效參與，深入理解其核心關注事項，並為可持續發展方針、策略和目標提供建議，共同促進中駿商管在可持續發展道路上的穩步前行。我們透過多樣化溝通渠道與各持份者群體進行定期互動，不僅能及早識別業務營運中的潛在風險與發展機遇，亦能全面收集與本集團營運及未來發展相關的意見與期望。這些寶貴的反饋被系統地整合至日常管理與決策流程中，助力應對社會快速變遷，並強化本集團在推動可持續發展方面的行動力。本集團已識別的主要持份者包括員工、投資者及股東、業主及客戶、承包商及供應商、社區。

Stakeholder Groups 持份者群體	Importance and Reasons for Communication 溝通的重要性及原因	Stakeholder Expectations 持份者期望	Principal Communication Channels 主要溝通渠道
Employees	<ul style="list-style-type: none"> <li>Our employees are the Group's most valuable asset. We are dedicated to providing a safe working environment to encourage active participation from the employees, and to ensure the Group's competitiveness.</li> </ul>	<ul style="list-style-type: none"> <li>Rights protection</li> <li>Satisfactory working environment</li> <li>Career development opportunities</li> </ul>	<ul style="list-style-type: none"> <li>Employee Meetings</li> <li>Employee Complaint Channels</li> <li>Internal mail</li> <li>Daily Meetings</li> <li>Notice Board</li> <li>Intranet</li> <li>Training and Workshops</li> <li>Questionnaires and Satisfaction Survey</li> </ul>
員工	<ul style="list-style-type: none"> <li>員工是本集團最核心的資產，我們致力於提供一個安全的工作環境，以激發員工的積極參與，為本集團提供強大的競爭力。</li> </ul>	<ul style="list-style-type: none"> <li>權益保障</li> <li>良好工作環境</li> <li>事業發展機會</li> </ul>	<ul style="list-style-type: none"> <li>員工大會</li> <li>員工申訴渠道</li> <li>內部郵件</li> <li>日常會議</li> <li>通告板</li> <li>內聯網</li> <li>培訓及工作坊</li> <li>問卷調查及滿意度調查</li> </ul>

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

Stakeholder Groups 持份者群體	Importance and Reasons for Communication 溝通的重要性及原因	Stakeholder Expectations 持份者期望	Principal Communication Channels 主要溝通渠道
Investors and Shareholders 投資者及股東	<ul style="list-style-type: none"> <li>Disclosure of financial performance and progress in sustainable development.</li> <li>Ensure the Group's business development strategy is in line with the interests of shareholders and investors.</li> </ul>	<ul style="list-style-type: none"> <li>Risk management</li> <li>Investment returns</li> <li>Information transparency</li> </ul>	<ul style="list-style-type: none"> <li>General Meeting</li> <li>The Company's Website</li> <li>The Group's information published on the Stock Exchange</li> <li>On-site Inspections</li> </ul>
Property Owners and Customers 業主及客戶	<ul style="list-style-type: none"> <li>The Group works closely with customers to provide a comfortable shopping and living environment for both shopping mall customers and property residents.</li> </ul>	<ul style="list-style-type: none"> <li>Quality products and services</li> <li>Ethics and integrity</li> <li>Information transparency</li> </ul>	<ul style="list-style-type: none"> <li>Customer Service Centre and Hotline</li> <li>Satisfaction Surveys</li> <li>Customer Visits</li> <li>Questionnaires</li> </ul>
Contractors and Suppliers 承包商及供應商	<ul style="list-style-type: none"> <li>Ensure supply chain stability and sustainability.</li> <li>Monitor compliance of suppliers and contractors with the Group's regulations regarding health, safety, sustainable development and procurement practices.</li> </ul>	<ul style="list-style-type: none"> <li>Stable partnerships</li> <li>Fair and open</li> <li>Resources support</li> </ul>	<ul style="list-style-type: none"> <li>Project Meetings</li> <li>Screening and Evaluation of Suppliers</li> <li>Questionnaires</li> <li>Sharing Seminars and Training Courses for Contractors and Suppliers</li> </ul>
Community 社區	<ul style="list-style-type: none"> <li>The Group is committed to bringing a long-lasting and positive impact to the communities where our properties are located, working together to resolve challenges and improving the quality of life of the community.</li> </ul>	<ul style="list-style-type: none"> <li>Stable partnerships</li> <li>Fair and open</li> <li>Resources support</li> </ul>	<ul style="list-style-type: none"> <li>Project Meetings</li> <li>Screening and Evaluation of Suppliers</li> <li>Questionnaires</li> <li>Sharing Seminars and Training Courses for Contractors and Suppliers</li> </ul>
	<ul style="list-style-type: none"> <li>確保供應鏈的穩定性及可持續性。</li> <li>監察供應商及承包商是否遵守本集團有關健康、安全、可持續發展以及採購操守的規定。</li> </ul>	<ul style="list-style-type: none"> <li>優質產品及服務</li> <li>道德及誠信</li> <li>資訊透明度</li> </ul>	<ul style="list-style-type: none"> <li>客戶服務中心及熱線</li> <li>滿意度調查</li> <li>客戶拜訪</li> <li>問卷調查</li> </ul>
	<ul style="list-style-type: none"> <li>本集團和客戶緊密合作，一同為商場顧客和物業居民提供舒適的購物、居住環境。</li> </ul>	<ul style="list-style-type: none"> <li>穩定夥伴關係</li> <li>公平公開</li> <li>資源支持</li> </ul>	<ul style="list-style-type: none"> <li>項目會議</li> <li>供應商篩選及評估</li> <li>問卷調查</li> <li>承包商和供應商分享會及培訓課程</li> </ul>
	<ul style="list-style-type: none"> <li>本集團致力為物業所在社區帶來長久及正面的影響，共同解決當時社區問題，提升社區的生活質素。</li> </ul>	<ul style="list-style-type: none"> <li>環境及社會責任</li> </ul>	<ul style="list-style-type: none"> <li>本公司網站</li> <li>社區活動</li> </ul>

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

### Materiality Assessment

In 2022, the Group conducted questionnaire surveys, interviews, and focus group discussions with both internal and external stakeholders, and review all material issues annually. In 2025, in response to evolving market trends and updated local regulatory requirements, we reassessed the materiality of 18 issues. The list of material issues remains valid for the Year. Following a review of these issues and benchmarking against industry peers, the issue “Child and Forced Labour” was renamed to “Employee Rights”. This Year, the list of material issues has been reviewed and confirmed by the Board.

### Material Issues

#### Issues of High Importance 高度重要議題

- Product Responsibility and Service Quality
- Anti-corruption
- Supply Chain
- Risk Management
- Employee Rights
- Occupational Health and Safety
- Employee Benefits and Care
- Talent Recruitment and Retention

- 產品責任及服務品質
- 反貪污
- 供應鏈
- 風險管理
- 員工權益
- 職業健康及安全
- 員工福利與關懷
- 人才招聘及挽留

#### Issues of Moderate Importance 中度重要議題

- Green Procurement
- Training and Development
- Greenhouse Gas and Air Pollutant
- Climate Change
- Water Resources
- Waste
- Green Operations

- 綠色採購
- 培訓與發展
- 溫室氣體及空氣污染物
- 氣候變化
- 水資源
- 廢棄物
- 綠色營運

#### Issues of Low Importance 低度重要議題

- Energy
- Environment and Natural Resources
- Community Investment

- 能源
- 環境及天然資源
- 社區投資

### 重要性評估

本集團於二零二二年邀請內部和外部持份者進行問卷調查、訪談及焦點小組討論，並於每年檢討所有重要議題。於二零二五年，我們已根據市場走勢及本地最新法規要求，重新評估了18個議題的重要性，相關重要性議題清單結果於本年度內仍然有效。而在檢討相關議題和進行同業基準比較後，我們將議題「童工及強制勞工」更名為「員工權益」。於本年度，重要議題清單已獲董事會審查及確認。

### 重要議題

Issues of High Importance  
高度重要議題

The Group's Response  
本集團的回應

Product Responsibility  
and Service Quality  
產品責任及服務品質

As an integrated property management services company, the Group has always prioritised "Quality Service". We continuously improve our management system and service quality to protect the health and safety of our customers and provide excellent service experience.

作為一家綜合物業管理服務企業，本集團始終將「優質服務」視為首要原則。我們持續優化管理制度並提升服務品質，致力保障客戶的健康與安全，提供卓越的專業服務體驗。

Anti-corruption  
反貪污

The Group strictly prohibits any form of bribery, extortion, fraud, money laundering and other corrupt practices. We strictly comply with relevant laws and regulations, and have established several internal policies to reinforce the anti-corruption policy and management system. We have also strengthened oversight and enforcement mechanisms and require all units and departments to strictly abide by them.

本集團嚴厲杜絕任何形式的賄賂、勒索、欺詐、洗黑錢等貪污行為。我們嚴格遵循相關法律法規，並訂立多項內部政策，明確規定反貪污的原則與政策體系，強化監督與執行機制，並要求所有單位和部門嚴格遵守。

Supply Chain  
供應鏈

The Group integrated ESG risks as a key evaluation factor in selecting supplier collaborations. The Group conducts comprehensive annual evaluations of suppliers and maintains regular communication to gain in-depth insights into their performance. These efforts enable more effective mitigation of potential risks that the supply chain may pose to the Group's operations, ensuring stability and long-term sustainability of the supply chain.

本集團將供應商的環境、社會及管治風險納入合作評估的核心標準，每年對供應商進行全面評估，並定期與供應商保持溝通，深入了解合作夥伴的表現，以更有效地控制和減少供應鏈對本集團營運可能帶來的潛在風險，確保供應鏈的穩定性與可持續性。

Risk Management  
風險管理

The Group places great importance on risk management and has established a comprehensive management system to ensure the effective identification and control of risks. Managers from respective departments are responsible for identifying, reporting, discussing and analysing material ESG risks faced.

本集團高度重視風險管理，我們已建立全面的管理體系，以確保風險的有效識別和控制。各部門的管理人員負責識別、報告、討論及分析不同部門面臨的重大環境、社會及管治風險。

Issues of High Importance  
高度重要議題

The Group's Response  
本集團的回應

Employee Rights  
員工權益

The Group is strictly committed to complying with labour laws and regulations of the place of operation and safeguarding employees' legitimate rights and interests, including the right to collective bargaining and participation in trade unions. We strictly prohibit the use of child labour and any form of forced labour, and have established policies and monitoring mechanism to effectively prevent and address potential compliance risks. During the recruitment process, we conduct background checks to ensure compliance with applicable laws and regulations, thereby eliminating related risks.

本集團堅定遵守營運地點勞動法律法規，保障員工的合法權益，包括集體談判權與工會參與權。我們嚴格禁止聘用童工及任何形式的強迫勞動，並已建立相應政策與監控機制，有效預防與應對潛在違規風險。在招聘環節，我們實施背景調查，確保招聘過程符合法律法規，以杜絕相關風險。

Occupational Health  
and Safety  
職業健康及安全

Occupational health and safety is always the Group's top priority. We are committed to identifying and managing safety and health risks in the workplace, developing and implementing protective measures to ensure the health and safety of all employees, and fostering a safe working environment.

職業健康與安全始終是本集團的首要責任，我們致力於識別和管理工作場所的安全與健康風險，制定並實施保護措施，確保所有員工的健康與安全，營造一個安全的工作環境。

Employee Benefits and  
Care  
員工福利與關懷

The Group consistently prioritises employee well-being, continuously enhancing its welfare system and establishing clear guidelines on working hours and leave policies, while ensuring strict compliance with national social security and welfare regulations.

本集團始終將員工福祉置於核心位置，持續完善福利保障體系，並明確制定有關工作時數及假期制度的指引，同時嚴格遵守國家的社會保障及福利制度。

Talent Recruitment  
and Retention  
人才招聘及挽留

The Group has always regarded high-quality talents as the core of our development, and firmly advocated fair and just recruitment and promotion mechanism, which are always higher than national norms. We attract talent through multiple channels, strictly prohibit any form of discrimination, and ensure that only objective factors are considered in the recruitment and promotion process.

本集團始終視優質人才為我們發展的關鍵，堅定倡導公平公正的招聘及晉升機制，並持續以高於國家標準的專業要求實踐。我們透過多渠道廣泛吸引人才，嚴禁任何形式的歧視，確保招聘和晉升過程中僅考慮客觀條件。

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

In the decision-making process, we are committed to fully integrating the needs of stakeholders, maintaining regular communication to respond to their expectations, and demonstrating our commitment through actions. The Group actively embeds the principles of sustainable development into four pillars: “Advocating for Green Development”, “Achieving Excellence in Talents”, “Optimising Operational Practices”, and “Contributing to Community Development”. Through these efforts, we strive for achieving synergistic advancement in economic, environmental, social, and employee welfare and driving sustainable prosperity for both the enterprise and society.

在決策過程中，我們承諾充分納入持份者的需求，並通過定期溝通持續回應其期望，以實際行動體現對持份者的承諾。本集團積極將可持續發展理念深度融入四大核心領域「倡導綠色發展」、「成就卓越人才」、「優化營運慣例」、及「貢獻社區建設」，致力於實現經濟、環境、社會和員工福利的協同提升，推動企業與社會的可持續共榮。

## ADVOCATING FOR GREEN DEVELOPMENT

We fully recognise the pivotal role of the property management industry plays in advancing sustainable development, as well as the importance of minimising the environmental impacts of daily operations. In response, the Group is committed to strictly complying with relevant international environmental laws, regulations<sup>3</sup> and standards, proactively aligning with national energy-saving and emission-reduction targets, and supporting key planning initiatives. To fulfil our sustainability commitments, the Group has strengthened the management of water resources, energy, waste and greenhouse gas (“GHG”) emissions. We continuously promote green and smart building designs and constructions to enhance energy and resource efficiency, and make tangible contributions to achieving “Carbon Emission Peak” and “Carbon Neutrality” goals. The Group’s “Environmental Protection Policy Statement” clearly sets out our management philosophy for addressing environmental challenges. It encompasses key aspects such as GHG emissions reduction, wastewater and soil pollution control, management of hazardous and non-hazardous waste, and the optimisation of resources use. Guided by this statement, we aim to lead green transition across our projects and beyond, fostering sustainable change throughout the industry. In addition, the Group has developed specific operational guidelines and management standards for energy use, water resource management, and emissions control to ensure that all employees can manage resources efficiently in accordance with these guidelines.

## 倡導綠色發展

我們深明物業管理行業在推動可持續發展中的關鍵作用，以及降低日常營運對環境影響的重要性。因此，本集團始終嚴格遵循國際環境法規與標準<sup>3</sup>，積極回應國家節能減排目標及規劃。為落實可持續發展承諾，本集團全面加強對水資源、能源、廢棄物和溫室氣體排放的管理，積極推廣綠色智慧建築設計與建造，提升能源和資源利用效率，為實現「碳達峰」與「碳中和」目標貢獻實質力量。本集團的《環境保護政策聲明》清晰闡述了我們應對環境挑戰的核心理念，涵蓋溫室氣體減排、廢水及土壤污染防控、有害及無害廢棄物管理、資源優化使用等多個領域，旨在從業務實踐出發，引領項目所在地乃至更大範圍的產業綠色轉型。此外，針對能源使用、水資源管理和排放物控制等方面，本集團已制定了具體的操作指引與管理規範，確保所有員工都能遵循這些指導方針高效地管理資源。

<sup>3</sup> Laws and regulations include, but are not limited to, the following: “Air Pollution Control Ordinance” (Cap. 311 of the Laws of Hong Kong), “Dangerous Goods Ordinance” (Cap. 295 of the Laws of Hong Kong), “Waste Disposal Ordinance” (Cap. 354 of the Laws of Hong Kong), “Water Pollution Control (General) Regulations” (Cap. 358 of the Laws of Hong Kong), “Environmental Protection Law of the People’s Republic of China”, “Energy Conservation Law of the People’s Republic of China”, “Atmospheric Pollution Prevention and Control Law of the People’s Republic of China”, “Law of the People’s Republic of China on the Prevention and Control of Environmental Pollution by Solid Waste”, “Law of the People’s Republic of China on the Prevention and Control of Water Pollution”, “Law of the People’s Republic of China on Prevention and Control of Soil Contamination”, “Integrated Wastewater Discharge Standard” (GB8978–1996), “Wastewater Quality Standards for Discharge to Municipal Sewers” (GB/T31962–2015), and “United Nations Global Compact”.

<sup>3</sup> 法律法規包括但不限於以下：《空氣污染管制條例》(香港法例第311條)、《危險品條例》(香港法例第295條)、《廢棄物處置條例》(香港法例地354條)、《水污染管制(一般)規例》(香港法例第358條)、《中華人民共和國環境保護法》、《中華人民共和國節約能源法》、《中華人民共和國大氣污染防治法》、《中華人民共和國固體廢物污染環境防治法》、《中華人民共和國水污染防治法》、《中華人民共和國土壤污染防治法》、《污水綜合排放標準》(GB8978-1996)、《污水排入城鎮下水道水質標準》(GB/T31962-2015)及《聯合國全球契約》等。

## Climate Change

Climate change is one of the pressing risks affecting long-term human well-being, and the urgency of addressing it has become a global consensus. As a responsible enterprise, the Group actively aligns with national climate policies and is committed to supporting the achievement of national's targets of reaching carbon peak before 2030 and carbon neutrality before 2060. In line with the Stock Exchange Reporting Code, the Group is advancing the climate-related work across four key pillars: governance, strategy, risk management, and metrics and targets.

### Governance

The Group has integrated climate change management responsibilities into every level of its sustainability governance framework, through a two-tiered management model of "Board — Departmental Management", to advance climate governance.

*SCE CM Climate Governance Structure and Responsibilities*

### Climate Governance

#### Structure

氣候管治架構

#### Responsibilities

職責

Board	<ul style="list-style-type: none"> <li>Oversee and evaluate climate-related initiatives, and guide departments in developing, approving, and implementing climate-related policies and measures.</li> <li>Hold regular meetings with the departmental management to review progress and effectiveness of climate-related initiatives.</li> </ul>
董事會	<ul style="list-style-type: none"> <li>監督與評估氣候相關工作，指導各部門制定、審批和執行氣候相關政策與措施。</li> <li>定期與各部門管理層進行會議，檢討氣候相關工作進度及成效。</li> </ul>
Departmental Management	<ul style="list-style-type: none"> <li>Identify, report, discuss, and analyse significant climate-related risks and opportunities faced by different departments.</li> <li>Report on the latest progress in climate risk management to the Board once a year.</li> <li>Assist the Board in developing and implementing response measures.</li> </ul>
各部門管理層	<ul style="list-style-type: none"> <li>識別、報告、討論及分析不同部門面臨的重大氣候相關風險及機會。</li> <li>每年向董事會報告最新氣候風險管理進展。</li> <li>協助董事會制定及執行應對措施。</li> </ul>

Going forward, to ensure the Board and management at all levels possess the necessary skills and capabilities to oversee climate-related risks and opportunities, we plan to provide them with regular climate-related training, covering multiple topics including climate-related disclosure requirements and carbon management.

## 氣候變化

氣候變化是影響人類長遠福祉的主要風險之一，應對氣候變化的迫切性已成為全球共識。本集團作為負責任的企業，始終積極配合國家的氣候政策，推動於二零三零年前實現碳达峰，二零六零年前實現碳中和。本集團按聯交所報告守則，圍繞管治、策略、風險管理、指標和目標四個主要領域開展應對氣候變化工作。

### 管治

本集團將氣候變化管理職責納入可持續發展治理架構的各個層級，形成「董事會 — 各部門管理層」的雙層管理模式，以有序推進氣候變化管治工作。

*中駿商管氣候管治架構及職責*

未來，我們為董事會和管理層提供氣候相關培訓，涵蓋氣候相關議題揭露要求及碳管理等主題，確保其具備監督氣候相關風險與機遇所需的技能及能力。

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

### Strategy

This Year, we have conducted a comprehensive review of climate-related risks and opportunities in our business, identifying nine risks and opportunities that are most materially impactful to the Group. We have identified potential impact of risks and opportunities on our operations. Furthermore, we have conducted scenario analysis on seven key projects located in Chinese Mainland to evaluate the likelihood and severity of each risk.

#### Material Risks and Opportunities

##### Climate-related physical risks

### 策略

本年度，我們已全面審查本集團業務所面臨的氣候相關風險和機遇，識別出9項對營運最具實質性影響的風險與機遇。我們已識別風險及機遇對業務可能產生的潛在影響，並進一步針對7個位於中國內地的主要項目展開情景分析，以評估每項風險的發生可能性和嚴重程度。

#### 重大風險及機遇

##### 氣候相關物理風險

Categories 類別	Risks 風險	Potential Impact 潛在影響
Acute 急性	Coastal flooding	<ul style="list-style-type: none"> <li>Financial losses due to business disruption or delays ;</li> <li>Increase in maintenance cost due to damages to buildings and infrastructure ;</li> <li>Increase in operational cost due to the need for construction or reinforcement of flood prevention and flood control facilities.</li> </ul>
	海岸洪水	<ul style="list-style-type: none"> <li>導致業務停滯或延誤，造成財務損失；</li> <li>導致建築物與基礎設施受損，增加維修成本；</li> <li>需修建或加固防汛和洪水控制設施，增加營運成本。</li> </ul>
	Cyclones/Typhoons	<ul style="list-style-type: none"> <li>Financial losses due to business disruption or delays;</li> <li>Increase in maintenance cost due to damages to buildings and infrastructure.</li> </ul>
	氣旋／颱風	<ul style="list-style-type: none"> <li>導致業務停滯或延誤，造成財務損失；</li> <li>導致建築物與基礎設施受損，增加維修成本。</li> </ul>
	Extreme precipitation	<ul style="list-style-type: none"> <li>Financial losses due to business disruption or delays;</li> <li>Increase in maintenance cost due to higher flood risk at existing project sites or underground parking areas;</li> <li>Increase in operational cost due to the need for construction or reinforcement of flood prevention and flood control facilities.</li> </ul>
Chronic 慢性	極端降水	<ul style="list-style-type: none"> <li>導致業務停滯或延誤，造成財務損失；</li> <li>在管項目的地庫或地下停車場所受淹水風險增加，增加維修成本；</li> <li>需修建或加固防汛和洪水控制設施，增加營運成本。</li> </ul>
	Extreme heat	<ul style="list-style-type: none"> <li>Increase in operational costs due to higher demands on cooling and firefighting facilities.</li> </ul>
	極端高溫	<ul style="list-style-type: none"> <li>建築物冷卻及消防需求上升，導致營運成本上升。</li> </ul>
	Drought	<ul style="list-style-type: none"> <li>Financial losses due to business disruption or delays caused by water scarcity.</li> </ul>
	旱災	<ul style="list-style-type: none"> <li>因水資源短缺，導致業務停滯或延誤，造成財務損失。</li> </ul>

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

### Climate-related transition risks and opportunities

### 氣候相關轉型風險及機遇

Risks/Opportunities 風險／機遇		Descriptions 描述	Potential Impact 潛在影響
Policy and legal 政策和法規	Risk 風險	Legal and regulatory requirements 法律及法規的要求	<ul style="list-style-type: none"> <li>Reduction in asset value if fail to comply with the more stringent government and regulatory policies on climate- and environmental-related matters.</li> <li>政府及監管機構對氣候及環境相關政策更加嚴格，未符合相關規定將導致項目價值減少。</li> </ul>
	Risk 風險	Carbon pricing 碳定價	<ul style="list-style-type: none"> <li>Increase in operational cost due to the introduction of carbon emission cap and carbon tax.</li> <li>碳交易限額及碳稅的引入可能導致營運成本增加。</li> </ul>
Technology 技術	Risk/Opportunity 風險／機遇	Energy structure transition 能源結構轉型	<ul style="list-style-type: none"> <li>Increase in capital expenditure due to the need for energy-efficiency upgrades for existing buildings as the market transitions toward advanced or low-carbon technologies;</li> <li>Reduction in energy consumption and operating costs due to the adoption of energy-efficient systems, smart building management, and sustainable construction practices.</li> <li>隨著市場向先進或低碳技術轉型，需對現有建築物進行節能改造，增加投資成本；</li> <li>隨著節能系統、智慧建築管理和可持續建築實踐的普及，可通過降低能源消耗，實現成本降低。</li> </ul>
Market and reputation 市場及聲譽	Risk/Opportunity 風險／機遇	Changing consumer preferences 消費者偏好變化	<ul style="list-style-type: none"> <li>Increase in investment cost due to building upgrades or certification required to meet tenants' and property owners' growing preference for green and low-carbon buildings;</li> <li>Increase in customer retention and market competitiveness due to meeting consumer preferences for sustainability.</li> <li>租戶及業主未來可能更偏好綠色低碳的建築，需對建築物進行改造或獲取相關認證，增加投資成本；</li> <li>滿足消費者對可持續性的偏好，有助於增強客戶穩定性與市場吸引力。</li> </ul>

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

### *Climate-related Scenario Analysis*

This Year, the Group engaged a third-party consultant to assist in conducting climate-related scenario analysis. The scenario analysis focused on seven key projects located in Chinese Mainland to evaluate the likelihood and severity of each risk on the operations of these key projects.

We assessed the likelihood and severity of climate-related risks under two Shared Socioeconomic Pathways (“SSPs”) (SSP1-2.6 Scenario: “Turquoise Scenario” and SSP5-8.5 Scenario: “Brown Scenario”), to cover a range of potential future pathways. The scenario assumptions were informed by the Intergovernmental Panel on Climate Change (“IPCC”) Sixth Assessment Report and the four publicly available pathways published by the Network for Greening the Financial System (“NGFS”). Furthermore, we conducted the analysis across short-term (2021–2040), medium-term (2041–2070), and long-term (2071–2100) time horizons.

### 氣候相關情景分析

本年度，本集團聘請第三方顧問協助完成氣候相關情景分析。針對位於中國內地的7個主要項目，我們進一步開展了情景分析，評估各項風險發生的可能性及其對重點項目營運的潛在嚴重程度。

我們考慮了在兩種不同的氣候情景下氣候風險的可能性和嚴重性，以涵蓋兩個共享社會經濟路徑（「SSPs」）（SSP1-2.6情景：「綠松石情景」及SSP5-8.5情景：「棕色情景」）。假設情景的構建參考了政府間氣候變化專門委員會（「IPCC」）第六次評估報告和綠色金融網絡（「NGFS」）發布的四種公開途徑。同時，我們亦選取短期（二零二一至二零四零年）、中期（二零四一至二零七零年）及長期（二零七一至二一零零年）時間範圍進行評估。

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

	<b>Turquoise Scenario</b> 綠松石情景	<b>Brown Scenario</b> 棕色情景
Physical risks	SSP1-2.6: A low-emission pathway aligns with the goals of Paris Agreement, characterised by rapid decarbonisation, with global net-zero CO <sub>2</sub> emissions achieved by 2050, limiting the global average temperature rise to below 1.8°C by 2100.	SSP5-8.5: A high-emission pathway exceeding the goals of the Paris Agreement, characterised by CO <sub>2</sub> emissions doubling by 2050 compared to current levels, leading to a catastrophic global average temperature rise of 4.4°C by 2100.
物理風險	SSP1-2.6 : 符合巴黎協定目標的低排放路徑。快速減少溫室氣體排放，全球二氧化碳淨零排放目標在二零五零年前後實現。到二二零零年使全球平均氣溫升幅控制在1.8°C以內。	SSP5-8.5 : 高於巴黎協定目標的高排放路徑。到二零五零年，二氧化碳排放量將達到當前水平的兩倍。到二二零零年，全球平均氣溫將災難性上升4.4°C。
Transition risks	NGFS Net Zero 2050 Scenario: Achieve global net-zero CO <sub>2</sub> emissions by 2050 by implementing stringent climate policies and technological innovation, limiting global warming to 1.5°C.	NGFS Current Policies Scenario: This scenario assumes only existing policies are maintained, leading to significantly higher physical risks. GHG emissions will continue to rise until around 2080, resulting in global warming of approximately 3°C and severe physical risks.
轉型風險	NGFS 二零五零淨零排放路徑： 通過嚴格氣候政策與技術創新，將全球變暖控制在1.5°C以內，並在二零五零年實現全球二氧化碳淨零排放。	NGFS 現行政策路徑： 該路徑假設僅維持當前已實施的政策，將導致較高的物理風險。溫室氣體排放量將持續增長至二零八零年，造成約3°C的溫升，並帶來嚴重的物理風險。

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

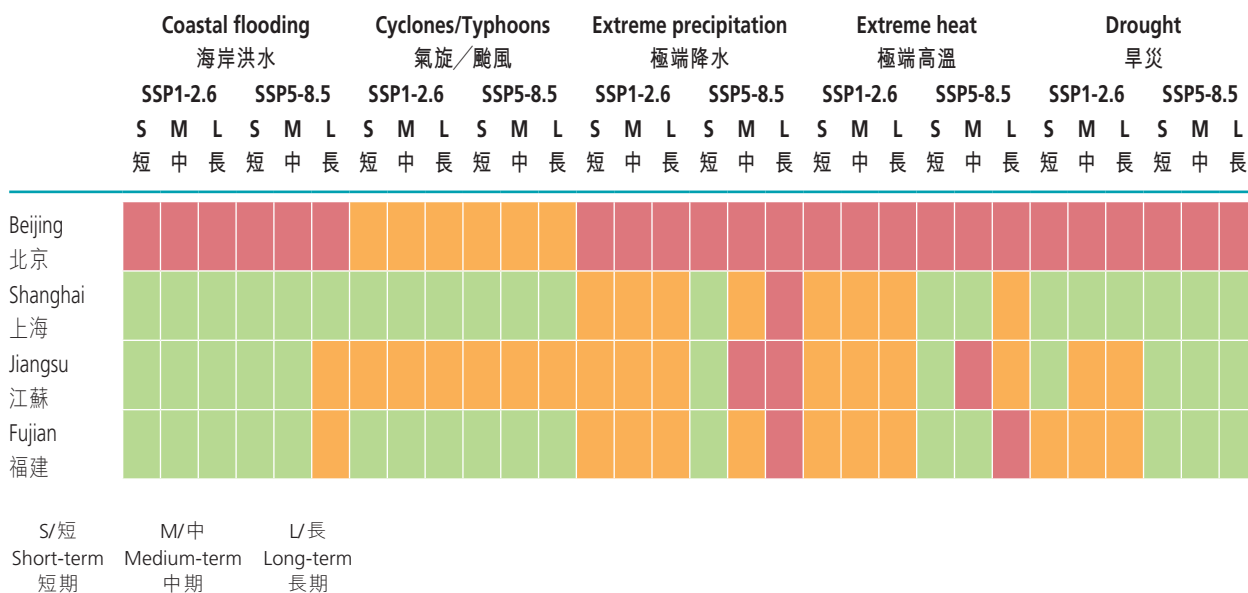
## 環境、社會及管治報告

We adopt a combined qualitative and quantitative analysis approach. Based on the assumption that the geographical locations of our projects will remain unchanged over time, we conducted an analysis of the Group's exposure to physical risks and transition risk under the Turquoise and Brown scenarios across various time horizons. To illustrate the relative severity of different risks, exposure levels are categorised into three levels: "high," "medium," and "low." The corresponding assessment results are presented below.

我們採用定性與定量結合的分析方法。基於預期項目所在地將在一段時間內保持不變的假設，我們對本集團在綠松石情景及棕色情景下的各個時間範圍內可能面臨的物理風險及轉型風險的風險暴露程度進行分析。為了免於呈現不同風險的相對嚴重性，我們將風險暴露程度劃分為「高」、「中」、「低」三個等級，相關評估結果如下所示。

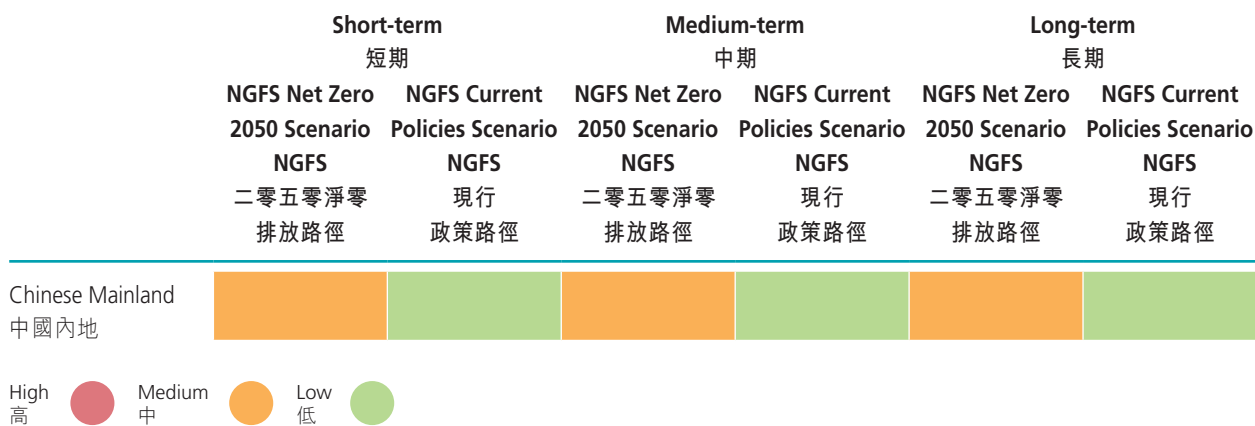
### Assessment results of physical risks

### 物理風險評估結果



### Assessment result of transition risk — carbon pricing

### 轉型風險評估結果 — 碳定價



*Addressing the Identified Climate-related Risks*

Based on the geographical and environmental characteristics of each project location, the Group has developed diversified response measures tailored to different types of acute physical risks, gradually enhancing the resilience of its projects against extreme weather events, thereby ensuring a sustain and stable operation.

To address extreme precipitation, we have adopted sunken green space designs in selected projects to enhance rainwater retention and storage capacity. These features temporarily hold stormwater during heavy precipitation, effectively reducing surface runoff and alleviating pressure on drainage systems. This approach helps to ensure the safe operation of critical facilities within the premises.

To tackle the impacts brought by cyclones or typhoons, the Group has strengthened its protective measures across risk prevention, on-site inspections, drainage checking, and emergency maintenance. For instance, when selecting vegetation around outdoor parking areas, we avoid tree species with brittle branches or poor wind resistance to minimise potential hazards during strong winds. Prior to the typhoon season, management teams conduct daily inspections of drainage systems in underground car parks and reinforce checks on sandbags, flood barriers, and low-lying areas to ensure that all protective measures are functioning properly. In addition, teams inspect corridor windows floor by floor to confirm they are securely closed and, with authorisation, carry out balcony and window safety checks for vacant units to eliminate potential risks.

*應對已識別的氣候相關風險*

基於各項目所在地的地理及環境特性，本集團已針對不同類型的急性物理風險定制多樣化的應對措施，以逐步提升各個項目在面對極端天氣時的抗禦能力，確保營運的持續穩健。

在應對極端降水方面，我們在部分項目中採用了下凹式綠地設計，以提高場地的雨水滯留與調蓄能力。此類設施可在暴雨期間臨時儲存雨水，有效降低地表徑流並減輕排水系統負荷，從而確保園區內關鍵設施的安全運作。

為有效應對氣旋或颱風，本集團從風險預防、現場巡檢、排水檢查與緊急維護等多個層面著手強化防護能力。例如，在選擇露天車位周邊植物時，特別避免脆弱或抗風性較差的樹種，以減少強風下的潛在隱患；在颱風季節來臨前，管理團隊會每日巡查地下車庫排水口，加強對沙袋、防水擋板及低窪區域的檢查，確保所有防護措施正常運作。同時，團隊亦會逐層檢查樓道窗戶是否關閉並鎖緊，並在獲得授權後協助空置單位進行陽台及窗戶安全檢查，以消除潛在風險。

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

Moreover, frontline personnel regularly remove leaves and debris from drainage channels and promptly initiate post-storm clean-up such as clearing silt and waste. We also pay greater attention to areas frequently used by the elderly and children to ensure surfaces remain dry, safe, and accessible. To further strengthen emergency preparedness, engineering teams remain on 24-hour standby and conduct comprehensive inspections of drainage systems and pump equipment. During extreme weather events, staff are stationed in critical facilities such as electrical rooms and pump rooms to respond swiftly to any unexpected incidents.

### Risk Management

The Group is currently working to establish a more systematic climate risk management framework at the enterprise level and plans to fully integrate climate change-related risks into its overall risk management framework and the "Risk Management Handbook". To enhance operational resilience, the Group will develop comprehensive disaster prevention and emergency response plans and prepare an internal natural disaster response manual to ensure swift and effective responses in the event of sudden climate-related events.

### Metrics and Target

The Group is committed to enhancing energy consumption efficiency and promoting the transition to low-carbon operation. We will continue to introduce energy label products and apply them across our operations to reduce GHG emissions. At the same time, we regularly record and analyse emission data and relevant environmental indicators for each project to evaluate the effectiveness of our reduction measures and make timely adjustments to further strengthen our GHG emissions management. We have engaged a third-party consultant to conduct a Scope 3 GHG emissions assessment, leveraging their expertise to quantify and analyse various indirect emissions generated along the Group's value chain.

此外，前線人員會定期清理排水溝內的落葉及雜物，在風雨過後迅速開展環境恢復工作，包括清除泥沙與垃圾，並特別關注老人和兒童活動頻繁區域，確保地面乾燥、安全可通行。為進一步加強保障，工程團隊則維持二十四小時待命，全面檢查排水系統與水泵設備狀態，並在極端天氣期間分組駐守於配電室、水泵房等關鍵區域，以便及時處理任何突發狀況。

### 風險管理

本集團正著手從集團層面建立更具系統性的氣候風險應對機制，並計劃將氣候變化相關風險全面納入風險管理框架及《風險管理手冊》。為提升整體營運的韌性，本集團將制定完善的防災及應急預案，並編製內部自然災害應對手冊，以確保在突發氣候相關事件下能迅速而有效地作出反應。

### 指標及目標

本集團致力於提升能源使用效率並推動業務的低碳轉型。我們將持續引入有「節能標章」的產品，並將其應用於營運以減少溫室氣體排放。同時，我們會定期記錄和分析各項目的排放數據及相關環境指標，以評估減排措施的成效並作出適當調整，強化溫室氣體排放管理。此外，我們亦已聘請第三方顧問公司開展範圍3溫室氣體排放評估工作，藉其專業能力對本集團營運產生的各類間接排放進行量化分析。

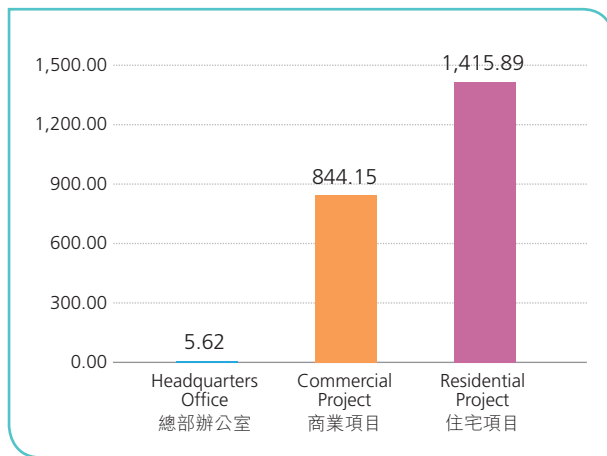
# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

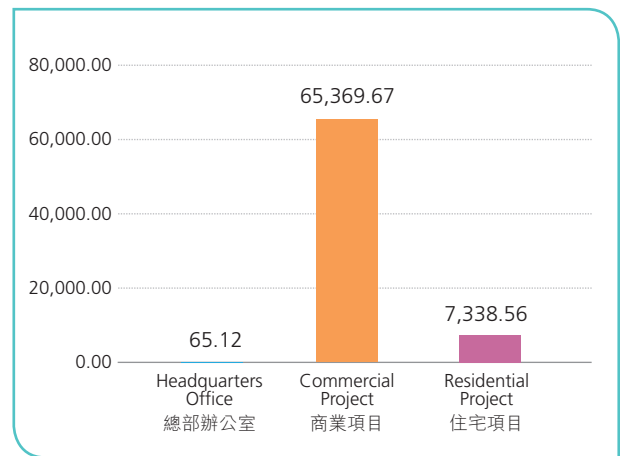
During the Year, the breakdown of GHG emissions measured in tonnes of carbon dioxide equivalent (“tCO<sub>2</sub>e”) of the operation sites (headquarters office, commercial projects and residential projects) within the reporting scope are shown as follows<sup>4</sup>:

本年度內，報告範圍內的營運點（總部辦公室、商業項目、住宅項目）公噸二氧化碳當量溫室氣體排放分佈如下所示<sup>4</sup>：

**Scope 1 — Direct GHG Emissions<sup>5</sup> (tCO<sub>2</sub>e)**  
**範圍 1 — 直接溫室氣體排放<sup>5</sup>**  
 (公噸二氧化碳當量)



**Scope 2 — Indirect GHG Emissions<sup>6</sup> (tCO<sub>2</sub>e)**  
**範圍 2 — 間接溫室氣體排放<sup>6</sup>**  
 (公噸二氧化碳當量)



The Group has not yet established climate-related quantitative targets. Going forward, the Group will actively consider setting long-term emissions reduction plans to support the national achievement of the “Dual Carbon” goals.

本集團尚未設立氣候相關量化目標。未來，本集團將積極考慮制定長遠的減排計劃以助力國家「雙碳」戰略目標實現。

<sup>4</sup> Refer to “How to prepare an ESG Report — Appendix 2: Reporting Guidance on Environmental KPIs” by the Stock Exchange for calculation; Heat power emission factor adopts 0.11 tCO<sub>2</sub>/GJ.

<sup>5</sup> Scope 1 direct GHG emissions include GHG emissions from the combustion of fuels from stationary and mobile sources, as well as hydrofluorocarbons and perfluorocarbons from refrigerants and fire extinguishing systems within the reporting scope.

<sup>6</sup> Scope 2 indirect GHG emissions include indirect GHG emissions from purchased electricity and purchased heat within the reporting scope.

<sup>4</sup> 參考聯交所《如何準備環境、社會及管治報告 — 附錄二：環境關鍵績效指標匯報指引》計算；熱力排放係數採用0.11公噸二氧化碳／吉焦。

<sup>5</sup> 範圍1直接溫室氣體排放量包括報告範圍內的固定源及流動源的燃料燃燒所致的溫室氣體排放、以及來自製冷劑及滅火系統的氫氟碳化物及全氟化碳排放。

<sup>6</sup> 範圍2間接溫室氣體排放量包括報告範圍內由外購電力及外購熱力所產生的間接溫室氣體排放。

## Green Operations

### Green Management

With the increasing impact of global climate change, nations, businesses, and various sectors of society are placing increasing emphasis on sustainable development and green operations. While the nature of the Group's business does not directly pose significant impacts on the environment and natural resources, we are well aware that all economic activities inevitably affect the environment to some extent. Therefore, we take proactive responsibility by working to reduce potential negative impacts on the environment and continuously advancing the green transformation of our internal operations. Additionally, we actively encourage collaboration with residents, tenants, contractors, and other stakeholders to jointly participate in environmental initiatives and raise awareness of sustainability across all parties involved.

In the planning and design stage of commercial property projects, we strictly adhere to the highest standards of China's green building certification, fully integrating principles of energy-efficient, high-performance, and eco-friendly. Currently, the Group has been successfully certified to ISO 14001 Environmental Management System standard to ensure that our operations are in line with international best practices. We continue to enhance resource efficiency, reduce carbon emissions and environmental impact, and take actions to minimise our negative effects on the ecological environment.

## 綠色營運

### 綠色管理

隨著全球氣候變遷加劇，世界各國、企業及社會各界皆日益重視可持續發展與綠色營運。儘管，本集團的業務性質並未對環境與自然資源造成顯著的直接影響，但我們深知，任何經濟活動皆不可避免地對生態系統產生間接影響。因此，我們主動承擔企業責任，致力於降低潛在的環境負面影響，並持續推動內部營運的綠色轉型。同時，我們積極倡導與住戶、租戶、承建商及其他利益相關方協作，共同參與環保行動，提升全體參與者的環保意識。

在商業物業項目的規劃與設計階段，我們嚴格遵循中國綠色建築評價標準的最高級別要求，全面融入節能、高效與生態友好理念。目前，本集團已成功通過ISO 14001環境管理體系認證，確保各項營運活動均符合國際標準與最佳實踐。我們將不斷提升資源利用效率，降低碳排放與環境影響，以務實行動持續減少對生態環境的負面作用。

### Green Building Measures

### 綠色建築措施

To help property management companies significantly reduce energy consumption and other environmental impacts in their daily operations, we actively adopt advanced green building technologies and are committed to promoting green management. In line with the national standards "Technical Specifications on Assessment Standard for Green Building" and local green building design requirements, the Group systematically implements a range of energy-saving and environmental protection measures to minimise resource waste in daily operations.

為協助物業管理公司在日常營運中實現顯著的能耗下降與環境影響減輕，我們積極引進先進的綠色建築技術，全面推動綠色管理實踐。本集團嚴格依據國家《綠色建築評價標準技術細則》及各地區綠色建築設計導則，系統性落實多項節能與環保措施，減少在日常營運中的資源浪費。

Solar Photovoltaics  
太陽能光伏  
Energy-Saving Equipment  
節能設備  
Rainwater Collection  
and Reuse  
雨水收集利用  
Multi-Layer Greening  
複層綠化  
Vehicle Charging  
Parking Space  
充電樁停車位  
Solar Water Heating System  
太陽能熱水系統  
Windows with High Solar  
Shading Coefficients  
高遮陽系數玻璃窗



Energy Monitoring System  
能耗監測系統  
LED Lighting  
LED照明  
Intelligent System  
智能化系統  
Waste Sorting and Collection  
垃圾分類收集  
Reclaimed Water  
Treatment System  
中水系統  
Water-Saving Appliance  
節水器具  
Cooling Tower's Water  
Recycling System  
冷水塔循環冷卻水系統

## Resource Management

### Energy

The Group strictly abides by “Energy Conservation Law of the People’s Republic of China” and is committed to strengthening energy usage management across all aspects and departments within the Group, and integrating energy conservation and emissions reduction into every detail of daily operations. We regularly review and optimise our energy usage habits and consumption to improve our overall energy efficiency and resource utilisation, in order to minimise energy waste and GHG emissions to the greatest extent. Our goal is to ensure the efficient and rational use of energy and eliminate unnecessary waste. We consistently place great emphasis on office energy management and are committed to implementing a series of effective energy-saving measures in our daily operations. In office environment management, we are guided by the “Notice Regarding Workplace Energy Saving Measures” and have further strengthened the management of the use of energy and resources in the office through five aspects, including air conditioning management, lighting management, equipment and energy consumption management, water consumption management and management of office supplies and consumables. In procurement of equipment, we strictly prioritise energy-efficient electronic equipment and office appliances that meet national energy efficiency standards, enhancing the overall energy performance from the source. We conduct regular checks of all electrical equipment to ensure they are in good working condition. If any signs of aging or wear and tear to the circuits are discovered, we will immediately replace them to eliminate safety and energy waste risks.

Moreover, the Group has implemented a comprehensive energy consumption monitoring system that meticulously tracks the energy consumption of various building systems, such as lighting system, air-conditioning system, power system, and electric vehicles charging facilities. The system categorises and records energy and water consumption, enabling us to analyse usage trends and identify high-usage areas. This allows us to promptly detect issues and propose targeted improvement measures, ensuring rational resource utilisation.

## 資源管理

### 能源

本集團嚴格遵循《中華人民共和國節約能源法》，全面加強對本集團各業務環節與部門的能源使用管理，將節能減排融入日常營運的每一個細節。我們定期審視與優化能源使用習慣與用量，持續提升整體能效與資源利用效率，務求最大限度降低能源浪費與溫室氣體排放。我們的目標是確保有效率合理地使用能源，杜絕不必要的浪費。我們始終高度重視辦公室能源管理，並致力於在日常營運中實施一系列有效的節能措施。在辦公環境管理方面，我們以《關於辦公環境節能管控通知》為指引，透過空調管理、照明管理、設備用電管理、用水管理及辦公用品、辦公耗材管理五方面進一步加強辦公環境能源、資源的使用管理。在設備採購方面，堅持優先選用符合國家能效標準的節能型電子產品與辦公設備，從源頭提升整體能源效益。為確保設備安全高效運行，我們建立定期巡檢機制，對所有電器設備進行全面檢查，以確保它們始終處於最佳運行狀態。一旦發現線路老化或磨損的跡象，我們將立即更換，杜絕安全與能源浪費風險。

同時，本集團已建成一套完善的能耗監測系統，對照明、空調、電力系統及電動車充電設施等各系統進行精準的分項監測。該系統對能源消耗和用水量進行分類記錄，便於我們分析用量趨勢和熱點，從而及時發現問題並提出針對性的改進措施，確保資源利用合理。

## Water Resources

The Group understands that water is a precious resource on Earth and is committed to promoting the concept of water conservation. We emphasise the recycling and reuse of water resources, aligning with the national ecological civilisation development strategy that “Lucid Waters and Lush Mountains are Invaluable Assets”. The Group strictly complies with all applicable laws and regulations in the jurisdictions in which it operates relating to water use and wastewater treatment. We have developed and implemented a series of water management programmes and plans, regularly reviewing outcomes and continuously strengthening water conservation efforts. Through these measures, we aim to raise awareness of water conservation among employees, residents, and tenants, effectively reducing water consumption, promoting the recycling of water resources, and enhancing water resource utilisation efficiency.

Our employees prepare monthly water consumption reports to provide a comprehensive analysis of actual water usage across all projects. This enables timely identification of abnormal water usage, the exploration of water-saving opportunities, and the implementation of targeted improvement measures, continuously enhancing overall water use efficiency. In case of any equipment malfunctions or water leakage, professional maintenance personnel are immediately dispatched by the Group to investigate and carry out repairs, thereby minimising water loss and safeguarding resource efficiency.

In our water resource management strategy, we have adopted “Sponge City” concept by integrating rainwater management with flood prevention. Rainwater is captured and stored during the rainy season, and released and utilised when needed to enhance the city’s drainage and flood resilience. We have set up a rainwater reuse treatment facility, where filtered and disinfected rainwater can be used for watering outdoor green spaces, as well as cleaning roads and certain basement areas. Moreover, we have introduced a reclaimed water system in the project to collect and treat the discharged water collected from commercial washroom, and the treated reclaimed water can be used for flushing in underground garages to achieve an effective circulation of water resources. The project garden features an automatic irrigation system equipped with soil moisture sensors. These sensors monitor soil moisture level and automatically adjust the irrigation volume. In office water management, the Group has comprehensively implemented water saving measures, including the installation of high efficiency water saving devices and sensor faucets, further enhancing water use efficiency and reducing resource waste.

## 水資源

本集團深明水是地球珍貴的資源，因此致力於全面推行節約用水的理念，並強調水資源的回收與再利用，同時響應「綠水青山就是金山銀山」的國家生態文明發展戰略。本集團嚴格遵守營運所在地司法管轄區有關用水及污水處理的所有適用法例及規例。我們已制定並實施了一系列水資源管理方案和計劃，並將定期檢視成果、不斷加強節水管理的力度。我們期望透過這些措施提高員工、住戶及租戶的節水意識，從而有效減少用水量，促進水資源循環使用及提升水資源使用率。

我們的員工負責編製每月水資源使用報告，全面分析各項目在水耗方面的實際情況，及時發現異常用水現象，探索節水機會，並推動針對性改進措施，持續提升整體用水效率。一旦在監測中發現設備損壞、管道滲漏等問題，本集團將立即派遣專業技術團隊進行排查與維修，防止任何水資源浪費，並確保資源使用效率。

在水資源管理策略上，我們借鑒「海綿城市」的理念，將雨水管理與防洪功能融合，在雨季儲存雨水，並在必要時釋放或利用，有效提升區域排水能力與防洪韌性。我們設置了雨水回用處理設施，經過過濾和消毒的雨水可用於室外綠化灌溉、道路清洗和部分地下車庫的沖洗。此外，項目內設有中水回收系統，專門收集商業區域洗手間的盥洗排水，經過處理後的中水可用於地下車庫的沖洗，實現水資源的有效循環。項目園林則配備自動灌溉系統，同時安裝土壤濕度傳感器，監控並根據土壤濕度自動調節灌溉量。在辦公室用水管理方面，本集團全面推行節水措施，包括加裝高效節水裝置及感應式水龍頭，進一步提升用水效率，減少資源浪費。



A Rainwater Collection System in Zhangjiagang SCE Funworld  
張家港中駿世界城設有雨水回收系統

### Rainwater Collection System

#### 雨水回收系統

We have introduced an efficient rainwater collection system in Zhangjiagang SCE Funworld to collect rainwater from the roof through a well-designed collection device. By collecting rainwater from rooftops and applying a series of purification processes, the facility increases its water supply for operations and enhance water resource efficiency, contributing to the sustainable development of the city.

我們在張家港中駿世界城引入了一套高效的雨水回收系統，透過精心設計的收集裝置收集屋面雨水。透過屋面雨水收集和一系列淨化程序為設施的營運增加水源，並提高水資源的利用效率，為城市的可持續發展作出積極的貢獻。

In the process of rainwater collection, the roof rainwater is effectively introduced into the rainwater recycling system with a well-designed collection device. Through this design, we can maintain stable and efficient rainwater harvesting in all weather conditions, allowing us to maximise the use of natural resources.

在收集雨水的過程中，屋面雨水通過精心設計的收集裝置被有效導入到雨水回收系統中。透過此設計，我們得以在各種天氣條件下維持穩定高效的雨水收集，讓我們最大限度地利用自然資源。

Through a series of filtration and treatment processes, the recycled rainwater has removed impurities and pollutants to ensure that it meets the standard for reuse. The treatment process involves multiple filtration processes, both physical and chemical, to ensure that the water quality is safe and reliable for various needs.

透過一系列的過濾和處理程序，回收的雨水得以去除當中的雜質和污染物，確保其達到再利用的標準。有關處理過程涵蓋了物理和化學的多重過濾，確保最終的水質安全可靠，能夠符合各種使用需求。

The treated rainwater will be utilised for watering green spaces and cleaning roads, garages and vehicles. These series of applications not only save tap water, but also help to reduce cleaning costs and provide tenants with more convenient and environmentally friendly services.

處理過後的雨水將會被用於澆灌綠化地和清洗道路、車庫和車輛。這一系列的應用不僅節省了大量的自來水資源，還有助於降低清洗成本，為租戶提供更加便捷、環保的服務。

## ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT 環境、社會及管治報告

Building on the full utilisation of existing facilities, we have conducted scientific planning and comprehensive assessment of the selection of plants for the rainwater storage system. This ensures that the chosen plants are well-adapted to the urban environment and contribute to significant ecological and aesthetic benefits. We deliberately selected plants that have strong stress resistance, water saving and drought tolerant, pollution resistant, water and humidity tolerant, and salt and alkali conditions. These plants thrive in high-density urban environments, effectively supporting rainwater infiltration, retention, and purification, contributing to sustainable urban water management and the development of a more livable, resilient city.

During the Year, based on the Group's efficient resource management and commitment to water conservation, we have not encountered any challenges in sourcing water. We are aware of the preciousness of water and plan to set more specific and quantifiable water conservation targets and indicators in the future to further strengthen precise water usage management and reduce water consumption.

在充分發揮現有設施效能的基礎上，我們對雨水調蓄系統中的植物配置進行科學規劃與綜合評估，確保所選植物既能適應城市複雜多變的環境條件，又能實現生態功能與景觀價值的雙重提升。我們特意挑選了那些具備較強抗逆性、節水耐旱、抗污染、耐水濕以及耐鹽鹼等特性的植物，使其在高密度城市環境中仍能穩定生長，並有效發揮雨水滲透、截留與淨化作用，為城市水環境可持續治理與宜居環境建設做出貢獻。

本年度，憑藉本集團完善的資源管理體系及對水資源保護的堅定承諾，我們並未面臨尋求適用水源的挑戰。然而，我們意識到水資源的稀缺性，並已規劃在未來階段制定更具體、可量化的節水目標和指標，以持續推進行用水量的精準管控與持續下降。

## Emissions Management

### Air Pollutants

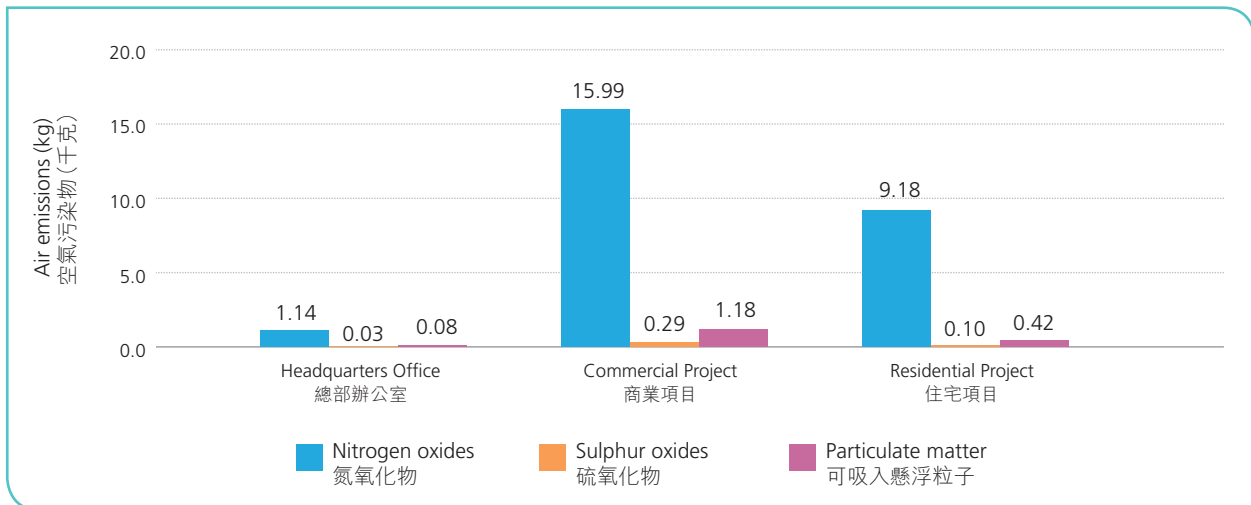
The Group's main business does not involve any production or manufacturing activities, therefore, our air pollutants mainly come from the emissions of the Group's vehicles and the fuel used in the staff canteen. During the Year, a total of 26.31 kg of nitrogen oxides, 0.42 kg of sulphur oxides and 1.68 kg of particulate matter were emitted from the sites.

## 排放管理

### 空氣污染物

本集團的核心業務並不涉及任何生產製造活動，因此，我們的空氣污染物主要來源於本集團車輛的尾氣排放，以及員工餐廳的燃料使用。本年度，各營運點總共排放了26.31千克的氮氧化物、0.42千克的硫氧化物以及1.68千克的吸入懸浮粒子。

Air emissions<sup>7</sup>  
空氣污染物<sup>7</sup>



To improve equipment operating efficiency and reduce emissions from high-polluting energy sources, the Group has continuously implemented various measures, including regular vehicle inspections and maintenance, and gradually introducing more electric vehicles.

為提升設備運作效率並減少來自高污染能源的排放，本集團透過多項措施持續進行改善，包括定期檢查及維護車輛，以及逐步提高電動車的使用比例。

<sup>7</sup> Emission factors are based on "How to prepare an ESG Report — Appendix 2: Reporting Guidance on Environmental KPIs" by the Stock Exchange, "Road Vehicles Air Pollutant Emission Inventory Preparation Technical Guide" and "Technical Guide for Compilation of Primary Emission Source Inventory of Atmospheric Respirable Particulates (Trial)" published by the Ministry of Ecology and Environment of the PRC, and the "AP-42: Compilation of Air Pollutants Emissions Factors" promulgated by the United States Environmental Protection Agency.

<sup>7</sup> 排放系數參考聯交所《如何準備環境、社會及管治報告 — 附錄二：環境關鍵績效指標匯報指引》、中華人民共和國生態環境部《道路機動車大氣污染物排放清單編製技術指南》及《大氣可吸入顆粒物一次源排放清單編製技術指南(試行)》，以及美國國家環境保護局《AP-42：空氣污染物排放系數匯編》。

### Hazardous and Non-hazardous Waste

The Group's non-hazardous waste mainly composes of paper, plastics and food waste. We implement waste sorting and resource reuse measures across our operation sites, and actively encourage employees to reduce resource consumption. To enhance the efficiency of non-hazardous waste management, we continue to promote waste sorting and paperless office practices, encouraging the use of electronic documents in place of paper-based processes. In addition, office paper consumption is subject to monthly usage control, and procurement is centrally managed by the project administration department. The procurement volume must not exceed the total usage of the previous year, thereby ensuring a year-on-year reduction in paper consumption. The Group's hazardous waste mainly comprises used batteries and waste ink cartridges. We actively encourage employees to properly sort and store such waste, which is then handled by qualified suppliers in accordance with relevant regulations, ensuring compliance with local environmental laws and requirements. During the Year, the Group generated 841.64 tonnes of non-hazardous waste and 572.21 kg of hazardous waste.

Furthermore, we work with stakeholders to implement environmental initiatives and integrate environmentally friendly practices into project management. We regularly organise recycling activities with tenants and residents, strictly monitor waste sorting and recycling practices at our managed properties, and work with waste contractors to improve waste collection and disposal processes to promote effective resource recycling.

### 有害及無害廢棄物

本集團產生的無害廢棄物主要包括紙類、塑膠及廚餘。我們於各營運站點推行分類回收及資源再利用措施，積極倡導員工減少資源浪費。為提升無害廢棄物管理效率，我們持續推進垃圾分類及無紙化辦公，鼓勵以電子檔案取代紙本操作。此外，辦公室用紙實行月度用量管控，並由項目行政部門統一負責管理採購，確保採購數量不超過上一年度總用量，切實實現紙張耗材逐年遞減。本集團產生的有害廢棄物主要為電池及廢墨水匣，我們積極倡導員工進行分類存儲，並交由合資格的供應商依據規定處理，確保符合當地環保相關法規要求。本年度，本集團共產生了841.64噸無害廢棄物及572.21千克有害廢棄物。

此外，我們亦與各持份者共同推行環保措施，以及在項目管理中落實環境友好理念。我們定期與租戶及住戶開展回收活動，並嚴格監控在管物業的生活廢棄物分類及回收工作，與廢棄物承建商協作完善收集及處置流程，以促進資源的有效循環利用。

“Carbon Sensation!”

感碳號

Since the launch of the “Carbon Sensation!” in 2021, SCE CM has collaborated with various partners to donate a cumulative total of several tonnes of used clothing. In April 2025, the Group once again organised an online-and-offline used clothing recycling campaign, continuing to advocate for resource circularity and reuse.

In addition, the Group hosted environmental-themed activities at several SCE Funworld locations during the Year, including children's second-hand flea markets, plastic-reduction handicraft workshops, and upcycling activities. These initiatives further enhanced public environmental awareness and helped promote the adoption of sustainable lifestyles.

自二零二一年「感碳號」項目啟動至今，中駿商管攜手各界力量，已累計數噸的舊衣捐贈。二零二五年四月，本集團再次在線上與線下同步開展舊衣回收公益活動，持續倡導資源循環利用。

此外，本年度本集團亦在多地中駿世界城舉辦環保主題活動，包括兒童舊物跳蚤市場、環保減塑手作活動及環保舊物改造等，進一步提升公眾環保意識，共同推進可持續生活方式的普及。



## ACHIEVING EXCELLENCE IN TALENTS

The Group firmly believes that employees are the cornerstone of our success. Hence, we proactively improve our employment system and corporate culture, and are committed to creating an equal, inclusive, healthy and safe working environment. The Group strictly adheres to all international laws and regulations relating to employment and labour, and all applicable laws and regulations<sup>8</sup>. We are dedicated to providing a holistic training opportunity to all levels of employees and competitive wages and benefits.

### Employee Rights

We are committed to creating a more diverse, inclusive and respectful work environment. The Group has developed various internal policies including the “Staff Handbook”, “Recruitment Management Practice Guideline”, “Practice Guideline on Remuneration and Benefits Management”, and “Employee Reward and Punishment Management System”, to regulate human resources management.

The “Staff Handbook” stated explicitly on working hours, leave arrangements, labour standards, anti-discrimination provisions, equal opportunity and diversity policies, and other benefits, ensuring all employees work in an equal and fair environment. The Group complies with national social security requirements by enrolling employees in pension, medical, unemployment, work injury, and maternity insurance, as well as the housing provident fund. Employees enjoy at least one rest day per week to safeguard their labour rights and well-being.

<sup>8</sup> Laws and regulations include, but are not limited to, the following: “Employment Ordinance” (Cap. 57 of the Laws of Hong Kong), “Labour Law of the People’s Republic of China”, “Company Law of the People’s Republic of China”, “Social Insurance Law of the People’s Republic of China”, “Provision on the Prohibition of Using Child Labour”, “Law of the People’s Republic of China on the Protection of Minors”, “Convention concerning Discrimination in Respect of Employment and Occupation”, “Special Rules on the Labour Protection of Female Employees”, “Law of the People’s Republic of China on the Protection of Rights and Interests of Women”, and “United Nations Global Compact”.

## 成就卓越人才

本集團堅信員工是我們成功的支柱，我們積極完善僱傭制度及企業文化，致力於創造一個平等共融、健康和安全的工作環境。本集團始終嚴格遵守所有有關僱傭及勞工的國際法例及所有適用法例及規例<sup>8</sup>。我們致力為各級僱員提供全面的培訓機會，以及具有競爭力的工資和福利。

### 員工權益

我們致力於營造一個更多元、共融、尊重人權的工作環境。本集團已制定多項內部章程，包括《員工手冊》、《招聘管理作業指導書》、《薪酬福利管理作業指導書》及《員工獎懲管理制度》，以規範人力資源管理。

《員工手冊》清晰列明工作時數、假期安排、勞工準則、反歧視條款、平等機會政策、多元化原則及各項福利制度，確保所有員工均在公平、公正的環境下工作。本集團同時依法遵循國家社會保障制度，為員工辦理養老、醫療、失業、工傷、生育保險及住房公積金，並確保員工每週至少享有一天休息日，以保障其勞工權益。

<sup>8</sup> 法律法規包括但不限於以下：《僱傭條例》（香港法例第57章）、《中華人民共和國勞動法》、《中華人民共和國公司法》、《中華人民共和國社會保險法》、《禁止使用童工規定》、《中華人民共和國未成年保護法》、《消除就業與職業歧視公約》、《女職工勞動保護特別規定》、《中華人民共和國婦女權益保障法》、及《聯合國全球契約》等。

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

In terms of employment management, the Group is abided by the principles of fairness and justice. During recruitment and promotion processes, we will only consider candidates' capabilities, experience, and qualifications. No discrimination shall be committed on the basis of race, social class, religion, nationality or gender. As part of our annual workforce planning, we assess staffing needs in advance and recruit talent through multiple channels in accordance with the "Recruitment Management Practice Guideline".

Moreover, the Group strictly prohibits the employment of child labour and any form of forced labour. We have formulated and implemented relevant policies and measures to prevent such incidents. We conduct background and identity check to ensure full compliance with legal and job requirements and no cases of child labour and forced labour. The Group and employees are required to sign the "Labour Contract" in accordance with the relevant national labour laws and regulations and the Group's management system within one month of employment to ensure that employment is voluntary and fully compliant with legal requirements. If any violations are identified, employees may report through various communication channels and report to the Internal Audit and Compliance Department anonymously. The Group will immediately suspend the relevant employees' duties, conduct a thorough investigation, and review internal procedures to prevent future occurrences. Employees who experience discrimination or unequal treatment may report to their department heads or the Human Resources Department.

If an employee is found unsuitable for their role or breaches the Group's policies or national regulations, Human Resources Department will seek to terminate the labour contract following the "Labour Contract Termination Approval Process". Supervisors will directly inform employees of the reasons for dismissal during interviews. The Group will terminate employment and settle compensation in accordance with the laws to protect both parties' rights.

During the Year, there were no incidents of non-compliance with relevant laws and regulations.

在僱傭管理上，本集團嚴格遵循公平公正的原則。於招聘及晉升流程中僅考量候選人的能力、經驗及學歷，不作任何因種族、社會等級、宗教信仰、國籍或性別等因素而產生的差別待遇。我們於年度規劃中提前評估員工需求，並按《招聘管理作業指導書》透過多元渠道甄選人才。

此外，本集團嚴禁聘用童工及任何形式的強制勞工，並制定及實施相關政策防止違規事件發生。我們會對候選人進行身份及背景核實，確保整體過程符合法律法規及崗位要求，防止僱用童工及強制勞工等情況的發生。本集團與員工必須在入職一個月內簽訂《勞動合同》，而合同的條例須依照國家相關勞動法規及本集團管理制度的規定執行，以確保員工均在合法的情況下自願受僱。若發現違規情況，員工可透過多種溝通渠道向審計監察部作匿名舉報，本集團將立即暫停相關員工的工作並展開深入調查，並檢討制度以防止漏洞。如員工遭遇歧視或不平等待遇，可向部門主管或人力資源部門反映。

若發現員工無法勝任工作或有違反本集團制度或國家法律法規，人力資源部將根據《勞動合同解除審批流程》提出提前解除勞動合同的建議，並由主管直接通過面談告知員工原因。為保障雙方權益，本集團將依法終止僱傭關係及支付賠償金。

本年度，沒有發生任何違反勞動法規事件。

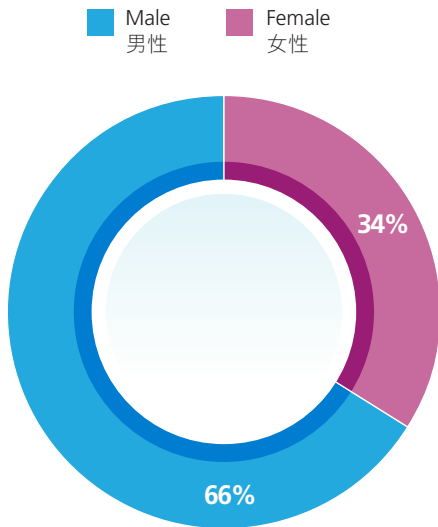
# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

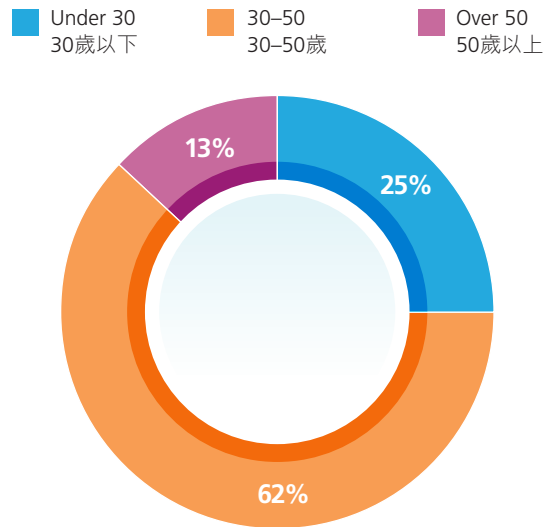
The breakdown of employees by gender, age group and grade within the scope of this report as of 31 December 2025 is as follows:

於二零二五年十二月三十一日，本報告範圍內按性別、年齡組別及職級劃分的員工明細如下：

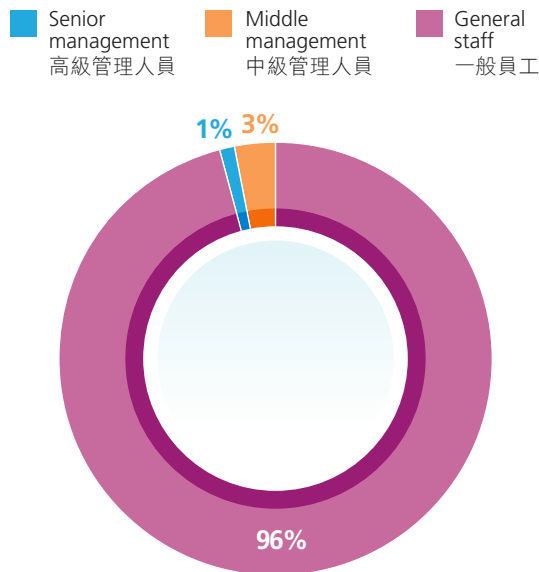
**2025 Percentage of Employees by Gender**  
二零二五年按性別組別劃分的員工人數佔比



**2025 Percentage of Employees by Age Group**  
二零二五年按年齡組別劃分的員工百分比



**2025 Percentage of Employees by Grade**  
二零二五年按職級劃分的員工人數佔比



## Employee Welfare and Care

### Employee Welfare

The Group is devoted to elevating employees' quality of life and working experience. In addition to statutory benefits, the Group offers multiple welfares and regular activities such as free lunches on working days and birthday gifts, as well as gym membership discounts, staff dormitory, housing subsidy, assistance funds, training allowance, and festive celebration events. Meanwhile, the "Staff Handbook" specifies guidelines on working hours and holiday entitlements to ensure that employees' right to rest is fully protected. The Group provides employees with a variety of leave arrangements, including paid annual leave, sick leave, marriage leave, bereavement leave, work-related injury leave, etc. To promote work-life balance, we provide flexible working hours and work arrangements based on the nature of each role.

Apart from the formulation of the "Practice Guideline on Remuneration and Benefits Management", we evaluate the remuneration policies at least once a year. This enables us to meet the market expectations and ensure employees receive fair and just compensation to attract talent and motivate employees to strive to achieve business goals. Outstanding employees will be eligible to bonuses in line with the "Employee Reward and Punishment Management System", reinforcing "Merit-based Rewards". These initiatives formalise the remuneration system and demonstrate the principle of "Compensation Based on Duties and Contributions".

To support employees facing financial difficulties due to unexpected non-work-related accidents or critical illnesses during their employment, the Group provides assistance through China SCE Nan'an charity fund. The fund subsidises medical expenses aim to reduce their medical burden. Since the establishment of fund, it has supported 15 employees in need with an accumulative amount of approximately RMB910,000.

## 員工福利與關懷

### 員工福利

本集團致力提升員工的生活品質與工作體驗。除法定福利外，本集團還提供多項額外福利及定期活動，包括免費工作餐、員工生日禮物、健身房折扣優惠、員工宿舍、住房福利、援助基金、培訓津貼及節日慶祝活動。同時，《員工手冊》訂明工作時數及假期制度，以充分保障員工的休息權利。本集團為員工提供多樣化的休假安排，如年假、病假、婚假、喪假、工傷假等。為幫助員工平衡工作與生活，我們推行彈性工作時間，根據崗位特點制定靈活工作制度。

除了訂立《薪酬福利管理作業指導書》，我們每年至少對薪酬方案進行一次審核，以確保其符合市場競爭標準，並保障員工獲得公平和平等的獎勵，以吸引人才並激勵員工為實現業務目標而努力。工作表現優秀的員工將能按照《員工獎懲管理制度》獲分配獎金，實現「付出有所回報」的理念。這些措施規範薪酬體系及體會「按職責取酬、按貢獻取酬」之原則。

為幫助和支持經濟困難的員工在職期間因非工傷的突發意外和重大疾病，本集團透過中駿南安慈善基金向有需要的員工提供援助基金，幫助他們減輕醫療負擔。至今，基金已經共資助15名員工，累計援助金額約人民幣91萬元。

## Employee Care

The Group values the physical and mental well-being of our employees by organising an array of activities to benefit their physical and mental health. We host a group-wide outdoor activities every six months and other festive events including “Riddles Guessing in the Lantern Festival”, “International Women’s Day Celebrations”, to create a vibrant and supportive community.

To raise employees’ awareness of health, we regularly provide knowledge on exercise, physical health, and safety, such as the calculation of maximum heart rate based on age, guide employees in designing exercise training intensity to improve exercise effectiveness, and how to operate an automated external defibrillator (AED) to ensure that all employees have the fundamental skills to handle emergencies.

The Group also pays great attention to mental health by setting up a counselling hotline to provide emotional support for our employees. The Human Resources Department will communicate with employees through the counselling hotline to listen to and understand their work-related and personal stress. We believe that good mental health is essential to the overall satisfaction of our employees and improves the overall well-being and performance of the team.

We cherish engagement with employees, adopting both top-down and bottom-up online and offline channels to collect their opinions and provide timely feedback. Employees may submit questions and opinions to the Company through email, hotline, and the WeChat public account. The Group’s email account is managed by the Human Resources Departments of each region, who are responsible for consolidating employee feedback. They will contact employees by phone when necessary to provide responses, ensuring that feedback is promptly conveyed to the relevant business or project teams. Relevant departments will assess the feasibility of employee suggestions and take appropriate actions where applicable. We also provide regular updates to employees on the progress of feedback handling to enhance transparency. Meanwhile, feedback received through hotline and WeChat public accounts is centrally recorded and handled by the Customer Service Centre at the headquarters for timely handling.

## 員工關懷

本集團關注員工的身心健康，並為員工籌辦多項有益身心健康的活動。我們每半年組織一次全集團戶外活動，亦舉辦眾多節日活動，如「元宵節猜燈謎」、「三八婦女節慶祝活動」等營造一個充滿活力且相互支持的社區。

為提升員工對健康的意識，我們定期提供運動及身體健康與安全的知識，例如如何根據年齡計算最大心率、指引員工設計運動訓練強度去提高運動效果、及如何操作自動體外心臟去顫器(AED)確保所有員工都具備處理突發狀況的基本技能。

本集團亦十分重視心理健康，因此設立了輔導熱線為員工提供情緒支援。人力資源部透過輔導熱線與員工進行溝通，聆聽及理解他們工作和生活中的壓力。我們深信，良好的心理健康對於員工的整體滿意度至關重要，提升團隊的整體福祉及表現。

我們重視與員工溝通，以自上而下和自下而上的在線與離線模式，雙向溝通渠道收集員工意見，並適時提供反饋。員工可透過電子郵件、熱線電話和微信公眾號向公司聯繫提出問題和意見。由各區域的人力資源部管理本集團的郵箱，負責整理和歸納收到的郵件和員工的建議，並根據需求透過電話聯繫員工回覆，確保員工的意見能夠及時傳達給相關業務或項目部門。這些部門會針對員工的建議進行可行性評估，並採取相應措施來落實相關建議。我們會定期向員工報告意見反饋的進展情況，提高處理意見反饋的透明度。同時，熱線和微信公眾號的反饋則由總部客服中心統一負責記錄和管理，確保所有反饋都能得到妥善處理。

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

To better understand the needs of our employees, the Group hosted 361 “Hear Your Voice” staff discussion. We have collected 699 opinions and addressed 683 concerns, with a completion rate of 98% during the Year. Multiple exemplary practices including the curtains were installed to improve the office environment as it keeps warmth and save energy in the Southern region; the Beijing office improved dormitory facilities; and the Jiangxi office upgraded the toolkits for engineering personnel to improve efficiency. SCE CM also organised 75 employee activities, breaking down the communication barriers in different ways, and creating a more dynamic and caring team culture.

To encourage employees to embrace challenges and strive for growth, each property and department select nominees based on the criteria for the nomination of outstanding employees and publicly recognise these winners at the annual meeting. In 2025, the Group presented a total of five awards in recognition of outstanding employees. These awards include “Pillars of Strength Award” (for management), “Outstanding Business Employee Award” (for general staff), “Rising Star Award” (for management trainees), “Outstanding New Talent Award” (for new employees) and “Outstanding Manager of Preparatory Project” (for general managers of new stores). Moreover, the residential property management expressed our gratitude to our female employees on our WeChat official account on Women’s Day, appreciating their contributions to the Group and praising their outstanding performance.

To optimise information disclosure and protect employees’ legitimate rights and interests, the Group constantly enhances the completeness and transparency of its information disclosure. The Group publishes company policies and systems on its internal platform for employees. The platform includes legal educational resources to keep employees informed of relevant laws and regulations. The Human Resources Department has established a centralised information sharing platform that streamlines human resources systems and processes which also provides clear interpretations of employment-related policies.

為更好地了解員工需要，本年度本集團組織了361場「聽見你的聲音」員工座談會，收集699項意見並成功解決683項問題，銷項率達98%。多個優秀案例包括南方區域加裝門簾提升辦公環境和防寒節能，北京公司完善宿舍設施、江西公司升級工程人員工具包以提升效率。中駿商管亦舉辦75場員工活動，以不同方式打破溝通壁壘，營造更具活力與關懷的團隊文化。

為鼓勵每位員工迎接生活中的每一個挑戰，並努力成長，各物業和部門根據優秀員工提名規則進行內部評選，獲獎員工將會在年會獲得公開表彰。本集團於二零二五年向優秀員工頒發了五個獎項包括「中流砥柱」（管理者）、「業務標兵」（員工）、「明日之星」（管培生）、「卓越新秀」（新員工）及「籌開攻堅項目總」。此外，住宅物業管理在婦女節當天在微信公眾號向女員工表達感謝，表彰員工為本集團做出的貢獻，和讚譽他們的卓越表現。

為優化資訊披露及維護員工知情權，本集團不斷強化自身資訊披露的完整度和透明度。本集團於其系統公開披露公司政策和制度，設置了法律專欄，對僱員進行普法宣傳。人力資源部已推出共用中心平台，專注於精簡人力制度和流程，同時為員工提供標準的僱傭相關政策解讀。

## Employee Training and Development

We prioritise providing employees with diverse opportunities to develop their skills and build an experienced talent team. The “Talent Development Outline” sets out the Group’s key policies and strategic directions for talent development, guiding us in establishing comprehensive training systems to support employees’ career growth.

The Group underscores talent attraction and promotion mechanisms to build a stable and high-potential talent pipeline. Recruitment channels include online job platforms, internal referrals, the annual management-trainee programme, collaboration with local labour-dispatch agencies, and campus recruitment. When publishing job advertisements, the Group strictly follows the “Recruitment Management Practice Guideline” to ensure that all content adheres to principles of fairness. We recognise the importance of nurturing young talent, hence, we visit major universities every spring and autumn semester to introduce students on the different departmental roles, as well as the business operations of the property management sector. We also offer internship opportunities to penultimate and final year university students, cultivating the next generation of professionals for the industry.

To prepare for future business challenges and opportunities, we have established a comprehensive career development system and developed a corresponding training management system and the “Training Operational Manual” to cultivate employees with potential and enhance their skills based on their interests, abilities, and the Group’s development needs.

## 員工培訓與發展

我們重視為員工提供多元化的機會助力他們發展技能，培養經驗豐富的團隊。我們的《人才發展綱要》確立了本集團人才發展的主要方針理念，指引我們制定相關策略，為員工的職業發展提供全面的培訓體系。

本集團重視吸納與晉升機制，建立穩定而具潛力的人才梯隊。招聘渠道包括招聘網站、內部推薦、年度管培生計劃、聯繫當地政府輸出勞動派遣單位以及校園招聘。刊登招聘廣告時，本集團嚴格遵循《招聘管理作業指導書》，確保廣告內容符合公平公正原則。我們明白培育年輕人才的重要性，因此每年春季和秋季，我們均會參訪各大專院校，向學生介紹各部門的崗位，物業管理服務行業內的業務和運作模式。同時我們也向大三、大四學生提供實習機會，培養物業管理服務行業下一代專業人才。

為未來的業務挑戰和機遇做好準備，我們已建立全面的職業發展體系，並制定與之配合的培訓管理體系及《培訓業務手冊》，培養具有潛力的員工，自身的興趣、能力及本集團的發展需求提升他們的技能。

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

### Training Management System 培訓管理體系

### Training Descriptions 培訓內容

Demand Analysis 需求分析	At the end of each year, the Human Resources Department at the headquarters initiates an annual analysis and research to assess the human resources needs of the Group. 每年年末，總部行政人力資源部均會啟動年度培訓需求分析及調研，以分析本集團人力資源戰略規劃。
Developing Plan 制定計劃	Tailoring to the needs of SCE CM's operations and in conjunction with the findings of the training demand analysis, the Human Resources Department at the headquarters formulates the "Annual Training Plan", which is then supplemented by project companies to address their needs. 總部行政人力資源部依據中駿商管發展需要，結合培訓需求分析情況擬定《年度培訓計劃表》，並由各項目公司按其需要補充。
Training Implementation 實施培訓	The training implementation consists of ten parts, including (1) plan breakdown, (2) training approval, (3) training contract, (4) training notice, (5) training project creation, (6) training attendance, (7) training discipline, (8) training evaluation, (9) training report and (10) training records. Each training session must be strictly implemented in accordance with the training implementation procedures. 培訓實施由十個部份構成，包含(1)計劃明細、(2)培訓審批、(3)培訓合同、(4)培訓通知、(5)培訓項目創建、(6)培訓考勤、(7)培訓紀律、(8)培訓評估、(9)培訓報告及(10)培訓檔案。每次培訓需按照培訓實施步驟嚴格執行。
Annual Training Review 年度培訓總結	Every December, each project company is required to review and submit an annual training review report, which mainly includes an analysis of training costs and effectiveness, assessment of internal trainers, evaluation of external training institutions, analysis of course offerings and individual employee training situations. 每年十二月，各項目公司需進行對當年工作進行總結，並提交年度培訓總結報告，內容主要包括培訓費用及效果分析、內部講師分析、外部培訓機構分析、課程設置分析、員工個人培訓情況分析。

## ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT 環境、社會及管治報告

The Human Resources Department conducts an internal promotion assessment at the end of each year, evaluating employees across five aspects: cultural alignment, tenure, performance, potential, and capability, offering fair promotion opportunities to employees.

The Group plans and designs relevant training programmes tailored to employees at different levels. To assist new joiners quickly adapt and integrate into the corporate culture and workplace environment, the Group has established a new employee adaptation management system, which includes new employees integration programmes, new employee training and a transition from probationary to full-time employment. These initiatives help new employees understand various aspects of the Group, such as the Group's corporate culture, job responsibilities, company discipline, risk management, and occupational safety and health. The Group has also developed professional training series that address operational hurdles, enhance employees' expertise and improve the leadership and management skills. This includes standardised training for various business operations, "Specific Training for Different Business Lines", key talent training projects, as well as management and leadership courses and decision-making learning by external training institutions or experts. Meanwhile, skill enhancement trainings are arranged by the Group to assist employees in fulfilling professional certification requirements for certain positions that demand specific qualifications or continuous professional education.

人力資源部每年末會進行內部晉升評估，從文化匹配、任職時間、績效、潛力及能力五大維度進行綜合審核，為員工提供公平的晉升機會。

本集團為不同職級的員工策劃及設計相關培訓課程與活動。為協助新員工快速適應並融入公司，本集團設立了新員工適職管理系列，包括新員工融入計劃、新員工培訓、試用期管理與轉正流程等，內容涵蓋企業文化、崗位職責、公司紀律、風險管理以及職業安全與健康等。而為解決業務痛點、提升員工的專業能力及管理人才的領導力與綜合管理能力，本集團提供專業類培訓，如各業務條線的標準化培訓、「大練兵」、關鍵人才培養項目，以及由外部培訓機構或專家授課的管理類、領導力課程與行動學習等。同時，針對部分職位需持有特定資格或進行持續教育的要求，本集團亦開設技能提升類培訓，以協助員工取得必要的專業認證。

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

### “Gain New Insights from the Past, Iterative Knowledge” SCE CM 2025 Business Line Training Camps 「溫故納新，迭代認知」中駿商管2025年業務條線集訓

Themed “Gain New Insights from the Past, Iterative Knowledge”, SCE CM launched 2025 Business Line Training Camps for the key talents responsible for tenant sourcing, operations and marketing at headquarters and its stores. The in-depth and practical training covered nine core modules, including market analysis and research, project positioning calibration, tenant sourcing strategies based on product differentiation logic and asset enhancement algorithms, commercial and operational considerations for different leasing models, the application of the “Plan-Do-Check-Act” (PDCA) methodology to enhance sales performance in key stores, and how to boost cross-team collaboration.

Instructors used the “Strengths, Weaknesses, Opportunities, and Threats” (SWOT) analysis framework to illustrate how to conduct a comprehensive evaluation of each project by considering internal and external factors, and how to develop positioning strategies that leverage strengths, address weaknesses, capture opportunities, and mitigate risks. The training also emphasised that project positioning must be built across “Commercial District Positioning”, “Customer Segment Positioning”, “Retail Format Positioning”, and “Product Competitiveness Positioning”. Through repeated verification via research analysis and practical testing, the accuracy of the positioning is ensured, enabling strategies to align with market situation and business needs. The training camp offered instructor-led teaching, case analysis, and diversified learning formats to enhance participants’ professional development. This enables the Group to build a highly skilled and execution-driven commercial management team, honing the Group’s competitive advantage within the industry.

中駿商管以「溫故納新，迭代認知」為主題，為中駿商管總部及門店的招商、營運及營銷核心骨幹開展了2025年業務條線集訓。培訓內容涵蓋九大核心主題，包括市場分析與調研、項目定位校準、基於商品力差異化邏輯與資產改良演算法的招商策略、不同租賃策略的商務難點與實戰要點、運用「計劃、執行、查核、行動」(PDCA)提升重點店鋪銷售表現，以及如何促進團隊高效協同等，內容深入且務實。

導師亦以「優勢、弱點、機會、威脅」(SWOT)分析法為例，詳細講解如何在綜合考量內外部環境的基礎上，對項目進行全面評估，並制定包括定位策略在內的揚長、避短、轉機及防範策略。同時強調，項目定位需從「商圈定位、客群定位、業態定位、商品力定位」四大維度出發，並以調研分析及實踐調試反覆驗證定位準確性，確保策略更貼合市場實況與業務需求。本次集訓透過導師帶教、案例模擬等多元形式，旨在全面提升學員的專業素養，打造一支具備專業能力與實戰經驗的商業管理隊伍，以進一步增強中駿商管的行業競爭力。



# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

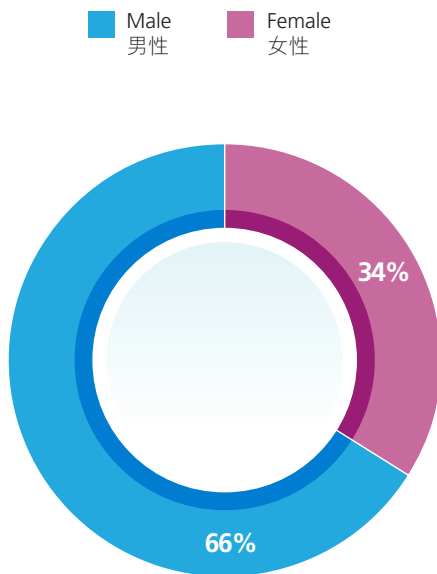
To continuously enhance the Group's training system, we will actively collect the opinions of employees to evaluate the effectiveness of the training and drive continuous improvements based on employee feedback, thereby better fulfilling their needs.

為不斷改善本集團的培訓體系，我們積極收集員工對培訓課程的意見，以此評估培訓成效及根據員工反饋改進，滿足員工的需求。

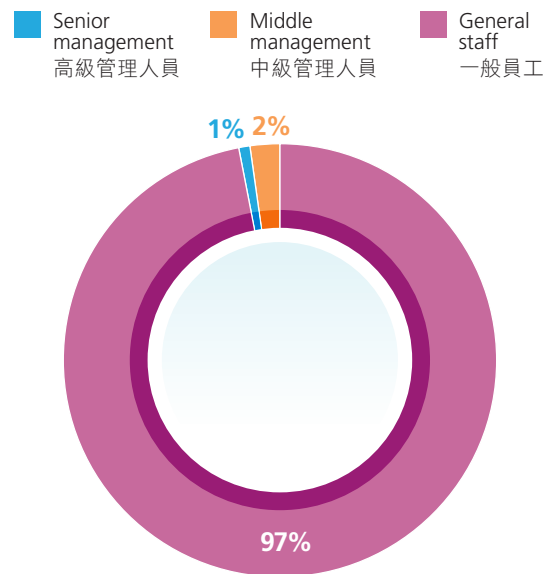
During the Year, a total of 3,264 employees of the Group participated in training, with a total of 156,389 hours of training, average training hours of employees received training were 48 hours. Development and training statistics by gender and grade are disclosed below:

本年度，本集團共有3,264位員工接受培訓，培訓總時長達156,389小時，員工接受培訓的平均培訓小時為48小時。按性別及職級劃分的受訓員工數目披露如下：

**2025 Total Number and Percentage of Trained Employees by Gender**  
二零二五年按性別劃分的受訓員工百分比



**2025 Total Number and Percentage of Trained Employees by Grade**  
二零二五年按職級劃分的受訓員工百分比



## Occupational Health and Safety

### Management Initiatives

The Group views occupational health and safety as the top priority. We abided by all occupational health and safety-related laws and regulations<sup>9</sup>. To ensure a safe workplace for all employees, the Group has developed the “Guidance Notes on Safety Management in Workplace”, “Safety and Civilisation Management System” and “Risk Management Operation Guideline”. The Group strictly executes the “Risk Management Operation Guideline” and other relevant health and safety measures. All operational sites have established safety production leading groups to eliminate potential hazards and avoid fatalities and occupational hazards. Relevant departments are responsible for formulating and implementing risk control measures for different risks, such as arranging training on the usage of equipment and occupational health and safety to raise employees’ awareness. Meanwhile, employees must take self-protection measures before engaging in high-risk activities and confirm whether the surrounding environment meets the operating requirements in advance to reduce potential risks. With the efforts the Group has put on occupational health and safety, some of our projects are certified with the ISO 45001 Occupational Health and Safety Management Systems.

The “Guidance Notes on Safety Management in Workplace” is set to regulate the requirements of maintaining a safe working environment. This covers daily inspections on office electrical equipment and public facilities, regular office air quality tests, and conduct quarterly safety inspections to identify and eliminate potential safety hazards in a timely manner. Additionally, the Administration Department is responsible for adopting the 5S process: organising, tidying, cleaning, sanitising and disciplining. The department also supervises the office space to ensure that employees comply with relevant safety regulations.

<sup>9</sup> Laws and regulations include, but are not limited to, the following: “Occupational Safety and Health Ordinance” (Cap. 509 of the Laws of Hong Kong), “Labour Law of the People’s Republic of China”, and “Law of the People’s Republic of China on the Prevention and Control of Occupational Diseases”.

## 職業健康與安全

### 管理措施

本集團把職業健康及安全置於首位。我們嚴格遵守任何與職業健康及安全的法律和法規<sup>9</sup>。為確保所有員工有安全的工作環境，本集團已制定《辦公場所安全管理作業指導書》、《安全文明管理制度》及《風險管理作業指導書》等政策。本集團嚴格執行《風險管理作業指導書》等健康與安全政策，各營運點均設立安全生產領導小組，致力消除潛在隱患，避免傷亡事故及職業危害。相關部門會針對不同風險制定並落實管控措施，包括進行設備操作和職業健康及安全知識的教育培訓，加強員工的健康和安全意識。同時，員工在進行高風險項目前須採取自我防護措施並確認環境符合操作要求，以降低潛在的安全風險。本集團在職業健康與安全方面所做的努力，部份項目獲得ISO 45001職業健康與安全管理體系認證。

《辦公場所管理作業指導書》規範了維持安全辦公環境的相關要求。包括每日檢查辦公室電器設備及公共設施、定期檢測辦公室空氣質素及進行季度整體安全檢查，以及時識別和消除安全隱憂。行政部門亦依照五常法：整理、整頓、清掃、清潔和素養，對辦公場所進行督導，確保員工遵守相關安全規範。

<sup>9</sup> 法律法規包括但不限於以下：《職業安全與健康條例》（香港法例第509條）、《中華人民共和國勞動法》、及《中華人民共和國職業病防治法》等。

To prevent and reduce the severity of industrial accidents in a comprehensive manner, we have formed the Safety Leadership Team and Emergency Response Team and formulated the “Emergency Plan for Work Injury Accidents”. The plan requires employees to strictly comply with the emergency procedures for work-related accidents and clearly states the accident response procedure. It also defines the responsibilities and structure of the Emergency Response Team, promptly handle the accident. When an accident occurs, the on-sites personnels would immediately perform first aid while the Human Resources Department coordinates insurance claims and reports the incident to the Group management. The Group will investigate and evaluate the incident. Based on the evaluation results, the Human Resources Department will update the emergency plan.

The representative from each department is responsible for communicating safety requirement during business meeting to reinforce the occupational health and safety management. The Security Inspection Department shall regularly inspect the property projects and conduct safety risk assessments and special inspections. The Engineering Property Department is responsible for daily safety inspections and eliminating potential danger. The Safety Leadership Team’s role is to respond to incidents related to casualties. To ensure employees receive medical protection in the event of occupational injuries or accidents, the Group has paid medical insurance, work-related injury insurance and employer’s liability insurance for all employees.

### Health and Safety Training

We focus on training and education to enhance employees’ knowledge of workplace health and safety. The Group regularly organises health and safety training and awareness campaigns, and conducts emergency drills every six months to improve employees’ safety awareness and emergency response capabilities. In addition, different departments, and suppliers receive individual safety training, including daily pre-shift safety briefings, weekly safety inspections, safety presentations, and evening training sessions. When new national or regional procedures and requirements for reporting safety incidents emerge, we will arrange specific safety training tailored to certain internal risks within projects to comprehensively improve the health and safety awareness of employees and relevant external personnel.

為全面預防工傷事故並減輕其嚴重性，我們成立了安全領導小組和應急處置小組，並制定《工傷事故應急預案》。應急預案要求員工嚴格執行工傷事故應急處理程序，並列明事故應變程序和應急處置小組的結構和職責，以確保事故發生時能迅速反應。當事故發生後，現場人員將立即進行急救，人力資源部同步處理保險及向管理層報告。本集團對事故進行調查及檢討，人力資源部則會根據評估結果更新應急預案。

為強化職業健康與安全管理，各部門負責人會在商業例會中傳達安全要求。安檢部定期巡查物業項目、進行風險評估與專項檢查；工程物業部則負責日常安全巡檢及消除潛在危險；以及安全領導小組處理涉及人員傷亡的事故。本集團亦已為所有員工購買醫療保險、工傷保險及僱主責任保險，確保員工於職業傷害或事故發生時獲得應有保障。

### 健康及安全培訓

我們從培訓和教育著手以提升員工對工作場所健康安全的知識。本集團定期安排健康及安全培訓、宣導，亦每半年會進行一次應急演練，提升員工的安全意識與應變能力。同時，不同業務部門及供應商有個別的安全培訓，包括每日班前安全交底、每週安全檢查、安全宣講和職工夜校等。當國家及地區有新的匯報安全事故的流程及相關要求，我們會針對項目某些內部自身風險，安排特定安全培訓，以全面提高員工及相關外部人員健康及安全意識。

## OPTIMISING OPERATIONAL PRACTICES

The Group regards corporate ethics and integrity as core principles of its operations. We strictly comply with all applicable laws and regulations<sup>10</sup> relating to product responsibilities and service quality. We are devoted to providing customers with high-quality products and services. We continuously monitor consumer trends and enhance our service and operational models to more human-centred and diverse experiences. We also have established rigorous standards to ensure that all products and services meet customer expectations.

Meanwhile, we understand the importance of strong partnerships with our suppliers for the success of our business. Therefore, the Group strives to maintain close collaboration and build a long-term mutually beneficial relationship, ensuring that all parties gain value from the partnerships.

### Product Responsibility and Service Quality

#### Delivering Quality Service

Customer satisfaction is the key to our success. We consistently uphold “Quality Service” as the core operational principle, safeguarding the health and safety of our customers and continuously delivering an exceptional service experience that meets and exceeds their needs and expectations.

## 優化營運慣例

本集團視企業道德與誠信為營運核心。我們始終嚴格遵守有關產品責任及服務品質所有適用法例及規例<sup>10</sup>。我們致力於為客戶提供高品質的產品與服務，持續關注主流消費趨勢，深化服務與營運模式，以打造更具溫度與多元性的服務，並制定嚴謹標準，確保所有產品與服務均符合客戶期望。

同時，我們深知與供應商之間的合作關係對業務成功的重要性。因此，本集團積極維持緊密合作，並致力於建立長期、可持續且互惠互利的夥伴關係，確保各方能從合作中受益。

### 產品責任及服務質素

#### 提供優質服務

使客戶滿意是我們業務成功的關鍵，我們始終以「優質服務」為營運原則，全力保障客戶健康與安全，為客戶持續提供卓越的服務體驗，並滿足客戶的需求與期望。

<sup>10</sup> Laws and regulations include, but are not limited to, the following: “Regulation on Realty Management”, “Law of the People’s Republic of China on the Protection of Consumer Rights and Interests”, “Copyright Law of the People’s Republic of China”, “Trademark Law of the People’s Republic of China”, “Patent Law of the People’s Republic of China”, and “Advertising Law of the People’s Republic of China”.

<sup>10</sup> 法律法規包括但不限於以下：《物業管理條例》、《中華人民共和國消費者權益保護法》、《中華人民共和國著作權法》、《中華人民共和國商標法》、《中華人民共和國專利法》及《中華人民共和國廣告法》等。

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

To elevate property management service quality and ensure residents and tenants enjoy a safe and comfortable living and working environment across the Group's properties, we have developed a set of standardised management guidelines. These include the "Order Maintenance Management Operation Instructions", "Order Maintenance Position Operation Manual" and "Property Management Contracts" to define requirements for access control, patrol procedures, and vehicle management across all entry and exit points. Additionally, we have established the "Highlights of Work for Key Posts in Property Projects", regulating service delivery in residential properties and providing clear, actionable guidance for personnel in security, customer service, environmental management, and engineering roles. Meanwhile, the Engineering and Property Department has developed the "SCE CM Engineering Management Standard Actions", which prescribes the operation of engineering equipment and of critical building systems, including Heating, Ventilation, and Air Conditioning (HVAC) systems, plumbing systems, high- and low-voltage electrical systems, and elevator systems. Partial of our projects have certified with the ISO 9001 Quality Management Systems. These systematic practices and certifications allow residents to enjoy high-quality and value-added services.

### Protection of Health and Safety

The Group is committed to creating a safe and comfortable environment for our customers. To ensure that all projects and services meet the quality and safety requirements, the Group has established the "Undertaking Inspection Manual", "Operation Guide for Undertaking Inspection" and "Operation Instruction of Undertaking Inspection", outlining the standards for inspection, rectification, handover and quality assurance of each project. Prior to project inspections, the Group also provides training for engineering personnel of the relevant residential property management companies to ensure they possess the technical skills and safety knowledge, effectively reducing early-stage safety risks in property projects.

為了進一步提升物業管理服務質素，並確保住戶及租戶在本集團的物業中享有舒適和安全的居住和工作環境，我們制定了《維序管理作業指導書》、《維序崗位操作手冊》和《物業管理合同》，以明確各出入口、巡邏、車輛管理等方面的要求。我們亦訂立和實施《物業項目關鍵崗位工作要點梳理》，以標準化住宅物業的服務，為物業管理各個崗位的維序、客服、環境及工程人員提供清晰的指引。同時，工程物業部編製的《中駿商管工程管理標準動作》，規範工程設備及關鍵系統的運作，包括暖通空調系統、排水系統、高低壓電氣系統及電梯系統。我們部分項目亦獲得ISO 9001質量管理體系認證。這些政策和認證確保居民享有優質基礎服務的同時，也能體驗到增值服務。

### 保障健康安全

本集團致力於為客戶創建一個安全、舒適的環境。為確保所有項目及服務均能夠符合質素和安全要求，本集團已透過編製《承接查驗手冊》、《承接查驗操作指南》及《承接查驗作業指導書》明確訂立了各項目在查驗、整改、移交和質素保證方面的標準。本集團亦會在項目查驗前，為相關住宅物業公司的工程人員提供培訓，確保工程人員有專業技能和安全知識，有效降低物業項目前期的安全風險。

Regarding the management risks of fire safety, the Group has compiled the “Fire Safety Responsibility Statement”. We require all partners including tenants to sign the statement, ensuring that all parties understand their responsibilities and protection. To reinforce the safety management of the property, we strictly comply with the relevant fire safety regulations, take full responsibility for the fire control of the shopping malls, and regularly maintain the public fire protection equipment to ensure the fire safety of tenants’ operations and the shopping mall as a whole. Moreover, the Group regularly communicates daily safety information to residents through property notice boards and other channels, reducing potential safety hazards.

### Protect Customer Privacy

The Group is committed to protecting customer privacy. We strictly adhere to all relevant laws and regulations<sup>11</sup> governing customer privacy, and have established the “Customer Service Operation Instructions”. According to the requirement of the instructions, the personnel who collects customer personal data are required to explain the purpose of data collection and the methods of data retention. Customer service centres must encrypt, store, and process customer information securely, and are strictly prohibited from privately transmitting any confidential data to prevent any form of data leakage.

就消防安全的管理風險，本集團已編製《消防安全責任書》並要求租戶在內的所有合作夥伴簽署該責任書，確保各方均清楚了解各自的責任與保障。為進一步加強物業的安全管理，我們嚴格遵守相關消防安全法規，並全面負責商場的消防監控工作，定期維護消防公共設備，以確保租戶的經營活動及商場整體的消防安全。同時，本集團透過物業公告欄及其他溝通渠道，定期向住戶傳遞日常安全知識，降低潛在安全風險。

### 保護客戶私隱

本集團致力於保護客戶私隱。我們嚴格遵守有關客戶私隱法律及監管要求的政策及常規<sup>11</sup>，並制定《客戶服務作業指導書》。根據指導書要求，在收集客戶個人資料時相關人員須說明收集用途及保存方法，並明確要求客戶服務中心對客戶資料進行加密保管和處理，嚴禁私下發送任何保密資料，以防止任何程度的資料外洩。

<sup>11</sup> Laws and regulations include, but are not limited to, the following: “Personal Data (Privacy) Ordinance” (Cap. 486 of the Laws of Hong Kong), “Cybersecurity Law of the People’s Republic of China”, “Data Security Law of the People’s Republic of China”, “Personal Information Protection Law of the People’s Republic of China”, “Law of the People’s Republic of China on the Protection of Consumer Rights and Interests”, and “Cybersecurity Review Measures”.

<sup>11</sup> 法律法規包括但不限於以下：《個人資料(私隱)條例》(香港法例第486條)、《中華人民共和國網路安全法》、《中華人民共和國資料安全法》、《中華人民共和國個人資訊保護法》、《中華人民共和國消費者權益保護法》、及《網路安全審查辦法》等。

To further enhance privacy protection, all employees are required to receive training on customer data security and sign the “Employee Confidentiality Agreement” upon onboarding. The agreement strictly prohibits employees from accessing customer information unrelated to their works, or from selling or disclosing such information to third parties during the performance of their duties. We also provide regular training to enhance employees’ awareness of privacy protection and business ethics. The “Employee Information Security Handbook” enforces the implementation of various confidentiality measures, including daily and weekly security checks, accompanying operational security reports, virus scans, authorised antivirus software updates, and strict access-control mechanisms. Only authorised personnel are permitted to access customer information to prevent data breaches. Recognising digital transformation brings cybersecurity risks, we remain committed to constantly strengthening our cybersecurity framework, conducting system tests, remediating vulnerabilities, and adopting secure technologies such as virtual private networks (VPNs) and internal networks. These robust measures protect customer information and enhance our overall cybersecurity structure.

### Protect Intellectual Property Rights

The Group places significant emphasis on protecting intellectual property rights within and beyond our operations, and is dedicated to protecting and managing the intellectual property rights associated with the marketing phases of our projects. The “Staff Handbook” and the marketing contracts signed with suppliers outline relevant provisions. For instance, marketing contracts stipulate that promotional materials must not infringe on intellectual property rights (including copyright and portrait rights) and explicitly mandate both employees and suppliers to comply strictly with these terms.

為進一步加強私隱保護，所有員工在入職時均須接受客戶資料安全培訓並簽署《員工保密協議》，嚴格要求員工不可在履行職務期間藉機獲取與工作無關的客戶資料或向第三方出售或洩漏客戶資料。我們亦定期為員工提供培訓，提高員工保護客戶私隱的意識及職業道德。透過《員工資訊安全手冊》落實各項保密管理措施，包括每日、每週進行動態安全檢測及每週相應的安全營運報告、設備病毒檢查、授權防毒軟件更新及嚴格存取控制機制，並僅允許授權人員訪問客戶資料以防止資料外洩。鑑於數字轉型會帶來的網絡安全風險，我們承諾持續制定和完善相關網路安全制度、進行檢測、修補系統漏洞，並採用虛擬私人網絡、內部網路等安全系統，確保客戶資料獲得強而有力的保護，全面提升網絡安全。

### 保護知識產權

本集團高度重視維護營運內外的知識產權，我們致力保護及管理營銷階段時涉及的知識產權事宜。《員工手冊》及與供應商簽訂的營銷合同均已列明相關條款，例如於營銷合同中訂明宣傳作品不得侵犯知識產權（包括著作權及肖像權等），明確要求員工和供應商嚴格遵守。

### Compliant Promotion

To ensure the authenticity and accuracy of the information published, the Group follows the relevant guidelines set out in “Group Brand Management Operation Instructions”, “SCE CM Brand Management Operation Instructions” and “Property Company Brand Management Operation Instructions”. These instructions establish principles of advertising and strengthen the management and oversight of promotional content. We strictly abide by all relevant national laws, regulations on compliance communications, and the rules of applicable social media platforms, maintaining the Group’s brand image and business operations to be credible.

### Enhancing Customer Satisfaction

The Group collects feedback from property owners and tenants through phone calls, home visits, and annual satisfaction surveys conducted by an independent third party. Based on the feedback received, we continuously improve our services. During the Year, our customer satisfaction score reached 74.6. The Group also provides multiple channels for complaints and feedback. The customers can contact through the “400” customer service hotline, where dedicated employees and property managers follow up on each case, conduct a comprehensive assessment, and propose improvement actions to prevent similar incidents from recurring. To upgrade customer experience, the Group has launched online digital platforms and self-service applications, enabling customers to access a wide range of services anytime and anywhere.

This Year, we received a total of 1,056 complaints across our operation sites, scoring 4 out of 5 in customer satisfaction score.

### 合規宣傳

為了確保信息發佈的真實性及準確性，本集團遵循《集團品牌管理作業指書》、《中駿商管品牌管理作業指導書》及《物業公司品牌管理作業指導書》的相關指引，對廣告宣傳的準則進行了明確規範，並加強對宣傳內容的管理和監控。我們嚴格遵循任何有關合規宣傳的國家法律法規，以及相關社交媒體管理平台的規定，確保本集團品牌形象和業務營運始終保持可信。

### 提升客戶滿意度

本集團透過電話、上門訪問及每年委託獨立第三方進行滿意度調查，收集業主及租戶意見，並根據建議持續改善服務，本年度客戶滿意度為74.6分。本集團亦提供多種投訴和反映途徑，客戶可以透過「400」客服熱線向我們投訴及提供反饋，並承諾專人和管家跟進，全面評估並提出改善方案，防止類似事件再次發生。為進一步提升客戶體驗，本集團推出線上數字化系統及自助小程序，讓客戶隨時隨地享用便捷、多樣的服務。

本年度，我們各營運點共接獲1,056宗投訴，客戶滿意度為4分（滿分為5分）。

SCE CM Work Conference  
中駿商管工作會議

The Group convened the Mid-Year Work Conference in July 2025, themed “Adapting to Change and Thrive Together”. The meeting discussed the market landscape and project performance in the first half of 2025 and outlined strategic directions for the upcoming phase. During the conference, SCE CM reaffirmed its three directions, which are embracing digital intelligence to drive operational excellence and efficiency; upholding commercial quality; deepening operational management to create a high-quality experience through meticulous service. We will adopt a disruptive mindset to re-examine business logic, striving to achieve genuine business quality and co-create value with merchants, consumers, and our team for shared growth.

To sum up the work conferences, SCE CM has clearly defined its future development direction and core strategies. With the “Ten Billion Sales Plan” as our strategic goal, the Group is committed to expanding operational scale while moving beyond traditional property-management thinking. We will embrace digitalisation, boost commercial asset quality, and refine operations to ensure customer satisfaction and drive business growth. Through these efforts, we aim to transform into an influential commercial management enterprise.

本集團於二零二五年七月召開以「應勢而變，聚力共生」為題的半年度工作會議，回顧二零二五上半年的市場情勢與項目經營，研討部署下階段的工作方向。會議中，中駿商管重申三項核心堅持，一是擁抱數智化，提升經營品質與效益；二是堅守商業品質；三是深化營運管理，以精細化服務打造高品質體驗。我們將以更開放與前瞻的思維重新審視商業邏輯，實現真正的業務品質，與商家、消費者、團隊共謀發展。

綜合工作會議，中駿商管明確了未來的發展方向與核心策略。本集團以「百億銷售計劃」為目標，推動經營規模升級，並跳脫傳統物業管理思維，擁抱數智化、提升商業品質及深化精細化營運，確保客戶滿意度並促進業務增長，轉型為具有深遠影響力的商業管理企業。



6 June Happy Life Festival  
66 幸福生活節

In June, SCE Funworld successfully held the 5th “6 June Happy Life Festival”, attracting enthusiastic consumers. The event featured a series of vibrant activities and market engagements that significantly boosted store sales, number of visitors, and membership spending. Centered around the theme of “Harmonious Happiness”, the event offered a rich, multi-layered experience through exhibitions, pop-up markets, IP interactions, live streaming, and brand collaborations. Highlights included the “Wonderful Finds Market”, “Dudu Zai IP Interactive Experience”, “Chengji Photography Exhibition” at Quanzhou’s store and the “Happy Life Illustration Exhibition” at Fuzhou’s store, invited more than 30 emerging national illustrators to showcase amazing lives through art.

The number of SCE CM’s membership exceeding 4 million during the festival. The newly launched “Jun You Hui Member Community” made its official debut during this year’s event, further strengthening member engagement and brand loyalty. Overall, each store achieved outstanding results in June 2025, with year-on-year growth in both sales and customer traffic, demonstrating strong market competitiveness. Looking ahead, SCE CM will continue to innovate in response to the evolving demands of the new consumption era, striving to become a true leader in enhancing the quality of life for every individual.

中駿世界城於六月成功舉辦了第五屆「66 幸福生活節」，吸引了眾多消費者熱情參與。期間推出一系列精彩活動與市場互動，帶動門店銷售、客流量及會員消費顯著增長。此次活動以「幸福共振」為核心結合展覽、市集、「IP」互動、直播與品牌合作，為客戶提供豐富且多層次的體驗。活動內容包括「妙物市集」、「嘟嘟仔IP互動」、泉州門店的「程記攝影展」等，並於福州門店推出「幸福生活插畫聯展」，邀請全國30多位新銳插畫家以藝術呈現美好生活場景。

本次活動亦見證中駿商管會員突破四百萬，「駿友會」會員社區於活動期間正式亮相，進一步提升互動與品牌黏性。整體而言，各門店於二零二五年六月的銷售及客流分別同比增長創造出亮麗成績，展現強勁市場競爭力。展望未來，中駿商管將持續以創新驅動，滿足新消費時代需求，致力成為美好生活方式的引領者。



## Supply Chain Management

The Group firmly believes that establishing strong long-term relationships with suppliers and maintaining a stable supply chain is the key to the Group's business growth. During the Year, the Group had a total of 1,110 suppliers.

### Practices for Hiring Suppliers

The Group has formulated the "Planning, Procurement and Supplier Management Guide", which clarifies the national standards we follow when selecting suppliers and contractors. The guideline clearly outlines the selection and evaluation criteria that procurement personnel must follow, comprehensively assessing the capabilities and reliability of suppliers to ensure that all suppliers and contractors meet our needs. Our supplier selection criteria cover several key factors, including cost, service quality, human-resource allocation, safety measures and standards, equipment used, and the industry experience of management teams. The Procurement Department will collaborate with relevant departments to form a Tendering Committee responsible for developing tender proposals, conducting bid evaluations, confirming shortlisted candidates, and completing the final approval procedures. Based on the established evaluation principles, the committee recommends the supplier. Upon completing the approval procedures, contracts are then signed with the selected supplier. The Group conducts annual assessment of suppliers based on various performance indicators, including contract fulfilment, satisfaction with specialised services, and overall service quality. Suppliers are categorised according to their performance scores, enabling us to identify underperforming suppliers and update the supplier pool, thereby accelerating the continuous upgrade of our supplier-management system.

Moreover, our "Code of Conduct" and "Integrity Management Agreement" are applicable to all suppliers. Regarding sourcing new suppliers, sources include internal referrals and third-party recommendations, and all referral information must be submitted in written form to ensure accuracy and traceability. We strictly prohibit looking for suppliers who have been exposed by public media, government authorities, or industry associations for illegal operations, fraud, supplying counterfeit products, negative reputation issues, bribery, or any other adverse records. The Group has developed the "Supplier Cooperation Guidelines", actively promoting adherence to our mission of providing high-quality property management services, encourage suppliers to integrate environmental stewardship and social responsibility into their operations to build a stable partnership.

## 供應鏈管理

本集團深信與供應商建立良好的長期合作關係並有著穩定的供應鏈是本集團業務增長的關鍵。本年度，本集團共有1,110名供應商。

### 聘用供應商的慣例

本集團制定了《企劃招採及供應商管理作業指導書》，闡明我們選擇合作供應商及承包商時遵循國家標準的指引。指導書明確指出採購人員必須遵循的篩選和評估標準，全面評估供應商的能力與可靠性，確保所有供應商和承包商符合我們的需求。我們的供應商篩選標準涵蓋多個關鍵因素，包括成本、服務質素、人力資源配置、安全措施及標準、所採用的設備，以及管理者的行業經驗等。採購部門聯同其他部門成立招標小組，負責招標方案的編製，評定標的確認和審批。招標小組根據定標原則推薦中標供應商，完作定標流程審批後與供應商簽訂合同。本集團每年會定期按照供應商的合約完成程度、專項業務滿意度、服務水準等綜合因素評估其表現，並根據績考評估得分對供應商進行等級分類，篩選不合格的供應商及更新供應商庫，加速供應商管理體系升級。

此外，我們的《行為準則》及《廉政管理協議書》亦適用於所有供應商。尋找新供應商方面，來源包括內部推薦及第三方推薦，所有推薦資訊必須以書面形式提交，以確保準確性與可追溯性。我們嚴禁與任何曾被公眾媒體、政府主管部門或行業協會曝光及曾有非法經營、欺詐、供應假冒產品、負面聲譽、賄賂等方面有不良記錄的供應商合作。本集團亦制定《供應商合作準則》，積極推動供應商遵循我們提供優質物業管理服務的宗旨，鼓勵供應商在經營過程中考慮其環境和社會責任和建立長期穩固的合作關係。

### Identify Environmental and Social Risks along the Supply Chain

Supply chain management is one of the Group's high-importance material issues. We recognise that building long-term, sustainable partnerships with all suppliers and business partners is the key to support high-quality business development. The Group actively encourages suppliers to adopt environmentally friendly equipment, facilities, and innovative green technologies to minimise their environmental impact. During the supplier selection process, we prioritise the use of eco-friendly products and services, reinforcing our commitment to sustainability across the entire value chain.

We consider ESG risks as one of the key criteria in our supplier evaluation and cooperation to ensure a standardised management approach. Relevant departments conduct comprehensive annual assessments of suppliers in accordance with the "Supplier Access and Evaluation Approval Process". On-site inspections are also arranged when necessary.

Throughout our regular operations, the Group requires relevant departments to assess suppliers' performance in fulfilling ESG responsibilities. To achieve this, conduct regular evaluations and reviews through corporate self-assessments or independent third-party agencies to examine suppliers' social-responsibility practices and identify potential risks. If any non-compliance with ESG responsibilities is identified, we promptly communicate with the supplier and provide guidance to ensure corrective actions are carried out within the required timeframe. Departments and regional management teams also engage with suppliers to collect feedback and evaluations periodically. This ongoing communication helps strengthen long-term partnerships, support continuous improvement, and reduce potential negative impacts of the supply chain on the Group's operations.

### 識別供應鏈的環境及社會風險

供應鏈管理是本集團其中一個高度重要議題，因此我們明白與所有供應商及業務夥伴建立長期持續的合作關係才可以支持高質素業務發展。本集團鼓勵供應商使用環保的設備及設施，以及採用環保的新技術，以減低對環境的影響。揀選供應商時促使多用環保產品及服務，增強我們對整個價值鏈可持續發展的承諾。

我們將供應商環境、社會及管治風險作為供應商合作評審標準之一，進行標準化管理，相關部門每年根據《供應商准入及評估審批流程》對供應商進行綜合評估，在有需要時定期進行實地考察。

在營運過程中，本集團要求相關部門評估供應商在環境、社會及管治方面的責任履行情況。為達到這一目標，我們已採用企業自檢或委託獨立第三方機構的方式，定期評估和審查供應商的社會責任履行情況，識別潛在風險。若發現任何違反環境、社會及管治責任的情況，我們會及時與供應商溝通，並協助他們在規定的時間內改進表現。各業務部門和區域管理人員亦會定期與供應商進行訪談和交流，收集他們的反饋和評價，以促進合作關係的持續改善和更有效地減少供應鏈對本集團營運的負面影響。

## Anti-corruption

We maintain zero-tolerance for any form of bribery, extortion, fraud, money laundering and other corrupt practices. We have established various measures to uphold integrity in our internal operations and external collaborations. The Group strictly complies with all anti-corruption laws and regulations<sup>12</sup> in Chinese Mainland and Hong Kong and is committed to fostering a workplace that values honesty, integrity, and continuous excellence.

Our “Staff Handbook” and the “Integrity Monitoring Management Operation Guideline” outline the relevant anti-corruption policies and management systems. We require all units and departments to strictly follow the guidelines in their daily operations to prevent corruption and fraudulent practices, upholding the highest standards of business ethics and integrity.

### Anti-corruption Initiatives

The Group recognises that corruption can lead to significant financial losses and damage to corporate’s reputation. Therefore, we have incorporated corruption and fraud risks into our overall risk assessment framework and established a series of targeted internal policies and control measures to provide employees with clear ethical standards and to prevent corruption and misconduct in the workplace.

## 反貪污

我們對任何形式的賄賂、勒索、欺詐、洗黑錢及其他貪污行為採取零容忍的態度，並透過多項措施在內部營運與外部協作中維護誠信為本的原則。本集團嚴格遵守中國內地及香港任何反貪污法律及規例<sup>12</sup>，致力營造一個重視廉正誠實和精益求精的職場。

我們的《員工手冊》及《廉政監察管理作業指導書》清楚列明相關防貪污政策及管理體系，並要求所有單位及部門嚴格遵循指導方針實施日常營運工作，避免貪污舞弊事件的發生，堅守商業道德操守的最高標準。

### 反貪污舞弊措施

本集團明白貪污會導致重大的財務損失及影響企業聲譽。因此，我們已將貪污舞弊納入風險評估範疇，並制定一系列針對性的內部制度和措施，為員工提供明確操守要求，防止工作場所中出現貪污及不當行為。

<sup>12</sup> Laws and regulations include, but are not limited to, the following: “Prevention of Bribery Ordinance (Cap. 201 of the Laws of Hong Kong)”, “Criminal Law of the People’s Republic of China”, “Oversight Law of the People’s Republic of China”, “Company Law of the People’s Republic of China”, “Anti-Money Laundering Law of the People’s Republic of China”, “Anti-Unfair Competition Law of the People’s Republic of China”, “Interim Provisions on the Prohibition of Commercial Bribery”, and “United Nations Global Compact”.

<sup>12</sup> 法律法規包括但不限於以下：《防止賄賂條例》(香港法例第201條)、《中華人民共和國刑法》、《中華人民共和國監察法》、《中華人民共和國公司法》、《中華人民共和國反洗錢法》、《中華人民共和國反不正當競爭法》、《關於禁止商業賄賂行為的暫行規定》及《聯合國全球契約》等。

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

The Internal Audit and Compliance Department is responsible for internal audit, compliance risk control, and investigation and handling of corruption and fraudulent practices. The Internal Audit and Compliance Department plays a vital role in enhancing employee compliance awareness throughout our sustainability journey through overseeing and enforcing the “Code of Conduct”, raising anti-corruption awareness, and strengthening risk controls to prevent bribery, fraud, and other improper activities. Another key responsibility for the Internal Audit and Compliance Department is to monitor the Group’s suspicious incidents and ensure that all investigations are conducted in a fair, thorough, and transparent manner. If an employee is found to have breached integrity standards, disciplinary actions will be taken depending on the severity of the case. If the violation involves illegal circumstances, the Group will refer the matter to law enforcement authorities, ensuring that the illegal acts are convicted in accordance with the law.

We strictly follow the procedures and control measures outlined in our operational guidelines during the tendering process to ensure that no information related to bid evaluation is disclosed. We require all suppliers to sign the “Integrity Management Agreement”, while employees must sign the “Employee Integrity Commitment” and fill out the “Employee Conflict of Interest Declaration Form”. These clearly prohibit employees from kickbacks, gifts, cash, and high-value entertainment, as well as any form of improper benefits or conflicts of interest. The Group also conducts monthly inspections for positions with higher corruption or fraud risks. These inspections involve recording and reviewing relevant documents, including meeting minutes, work notes, receipts, and financial records. The Internal Audit and Compliance Department continuously observes the behaviour of suppliers and contractors. If bribery, solicitation, or any other non-compliant practices are identified, the Group will pursue legal accountability, immediately terminate cooperation, and blacklist the parties involved to safeguard the Group’s interests.

審計監察部負責內部審計、合規風險管理，及調查和處理貪污舞弊行為。審計監察部在我們的可持續發展進程中擔當關鍵的角色，透過監督和執行《行為準則》，宣傳反貪污，並加強風險控制以防止賄賂、舞弊等不當行為，提升員工的合規意識。審計監察部另一個責任是為本集團監控可疑事件並確保調查過程公平、徹底且透明。若員工違反廉潔標準，將依事件嚴重程度採取紀律處分；若涉及違法行為，本集團將移交司法機關，確保違法行為依法追究。

我們在招標過程中嚴格遵循作業指導書中規定的制度與措施，確保招標時沒有洩露任何與評標有關的信息。我們要求所有供應商簽署《廉政管理協議書》，員工簽署《廉潔從業承諾書》並填寫《員工利益衝突申報表》，明確禁止回扣、禮品、現金及高消費娛樂等利益輸送和衝突情況。本集團亦針對貪污舞弊風險較高的崗位進行每月專項檢查，記錄及核查相關檔案，包括會議記錄、工作筆記、單據及財務賬目等。審計監察部持續監控供應商及承包商行為，若發現行賄或受賄等違規行為，本集團將依法追究責任，立即終止合作並列入黑名單，以免損害本集團利益。

### Whistleblowing Channels

To enhance transparency and strengthen accountability, we encourage stakeholders to report any form of unethical or illegal conduct through the Group's official website, WeChat public account, email address, and hotline. Clear whistleblowing guidelines are also provided to employees, outlining the reporting procedures in detail. To safeguard personal data, employees can submit reports confidentially and anonymously or assists in investigations of suspected misconduct without fear of retaliation or adverse employment consequences. To further promote a culture of integrity, the Group offers rewards to employees who report improper behaviour, thereby encouraging active participation in our anti-corruption and compliance efforts.

### Anti-corruption Training

We are committed to preventing corruption through education. The Internal Audit and Compliance Department arranges annual anti-corruption awareness campaigns and training programmes. Anti-corruption training covers all employees, including directors of the Group, new employees, full-time employees, outsourced personnel, interns, etc. This Year, a total of 3,189 hours of anti-corruption training were provided. Apart from the regular training, we utilise a variety of educational and promotional methods, such as videos and lectures, to raise employees' awareness of anti-corruption.

During the Year, to the best knowledge of the directors of the Group, one case of employee corruption was identified during the Year and concluded in 2026.

### 舉報貪污渠道

為提高透明度和加強問責，我們鼓勵持份者透過本集團官方網站、微信公眾號、專用郵箱及熱線電話等內部舉報機制，舉報不同類型的道德或非法活動。我們亦向員工提供清晰的舉報指引，詳細說明舉報流程。為保護個人資料，員工可以保密和匿名的方式舉報，無須擔心因舉報或協助懷疑行為失當的調查而受到報復或危害就業的行為。為了進一步倡導廉潔文化，本集團對舉報不當行為的員工提供物質獎勵，以此鼓勵員工積極參與反貪倡廉工作。

### 反貪污培訓

我們致力於從教育防止貪污。審計監察部每年定期推廣反貪腐宣傳及培訓，所有員工，包括本集團董事、新員工、全職員工、外包人員、及實習生都必須接受廉政培訓。本年度，累計提供反貪污培訓時長3,189小時。除定期培訓外，我們亦以影片、講座等多元形式，提高員工的反貪污意識。

本年度，盡本集團董事所知，本年度發現一宗涉及員工貪污的案件，已於二零二六年審結。

## CONTRIBUTING TO COMMUNITY DEVELOPMENT

SCE CM is dedicated to fulfilling social responsibility. The Group is committed to becoming a trusted partner within the communities we serve, actively demonstrating our corporate responsibility through actions. We adhere to “Giving Back to Society for Good” philosophy, embracing the belief in contributing to the public good and continuously spreading care in the community.

We place importance on understanding and addressing the needs of the communities where we operate. We have launched the “Community Investment Policy Statement”, which aims to integrate community requirements into daily management and planning, and to actively support community development.

We firmly believe that charitable initiatives enhance our competitiveness and foster sustainable development. Looking forward, we are committed to investing more resources in commercial and residential businesses to launch diverse social programmes. This will create long-term positive impacts for residents and greater social value. During the Year, the Group contributed a total of 45 hours and over RMB100,000 to charity, educational, and other public welfare initiatives, putting our philanthropic vision into action.

### Philanthropic Initiatives

In 2025, the Group actively undertook corporate social responsibility, cared for frontline employees, the solitary elderly, stray animal rescue and public education.

## 貢獻社區建設

中駿商管視關愛社會為己任。本集團致力於成為社區可靠的合作夥伴，以行動實踐企業的責任感。我們秉持「取之社會、用之社會」的企業哲學，奉行奉獻社會的信念，向社區各界傳遞關懷。

我們重視理解並滿足我們營運所在社區的真實需求。為此，我們推出了《社區投資政策聲明》，旨在將社區的需求融入日常管理與規劃，積極支援社區發展。

我們深信，公益活動能強化競爭力並推動可持續發展。展望未來，我們承諾將會投入更多的資源於商業及住宅業務的營運，推行多元社會計劃，為當地居民帶來長期的正面影響及創造更大的社會價值。本年度，本集團共投入45小時及超過人民幣10萬用於慈善、教育等公益項目，以行動實踐我們的公益理念。

### 公眾慈善活動

二零二五年，本集團積極履行企業社會責任，關懷第一線員工、獨居老人、救助流浪動物並進行公眾教育。

Residential Property Management Festival Activities  
住宅物業管理節慶活動

Residential property management often organises festive and community events to encourage resident interaction and strengthen neighbourhood bonds. During the Lantern Festival, the team transformed the community into a festive hotspot, arranging activities such as making sweet glutinous rice balls, solving lantern riddles, and crafting handmade lanterns. For the Dragon Boat Festival, residents took part in making rice dumplings and creating dragon boat models to preserve this traditional craftsmanship. In the heat of summer, the team arranged traditional hand-painted fan workshops, outdoor music events, and flea markets. These activities not only create a warm and welcoming atmosphere but also foster stronger community connections and harmony.

住宅物業管理定期舉辦節慶與社區活動，鼓勵居民互動，增進鄰裡情感。元宵佳節時，團隊將社區打造成節日打卡地，安排製作湯圓、猜燈謎及自製手工燈活動。端午節舉辦包粽子及龍舟模型製作，傳承傳統文化。而在炎炎夏日，團隊為居民安排製作古法團扇、露天音樂節及跳蚤市集。這一系列活動不僅營造溫馨氛圍，更促進社區關係與和諧。



### SCE Funworld Intangible Cultural Heritage Activities

#### 中駿世界城非物質文化遺產活動

To promote the integration of culture and art, SCE Funworld launched the themed festival “Fun World, Blissful Spring Festival” during the Chinese Lunar New Year, offering a vibrant array of national trend and intangible cultural heritage experiences that create the festive spirit atmosphere. Quanzhou SCE Funworld used an enormous lantern decoration welcomed the Lunar New Year, Beijing West Chang’an SCE Funworld hosted a traditional dragon and lion dance performance, while Kunshan Huaqiao SCE Funworld launched a Water Lantern Festival for residents to make wishes. Fuzhou SCE Funworld presented a Thousand Lantern Feast, and Heyuan SCE Funworld organised an electronic God of Fortune carnival. At Xianyou SCE Funworld, a zodiac-themed Intellectual Property exhibition “Joyful Persimmon Snake Zodiac IP Exhibition” was hosted. In addition, SCE Funworld located in other cities such as Tangshan, Nan’an, Shantou, Pingdingshan, Zhangjiagang, and Shuitou continued to offer creative reinterpretations of traditional New Year customs. These projects showcased traditional activities, including intangible-heritage opera parades, folk-craft temple fairs, and Lantern Festival celebrations.

Through intangible cultural heritage activities, we celebrate and promote Chinese traditional culture, foster cultural appreciation, strengthen community connections, and enable visitors to experience the beauty of heritage within the festive atmosphere.

為促進文化與藝術融合發展，中駿世界城於中國農曆新年推出「綺遇世界歡喜年」主題活動，呈現多元國潮非遺體驗，營造濃厚節日氛圍。泉州中駿世界城以刺桐巨型主燈迎新春，北京西長安中駿世界城舉辦舞龍醒獅非遺表演，昆山花橋中駿世界城推出水燈節祈願活動，福州中駿世界城呈現千燈盛宴，河源中駿世界城舉辦電子財神遊園會，仙遊中駿世界城則推出生肖「IP」喜柿蛇展覽。此外，唐山、南安、汕頭、平頂山、張家港、水頭等地中駿世界城，延續對年俗文化的創新演繹，輪番呈現非遺戲曲巡遊、民俗手藝廟會及上元花燈會等傳統活動。

我們以非物質文化遺產藝術展覽弘揚中華傳統文化，加強社區聯繫，讓消費者在濃厚的節日氛圍中共用文化之美。



# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

### OVERVIEW OF KEY PERFORMANCE INDICATORS 關鍵績效指標概覽

#### Environmental Performance<sup>13,14</sup>

#### 環境關鍵績效指標<sup>13,14</sup>

Indicators 指標	Units 單位	2025 二零二五年				2024 二零二四年			
		Headquarters Office 總部辦公室	Commercial Project 商業項目	Residential Project 住宅項目	Consolidated Result 綜合結果	Headquarters Office 總部辦公室	Commercial Project 商業項目	Residential Project 住宅項目	Consolidated Result 綜合結果
<b>Energy Consumption</b> 能源消耗量									
<b>Direct energy</b> 直接能源									
Natural gas 天然氣	MWh 兆瓦時	-	3,770.69	68.64	3,839.33	-	1,877.54	104.45	1,981.99
Diesel 柴油	MWh 兆瓦時	-	0.26	5.91	6.17	-	0.26	5.00	5.26
Petrol 汽油	MWh 兆瓦時	20.47	189.11	67.10	276.68	17.29	148.81	76.64	242.74
Liquefied petroleum gas 液化石油氣	MWh 兆瓦時	-	-	266.51	266.51	-	-	270.23	270.23
<b>Indirect energy</b> 間接能源									
Purchased heat power 外購熱力	MWh 兆瓦時	-	27.48	-	27.48	-	135.14	-	135.14
Purchased electricity 外購電力	MWh 兆瓦時	112.73	113,155.02 <sup>15</sup>	12,703.07	125,970.82	111.50	10,300.93	11,722.74	22,135.17
Total energy consumption 能源總耗量	MWh 兆瓦時	133.20	117,142.56	13,111.23	130,386.99	128.79	12,462.68	12,179.06	24,770.53
Energy consumption intensity 能源密度	MWh/sq.m. 兆瓦時/平方米	0.07	1.66	0.33	1.16	0.06	1.16	0.33	0.49

<sup>13</sup> Unless otherwise stated, the environmental data for the Year includes the office area, non-outsourced canteen and staff dormitory of each operation site.

<sup>14</sup> To provide a more comprehensive and real-time reflection of our performance in ESG initiatives, the reporting scope has been adjusted according to the Group's actual operational circumstances. The significant changes in reporting scope have resulted in substantial fluctuations in certain data compared to the previous year.

<sup>15</sup> The reporting boundary area in 2025 increased compared to 2024. Therefore, the purchased electricity consumption increased significantly in 2025.

<sup>13</sup> 除另有說明外，本年度環境數據範圍包括各營運點的辦公區域、非外包食堂及員工宿舍。

<sup>14</sup> 為了更全面及實時地呈現我們在環境、社會及管治工作方面的表現，本年度報告範圍根據集團實際營運情況進行了調整。報告範圍的顯著變化導致部分數據較上年度出現較大變動。

<sup>15</sup> 二零二五年報告範圍的面積比二零二四年增加。因此，二零二五年外購電力耗量顯著增加。

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

Indicators 指標	Units 單位	2025 二零二五年				2024 二零二四年			
		Headquarters Office 總部辦公室	Commercial Project 商業項目	Residential Project 住宅項目	Consolidated Result 綜合結果	Headquarters Office 總部辦公室	Commercial Project 商業項目	Residential Project 住宅項目	Consolidated Result 綜合結果
<b>GHG Emissions<sup>16</sup></b>									
<b>溫室氣體<sup>16</sup></b>									
Scope 1 — Direct GHG emissions <sup>17</sup> 範圍1 — 直接溫室氣體排放 <sup>17</sup>	tCO <sub>2</sub> e 公噸二氧化碳當量	5.62	844.15	1,415.89	2,265.66	4.75	5,598.60	122.66	5,726.01
Scope 2 — Indirect GHG emissions (locational-based) <sup>18</sup> 範圍2 — 間接溫室氣體排放 (以地域為基準) <sup>18</sup>	tCO <sub>2</sub> e 公噸二氧化碳當量	65.12	65,369.67	7,338.56	72,773.35	59.83	5,527.48	6,290.42	11,877.73
Total GHG emissions 溫室氣體總排放量	tCO <sub>2</sub> e 公噸二氧化碳當量	70.74	66,213.82	8,754.45	75,039.01	64.58	11,126.08	6,413.08	17,603.74
GHG emissions intensity 溫室氣體排放密度	tCO <sub>2</sub> e/sq.m. 公噸二氧化碳當量/平方米	0.04	0.94	0.22	0.67	0.03	1.03	0.17	0.35

<sup>16</sup> GHG emissions refer to “How to prepare an ESG Report — Appendix 2: Reporting Guidance on Environmental KPIs” by the Stock Exchange for calculation. In addition, electricity emissions calculation adopts the National Average Emission Factor for Electricity published by the Ministry of Ecology and Environment of the People’s Republic of China in 2023; The heat power emission factor adopts 0.11 tCO<sub>2</sub>/GJ.

<sup>17</sup> Scope 1 GHG emissions include GHG emissions from the combustion of fuels from stationary and mobile sources, as well as hydrofluorocarbons and perfluorocarbons from refrigerants and fire extinguishing systems within the reporting scope.

<sup>18</sup> Scope 2 — indirect GHG emissions include indirect GHG emissions from purchased electricity and purchased heat within the reporting scope.

<sup>16</sup> 溫室氣體排放量參考聯交所《如何準備環境、社會及管治報告 — 附錄二：環境關鍵績效指標匯報指引》計算。此外，電力排放採用中華人民共和國生態環境部二零二三年最新發佈的國家電力平均排放系數計算；熱力排放系數採用0.11公噸二氧化碳/吉焦計算。

<sup>17</sup> 範圍1溫室氣體排放量包括報告範圍內的固定源及流動源的燃料燃燒所致的溫室氣體排放、以及來自製冷劑及滅火系統的氫氟碳化物及全氟化碳排放。

<sup>18</sup> 範圍2溫室氣體排放量包括報告範圍內由外購電力及外購熱力所產生的間接溫室氣體排放。

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

Indicators 指標	Units 單位	2025 二零二五年				2024 二零二四年			
		Headquarters Office 總部辦公室	Commercial Project 商業項目	Residential Project 住宅項目	Consolidated Result 綜合結果	Headquarters Office 總部辦公室	Commercial Project 商業項目	Residential Project 住宅項目	Consolidated Result 綜合結果
<b>Total Air Emissions<sup>19</sup></b>									
<b>空氣污染物<sup>19</sup></b>									
Nitrogen oxides 氮氧化物	kg 千克	1.14	15.99	9.18	26.31	0.67	381.21	28.24	410.12
Sulphur oxides 硫氧化物	kg 千克	0.03	0.29	0.10	0.42	0.03	0.23	0.14	0.40
Particulate Matter 可吸入懸浮粒子	kg 千克	0.08	1.18	0.42	1.68	0.05	2.28	0.63	2.96
<b>Total Water Consumption</b>									
<b>水消耗量</b>									
Total water consumption 總耗水量	m <sup>3</sup> 立方米	872.06	975,465.89	344,103.75	1,320,441.70	887.33	166,452.70	295,015.20	462,355.23
Water consumption intensity 耗水密度	m <sup>3</sup> /sq.m. 立方米/平方米	0.44	13.84	8.66	11.77	0.44	15.48	7.89	9.22
<b>Waste Generation</b>									
<b>廢棄物產生量</b>									
Total non-hazardous waste <sup>20</sup> 無害廢棄物總量 <sup>20</sup>	tonnes 噸	6.95	807.21	27.48	841.64	6.95	55.07	33.17	95.19
Non-hazardous waste intensity 無害廢棄物密度	tonnes/000 sq.m. 噸/千平方米	0.003	0.011	0.001	0.008	0.003	0.01	0.001	0.002
Total hazardous waste 有害廢棄物總量	kg 千克	72.00	3.00	497.21	572.21	72.00	13.90	429.16	515.06
Hazardous waste intensity 有害廢棄物密度	kg/000 sq.m. 千克/千平方米	0.04	0.00	0.01	0.01	0.04	0.001	0.01	0.01

<sup>19</sup> Emission factors are based on “How to prepare an ESG Report — Appendix 2: Reporting Guidance on Environmental KPIs” by the Stock Exchange, “Road Vehicles Air Pollutant Emission Inventory Preparation Technical Guide” and “Technical Guide for Compilation of Primary Emission Source Inventory of Atmospheric Respirable Particulates (Trial)” published by the Ministry of Ecology and Environment of the PRC, and the “AP-42: Compilation of Air Pollutants Emissions Factors” promulgated by the United States Environmental Protection Agency.

<sup>20</sup> The reporting boundary area in 2025 increased compared to 2024. Therefore, the non-hazardous waste generation increased significantly in 2025.

<sup>19</sup> 排放系數參考聯交所《如何準備環境、社會及管治報告 — 附錄二：環境關鍵績效指標匯報指引》、《綜合能耗計算通則(GB/T 2589-2020)》、美國國家環境保護局《AP42：空氣污染物排放系數匯編》。

<sup>20</sup> 二零二五年報告範圍的面積比二零二四年增加。因此，二零二五年產生無害廢棄物總量顯著增加。

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

### Social Performance<sup>21</sup>

### 社會關鍵績效指標<sup>21</sup>

Indicators 指標	Unit 單位	2025 二零二五年				2024 二零二四年				
		Headquarters Office 總部辦公室	Commercial Project 商業項目	Residential Project 住宅項目	Consolidated Result 綜合結果	Headquarters Office 總部辦公室	Commercial Project 商業項目	Residential Project 住宅項目	Consolidated Result 綜合結果	
		<b>Number of employees<sup>22</sup></b> 僱員人數 <sup>22</sup>								
Gender 性別	Male 男性	Number 人數	47	526	1,681	2,254	47	434	1,655	2,136
	Female 女性	Number 人數	36	228	885	1,149	50	186	898	1,134
Age 年齡	Below 30 30歲以下	Number 人數	10	239	617	866	18	182	602	802
	30-50 30-50歲	Number 人數	67	510	1,532	2,109	73	418	1,552	2,043
	Over 50 50歲以上	Number 人數	6	5	417	428	6	20	399	425
Grade 職級	General staff 一般員工	Number 人數	59	678	2,525	3,262	76	587	2,541	3,204
	Middle management 中級管理人員	Number 人數	14	64	35	113	12	25	9	46
	Senior management 高級管理人員	Number 人數	10	12	6	28	9	8	3	20
Geographical regions 地區	Hong Kong 香港	Number 人數	2	0	0	2	2	0	0	2
	Chinese Mainland 中國內地	Number 人數	81	754	2,566	3,401	95	620	2,553	3,268
Total <sup>23</sup> 總數 <sup>23</sup>		Number 人數	83	754	2,566	3,403	97	620	2,553	3,270

<sup>21</sup> The scope of social data collection expanded in 2024, with data from Hong Kong headquarter office being disclosed. For specific data collection scope, please refer to the section headed "About this Report". The social KPIs for the Year were disclosed and calculated with reference to the Stock Exchange's "How to prepare an ESG Report — Appendix 3: Reporting Guidance on Social KPIs".

<sup>22</sup> During the reporting period of 2025, all employees of the Group within the scope of reporting were full-time employees located in Hong Kong and Chinese Mainland.

<sup>23</sup> In 2024 and 2025, all employees were full-time employees.

<sup>21</sup> 二零二四年社會數據的收集範圍擴大，新增香港總部辦公室數據。具體數據收集範圍可參考「關於本報告」章節。本年度社會關鍵績效指標參照聯交所《如何編備環境、社會及管治報告 — 附錄三：社會關鍵績效指標匯報指引》進行披露和計算。

<sup>22</sup> 於二零二五報告期間，本集團報告範圍的所有員工為位於香港和中國內地的全職員工。

<sup>23</sup> 二零二四和二零二五年，所有員工都是全職僱傭。

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

Indicators 指標	Unit 單位	2025 二零二五年				2024 二零二四年				
		Headquarters Office 總部辦公室	Commercial Project 商業項目	Residential Project 住宅項目	Consolidated Result 綜合結果	Headquarters Office 總部辦公室	Commercial Project 商業項目	Residential Project 住宅項目	Consolidated Result 綜合結果	
<b>Turnover Rate of Employees<sup>24</sup></b> 僱員流失比率 <sup>24</sup>										
Gender 性別	Male 男性	%	30	44	75	67	25	39	74	66
	Female 女性	%	53	31	48	45	22	37	58	53
Age 年齡	Below 30 30歲以下	%	90	53	139	114	17	57	127	109
	30-50 30-50歲	%	31	35	46	43	27	32	52	47
	Over 50 50歲以上	%	50	0	30	30	0	15	43	41
Geographical regions 地區	Hong Kong 香港	%	0	N/A 不適用	N/A 不適用	N/A 不適用	0	N/A 不適用	N/A 不適用	N/A 不適用
	Chinese Mainland 中國內地	%	39	40	66	59	23	39	68	61
Total 總數		%	39	40	66	59	23	39	68	61
<b>Health and Safety<sup>25</sup></b> 健康與安全 <sup>25</sup>										
Number of work-related injuries 因工受傷人數		Number 人數	1	8	26	35	1	4	25	30
Lost day due to work injuries 因工傷損失工作日數		Days 日數	0 <sup>26</sup>	502	522	1,024	30	44	532	606
Number of work-related fatalities 因工亡故人數		Number 人數	0	0	0	0	0	0	0	0

<sup>24</sup> The turnover rate for each category of employees = the number of resigned employees during the Year of that category/the total number of employees of that category.

<sup>25</sup> No work-related fatalities have occurred in the past three years.

<sup>26</sup> The reason for the 0 lost day due to work injuries as the employee from the headquarters office did not take leaves.

<sup>24</sup> 該類別員工的流失比率 = 該類別員工全年的流失人數 / 該類別員工人數。

<sup>25</sup> 過去三年，本集團並未發生因工死亡事件。

<sup>26</sup> 總部員工因工傷損失工作日數為0的原因是受傷員工沒有請假。

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

Indicators 指標	Unit 單位	2025 二零二五年				2024 二零二四年				
		Headquarters Office 總部辦公室	Commercial Project 商業項目	Residential Project 住宅項目	Consolidated Result 綜合結果	Headquarters Office 總部辦公室	Commercial Project 商業項目	Residential Project 住宅項目	Consolidated Result 綜合結果	
<b>Percentage of employees trained<sup>27</sup></b>	<b>受訓僱員百分比<sup>27</sup></b>									
Gender 性別	Male 男性	%	55	89	99	96	96	99	100	99
	Female 女性	%	89	87	99	96	94	93	100	98
Grade 僱員類別	Senior management 高級管理人員	%	70	108 <sup>28</sup>	50	82	90	100	100	95
	Middle management 中級管理人員	%	57	84	29	64	83	96	89	91
	General staff 一般員工	%	73	89	100	97	97	97	100	99
Total 總數		%	70	89	99	96	95	97	100	99
<b>Average Training Hours per Employee<sup>29</sup></b>	<b>僱員平均培訓時間<sup>29</sup></b>									
Gender 性別	Male 男性	Hours 小時	11.2	30.1	51.3	45.5	7.6	21.5	49.4	42.8
	Female 女性	Hours 小時	12.0	28.1	53.1	46.8	10.4	19.7	48.4	42.0
Grade 僱員類別	Senior management 高級管理人員	Hours 小時	24.0	33.2	16.0	26.2	3.2	40.3	9.3	18.2
	Middle management 中級管理人員	Hours 小時	7.1	25.8	7.5	18.0	7.8	29.5	16.0	21.2
	General staff 一般員工	Hours 小時	10.5	29.8	52.6	47.1	10.0	20.3	49.2	43.0
Total 總數		Hours 小時	11.5	29.5	51.9	46.0	9.0	21.0	49.0	42.5

<sup>27</sup> Percentage of employees trained in each category = number of employees trained in the category for the year/number of employees in the category \* 100%.

<sup>28</sup> The percentage of employees trained includes those who have left the company but received training during the Year. Therefore, this percentage exceeds 100%.

<sup>29</sup> Average number of training hours of employees of each category = training hours of employees in the category for the year/number of employees in the category.

<sup>27</sup> 該類別受訓員工比率 = 相關類別全年參加培訓的員工/相關類別員工人數 \* 100%。

<sup>28</sup> 受訓員工百分比包括了已離職但於報告年度接受過培訓的員工人數。因此，該百分比超過 100%。

<sup>29</sup> 該類別的僱員平均培訓時數 = 該類別員工全年的受訓時數/該類別員工人數。

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

Indicators 指標	Unit 單位	2025 二零二五年				2024 二零二四年			
		Headquarters Office 總部辦公室	Commercial Project 商業項目	Residential Project 住宅項目	Consolidated Result 綜合結果	Headquarters Office 總部辦公室	Commercial Project 商業項目	Residential Project 住宅項目	Consolidated Result 綜合結果
<b>Number of Suppliers<sup>30</sup></b>	<b>供應商數量<sup>30</sup></b>								
Bohai Rim Economic Zone 環渤海經濟圈	Number 個數	25	50	353	428	0	53	367	420
Guangdong-Hong Kong-Macao Greater Bay Area 粵港澳大灣區	Number 個數	6	120	0	126	5	0	0	5
West Taiwan Strait Economic Zone 海峽西岸經濟圈	Number 個數	4	82	260	346	4	50	251	305
Yangtze River Delta Economic Zone 長三角經濟圈	Number 個數	38	10	162	210	46	123	169	338
Other 其他	Number 個數	0	0	0	0	0	0	8	8
Total 總數	Number 個數	73	262	775	1,110	55	226	795	1,076

<sup>30</sup> The Group determined the location of suppliers for the division based on the main locations where they provide products and services.

<sup>30</sup> 本集團根據供應商向發行人提供產品及服務的主要地點，釐定供應商的位置劃分。

Part C: “Comply or explain” Provisions

C部分：「不遵守就解釋」條文

Aspects 層面	Descriptions 內容	Chapters/Remarks 章節索引／備註
<b>A1. Emissions</b> <b>A1. 排放物</b>		
General Disclosure 一般披露	Information on: (a) the policies; and (b) 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 hazardous and non-hazardous waste. 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： (a) 政策；及 (b) 遵守對發行人有重大影響的相關法律及規例的資料。	Advocating for Green Development 倡導綠色發展
A1.1	The types of emissions and respective emissions data. 排放物種類及相關排放數據。	Overview of Key Performance Indicators — Environmental Performance 關鍵績效指標概覽 — 環境關鍵績效指標
A1.2	[Repealed 1 January 2025] [於二零二五年一月一日刪除]	
A1.3	Total hazardous waste produced (in tonnes) and intensity. 所產生有害廢棄物總量(以噸計算)及密度。	Overview of Key Performance Indicators — Environmental Performance 關鍵績效指標概覽 — 環境關鍵績效指標
A1.4	Total non-hazardous waste produced (in tonnes) and intensity. 所產生無害廢棄物總量(以噸計算)及密度。	Overview of Key Performance Indicators — Environmental Performance 關鍵績效指標概覽 — 環境關鍵績效指標

Aspects 層面	Descriptions 內容	Chapters/Remarks 章節索引／備註
A1.5	Description of emission target(s) set and steps taken to achieve them.  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。	Advocating for Green Development — Emissions Management  倡導綠色發展 — 排放管理
A1.6	Description of how hazardous and non-hazardous wastes are handled, and a description of reduction target(s) set and steps taken to achieve them.  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。	Advocating for Green Development — Emissions Management  倡導綠色發展 — 排放管理
<b>A2. Use of Resources</b> <b>A2. 資源使用</b>		
General Disclosure  一般披露	Policies on the efficient use of resources, including energy, water and other raw materials.  有效使用資源(包括能源、水及其他原材料)的政策。	Advocating for Green Development — Resource Management  倡導綠色發展 — 資源管理
A2.1	Direct and/or indirect energy consumption by type (e.g. electricity, gas or oil) in total (kWh in '000s) and intensity.  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。	Overview of Key Performance Indicators — Environmental Performance  關鍵績效指標概覽 — 環境關鍵績效指標
A2.2	Water consumption in total and intensity.  總耗水量及密度。	Overview of Key Performance Indicators — Environmental Performance  關鍵績效指標概覽 — 環境關鍵績效指標
A2.3	Description of energy use efficiency target(s) set and steps taken to achieve them.  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。	Advocating for Green Development — Resource Management  倡導綠色發展 — 資源管理

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

Aspects 層面	Descriptions 內容	Chapters/Remarks 章節索引／備註
A2.4	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. 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。	The Group had no problem in sourcing water. 本集團在求取適用水源上無任何問題。
A2.5	Total packaging material used for finished products (in tonnes) and per unit produced. 製成品所用包裝材料的總量（以噸計算）及每生產單位佔量。	The business nature of the Group did not involve the use of packaging materials. 本集團並非製造業企業，因此業務性質不涉及包裝材料的使用。
<b>A3. The Environment and Natural Resources</b> <b>A3. 環境及天然資源</b>		
General Disclosure 一般披露	Policies on minimising the issuer's significant impacts on 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。	Advocating for Green Development 倡導綠色發展
A3.1	Description of the significant impacts of activities on the environment and natural resources and the actions taken to manage them. 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。	Advocating for Green Development — Green Operations; Advocating for Green Development — Resources Management 倡導綠色發展 — 綠色營運； 倡導綠色發展 — 資源管理
<b>A4. Climate Change</b> <b>A4. 氣候變化</b>		
General Disclosure 一般披露	[Repealed 1 January 2025] [於二零二五年一月一日刪除]	
A4.1	[Repealed 1 January 2025] [於二零二五年一月一日刪除]	

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

Aspects 層面	Descriptions 內容	Chapters/Remarks 章節索引／備註
<b>B1. Employment</b> <b>B1. 僱傭</b>		
General Disclosure 一般披露	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to remuneration and dismissal, recruitment and promotion, working hours, rest periods, equal opportunity, diversity, anti-discrimination, and other benefits and welfare. 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： (a) 政策；及 (b) 遵守對發行人有重大影響的相關法律及規例的資料。	Achieving Excellence in Talents — Employee Rights 成就卓越人才 — 員工權益
B1.1	Total workforce by gender, employment type, age group and geographical region. 按性別、僱傭類型、年齡組別及地區劃分的僱員總數。	Overview of Key Performance Indicators — Social Performance 關鍵績效指標概覽 — 社會關鍵績效指標
B1.2	Employee turnover rate by gender, age group and geographical region. 按性別、年齡組別及地區劃分的僱員流失比率。	Overview of Key Performance Indicators — Social Performance 關鍵績效指標概覽 — 社會關鍵績效指標
<b>B2. Health and Safety</b> <b>B2. 健康與安全</b>		
General Disclosure 一般披露	Information on: (a) the policies; and (b) 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. 有關提供安全工作環境及保障僱員避免職業性危害的： (a) 政策；及 (b) 遵守對發行人有重大影響的相關法律及規例的資料。	Achieving Excellence in Talents — Occupational Health and Safety 成就卓越人才 — 職業健康與安全

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

Aspects 層面	Descriptions 內容	Chapters/Remarks 章節索引／備註
B2.1	Number and rate of work-related fatalities occurred in each of the past three years including the reporting year.  過去三年(包括匯報年度)每年因工亡故的人數及比率。	Overview of Key Performance Indicators — Social Performance  關鍵績效指標概覽 — 社會關鍵績效指標
B2.2	Lost days due to work injury.  因工傷損失工作日數。	Overview of Key Performance Indicators — Social Performance  關鍵績效指標概覽 — 社會關鍵績效指標
B2.3	Description of occupational health and safety measures adopted, and how they are implemented and monitored.  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。	Achieving Excellence in Talents — Occupational Health and Safety  成就卓越人才 — 職業健康與安全
<b>B3. Development and Training</b>		
<b>B3. 發展及培訓</b>		
General Disclosure  一般披露	Policies on improving employees' knowledge and skills for discharging duties at work. Description of training activities.  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。	Achieving Excellence in Talents — Employee Training and Development  成就卓越人才 — 員工培訓與發展
B3.1	The percentage of employees trained by gender and employee category.  按性別及僱員類別劃分的受訓僱員百分比。	Overview of Key Performance Indicators — Social Performance  關鍵績效指標概覽 — 社會關鍵績效指標
B3.2	The average training hours completed per employee by gender and employee category.  按性別及僱員類別劃分，每名僱員完成受訓的平均時數。	Overview of Key Performance Indicators — Social Performance  關鍵績效指標概覽 — 社會關鍵績效指標

Aspects 層面	Descriptions 內容	Chapters/Remarks 章節索引／備註
<b>B4. Labour Standards</b> <b>B4. 勞工準則</b>		
General Disclosure 一般披露	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to preventing child and forced labour. 有關防止童工或強制勞工的： (a) 政策；及 (b) 遵守對發行人有重大影響的相關法律及規例的資料。	Achieving Excellence in Talents — Employee Rights 成就卓越人才 — 員工權益
B4.1	Description of measures to review employment practices to avoid child and forced labour. 描述檢討招聘慣例的措施以避免童工及強制勞工。	Achieving Excellence in Talents — Employee Rights 成就卓越人才 — 員工權益
B4.2	Description of steps taken to eliminate such practices when discovered. 描述在發現違規情況時消除有關情況所採取的步驟。	Achieving Excellence in Talents — Employee Rights 成就卓越人才 — 員工權益
<b>B5. Supply Chain Management</b> <b>B5. 供應鏈管理</b>		
General Disclosure 一般披露	Policies on managing environmental and social risks of the supply chain. 管理供應鏈的環境及社會風險政策。	Optimising Operational Practices — Supply Chain Management 優化營運慣例 — 供應鏈管理
B5.1	Number of suppliers by geographical region. 按地區劃分的供應商數目。	Overview of Key Performance Indicators — Social Performance 關鍵績效指標概覽 — 社會關鍵績效指標
B5.2	Description of practices relating to engaging suppliers, number of suppliers where the practices are being implemented, and how they are implemented and monitored. 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。	Optimising Operational Practices — Supply Chain Management 優化營運慣例 — 供應鏈管理
B5.3	Description of practices used to identify environmental and social risks along the supply chain, and how they are implemented and monitored. 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。	Optimising Operational Practices — Supply Chain Management 優化營運慣例 — 供應鏈管理

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

Aspects 層面	Descriptions 內容	Chapters/Remarks 章節索引／備註
B5.4	Description of practices used to promote environmentally preferable products and services when selecting suppliers, and how they are implemented and monitored. 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。	Optimising Operational Practices — Supply Chain Management 優化營運慣例 — 供應鏈管理
<b>B6. Product Responsibility</b> <b>B6. 產品責任</b>		
General Disclosure 一般披露	Information on: (a) the policies; and (b) 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. 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： (a) 政策；及 (b) 遵守對發行人有重大影響的相關法律及規例的資料。	Optimising Operational Practices — Product Responsibility and Service Quality 優化營運慣例 — 產品責任及服務質素
B6.1	Percentage of total products sold or shipped subject to recalls for safety and health reasons. 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。	The business nature of the Group did not involve the recall of products. 本集團的業務性質並不涉及產品回收。
B6.2	Number of products- and service-related complaints received and how they are dealt with. 接獲關於產品及服務的投訴數目以及應對方法。	Optimising Operational Practices — Product Responsibility and Service Quality 優化營運慣例 — 產品責任及服務質素
B6.3	Description of practices relating to observing and protecting intellectual property rights. 描述與維護及保障知識產權有關的慣例。	Optimising Operational Practices — Product Responsibility and Service Quality 優化營運慣例 — 產品責任及服務質素

Aspects 層面	Descriptions 內容	Chapters/Remarks 章節索引／備註
B6.4	Description of quality assurance process and recall procedures.  描述質量檢定過程及產品回收程序。	The business nature of the Group did not involve the recall of products.  本集團的業務性質並不涉及產品回收。
B6.5	Description of consumer data protection and privacy policies, and how they are implemented and monitored.  描述消費者資料保障及私隱政策，以及相關執行及監察方法。	Optimising Operational Practices — Product Responsibility and Service Quality  優化營運慣例 — 產品責任及服務質素
<b>B7. Anti-corruption</b> <b>B7. 反貪污</b>		
General Disclosure  一般披露	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to bribery, extortion, fraud and money laundering.  有關防止賄賂、勒索、欺詐及洗黑錢的： (a) 政策；及 (b) 遵守對發行人有重大影響的相關法律及規例的資料。	Optimising Operational Practices — Anti-corruption  優化營運慣例 — 反貪污
B7.1	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.  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。	Optimising Operational Practices — Anti-corruption  優化營運慣例 — 反貪污
B7.2	Description of preventive measures and whistle-blowing procedures, and how they are implemented and monitored.  描述防範措施及舉報程序，以及相關執行及監察方法。	Optimising Operational Practices — Anti-corruption  優化營運慣例 — 反貪污
B7.3	Description of anti-corruption training provided to directors and staff.  描述向董事及員工提供的反貪污培訓。	Optimising Operational Practices — Anti-corruption  優化營運慣例 — 反貪污

ENVIRONMENTAL, SOCIAL AND  
GOVERNANCE REPORT  
環境、社會及管治報告

Aspects 層面	Descriptions 內容	Chapters/Remarks 章節索引／備註
<b>B8. Community Investment</b> <b>B8. 社會投資</b>		
General Disclosure 一般披露	Policies on community engagement to understand the needs of the communities where the issuer operates and to ensure its activities take into consideration the communities' interests. 有關以社區參與來了解營運所在社區需要和確保其業務活動會考慮社區利益的政策。	Contributing to Community Development 貢獻社區建設
B8.1	Focus areas of contribution. 專注貢獻範疇。	Contributing to Community Development 貢獻社區建設
B8.2	Resources contributed to the focus area. 在專注範疇所動用資源。	Contributing to Community Development 貢獻社區建設

Part D: Climate-related Disclosures

D 部分：氣候相關披露

Content 內容	Chapter/Remarks 章節索引／備註
<b>(1) Governance</b> <b>(1) 管治</b>	
19(a). The governance body(s) (which can include a board, committee or equivalent body charged with governance) or individual(s) responsible for oversight of climate-related risks and opportunities. Specifically, the issuer shall identify that body(s) or individual(s) and disclose information about: 負責監督氣候相關風險和機遇的治理機構(可包括董事會、委員會或其他同等治理機構)或個人的資訊。具體而言，發行人須指出有關機構或個人及披露以下資訊：	
(i) How the body(s) or individual(s) determines whether appropriate skills and competencies are available or will be developed to oversee strategies designed to respond to climate-related risks and opportunities; 該機構或個人如何釐定當前或將來是否有適當的技能和勝任能力來監督應對氣候相關風險和機遇的策略；	Advocating for Green Development — Climate Change 倡導綠色發展 — 氣候變化
(ii) How and how often the body(s) or individual(s) is informed about climate-related risks and opportunities; 該機構或個人獲悉氣候相關風險和機遇的方式和頻率；	
(iii) How the body(s) or individual(s) takes into account climate-related risks and opportunities when overseeing the issuer's strategy, its decisions on major transactions, and its risk management processes and related policies, including whether the body(s) or individual(s) has considered trade-offs associated with those risks and opportunities; 該機構或個人在監督發行人的策略、重大交易決策和風險管理程式及相關政策的過程中，如何考慮氣候相關風險和機遇，包括該機構或個人是否有考慮與該等氣候相關風險和機遇相關的權衡評估；	
(iv) How the body(s) or individual(s) oversees the setting of, and monitors progress towards, targets related to climate-related risks and opportunities (see paragraphs 37 to 40), including whether and how related performance metrics are included in remuneration policies (see paragraph 35); and 該機構或個人如何監督有關氣候相關風險和機遇的目標制定並監察達標進度(見第37段至第40段)，包括是否將相關績效指標納入薪酬政策以及如何納入(見第35段)；及	

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

Content 內容	Chapter/Remarks 章節索引／備註
19(b). Management's role in the governance processes, controls and procedures used to monitor, manage and oversee climate related risks and opportunities, including information about: 管理層在用以監察、管理及監督氣候相關風險和機遇的管治流程、監控措施及程序中的角色，包括以下資訊：	
(i) Whether the role is delegated to a specific management-level position or management-level committee and how oversight is exercised over that position or committee; and 該角色是否被委託給特定的管理層人員或管理層委員會以及如何對該人員或委員會進行監督；及	Advocating for Green Development — Climate Change 倡導綠色發展 — 氣候變化
(ii) Whether management uses controls and procedures to support the oversight of climate-related risks and opportunities and, if so, how these controls and procedures are integrated with other internal functions. 管理層可有使用監控措施及程序協助監督氣候相關風險和機遇；如有，這些監控措施及程序如何與其他內部職能部門進行整合。	

Content 內容	Chapter/Remarks 章節索引/備註
<p><b>(2) Strategy</b> <b>(2) 策略</b></p>	
<p><i>Climate-related risks and opportunities</i> 氣候相關風險和機遇</p>	
<p>20.</p>	<p>An issuer shall disclose information to enable an understanding of climate-related risks and opportunities that could reasonably be expected to affect the issuer's cash flows, its access to finance or cost of capital over the short, medium or long term. Specifically, the issuer shall: 發行人須披露其資訊，以讓人理解其合理預期可能在短期、中期或長期影響其現金流量、融資渠道或資本成本的氣候相關風險和機遇。具體而言，發行人須：</p> <p>(a) Describe climate-related risks and opportunities that could reasonably be expected to affect the issuer's cash flows, its access to finance or cost of capital over the short, medium or long term; 描述合理預期可能在短期、中期或長期影響發行人的現金流量、融資渠道或資本成本的氣候相關風險和機遇；</p> <p>(b) Explain, for each climate-related risk the issuer has identified, whether the issuer considers the risk to be a climate-related physical risk or climate-related transition risk; 就發行人已識別的每項氣候相關風險，解釋發行人是否認為該風險是與氣候相關物理風險或與氣候相關轉型風險；</p> <p>(c) Specify, for each climate-related risk and opportunity the issuer has identified, over which time horizons — short, medium or long term — the effects of each climate-related risk and opportunity could reasonably be expected to occur; and 就發行人已識別的每項氣候相關風險和機遇，具體說明其合理預期可能影響發行人的時間範圍（短期、中期或長期）；及</p> <p>(d) Explain how the issuer defines 'short term', 'medium term' and 'long term' and how these definitions are linked to the planning horizons used by the issuer for strategic decision-making. 解釋發行人如何定義短期、中期及長期，以及這些定義如何與其策略決定規劃範圍掛鉤。</p>
	<p>Advocating for Green Development — Climate Change 倡導綠色發展 — 氣候變化</p>

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

Content 內容	Chapter/Remarks 章節索引／備註
<i>Business model and value chain</i> 業務模式和價值鏈	
<p>21. An issuer shall disclose information that enables an understanding of the current and anticipated effects of climate-related risks and opportunities on the issuer's business model and value chain. Specifically, the issuer shall disclose:</p> <p>發行人須披露讓人了解氣候相關風險和機遇對其業務模式和價值鏈的當前和預期影響的資訊。具體而言，發行人須作如下披露：</p> <p>(a) A description of the current and anticipated effects of climate-related risks and opportunities on the issuer's business model and value chain; and 描述氣候相關風險和機遇對發行人的業務模式和價值鏈的當前和預期影響；及</p> <p>(b) A description of where in the issuer's business model and value chain climate related risks and opportunities are concentrated (for example, geographical areas, facilities and types of assets). 描述在發行人的業務模式和價值鏈中，氣候相關風險和機遇集中的地方（例如，地理區域、設施及資產類型）。</p>	<p>Advocating for Green Development — Climate Change 倡導綠色發展 — 氣候變化</p>
<i>Strategy and decision-making</i> 策略和決策	
<p>22. An issuer shall disclose information that enables an understanding of the effects of climate-related risks and opportunities on its strategy and decision-making. Specifically, the issuer shall disclose information about:</p> <p>發行人須披露讓人了解氣候相關風險和機遇對其策略和決策的影響的資訊。具體而言，發行人須披露：</p> <p>(a) Information about how the issuer has responded to, and plans to respond to, climate-related risks and opportunities in its strategy and decision-making, including how the issuer plans to achieve any climate-related targets it has set and any targets it is required to meet by law or regulation. Specifically, the issuer shall disclose information about:</p> <p>有關發行人已經及將來計劃在其策略和決策中如何應對氣候相關風險和機遇的資訊，包括發行人計劃如何實現任何其所設定的氣候相關目標，以及任何法律或法規要求達到的目標。具體而言，發行人須披露以下資訊：</p> <p>(i) Current and anticipated changes to the issuer's business model, including its resource allocation, to address climate-related risks and opportunities; 因應氣候相關風險和機遇而在當前及預期將來對發行人業務模式（包括資源配置）作出的變動；</p> <p>(ii) Current and anticipated adaptation and mitigation efforts (whether direct or indirect); 已經或預期將進行的任何適應或減緩工作（直接或間接）；</p>	<p>Advocating for Green Development — Climate Change 倡導綠色發展 — 氣候變化</p>

Content 內容		Chapter/Remarks 章節索引／備註
	<p>(iii) Any climate-related transition plan the issuer has (including information about key assumptions used in developing its transition plan, and dependencies on which the issuer's transition plan relies), or an appropriate negative statement where the issuer does not have a climate-related transition plan; and 發行人任何與氣候相關轉型計劃(包括制定轉型計劃時使用的主要假設的資訊, 以及該計劃所依賴的因素), 或若發行人並未有這樣的計劃, 則作適當的否定聲明; 及</p>	<p>We have not yet established a climate-related transition plan. However, we are actively advancing climate-related work to clarify our emission reduction pathways and identify transition opportunities, with plans to gradually develop practical and effective climate-related transition plans in the future. 我們目前尚未制定氣候相關轉型計劃, 正在積極推進氣候相關工作以梳理減排路徑與轉型機遇, 並計劃在未來逐步制定切實有效的氣候轉型計劃。</p>
	<p>(iv) How the issuer plans to achieve any climate-related targets (including any greenhouse gas emissions targets (if any)), described in accordance with paragraphs 37 to 40; and 發行人計劃如何實現第37至40段所述的任何氣候相關目標(包括任何溫室氣體排放目標(如有)); 及</p>	<p>We have not yet established climate-related targets. However, we are actively advancing climate-related work and plan to set effective climate targets in the future. 我們目前尚未制定氣候相關目標, 正在積極推進氣候相關工作, 並計劃在未來制定有效的氣候相關目標。</p>
	<p>(b) Information about how the issuer is resourcing, and plans to resource, the activities disclosed in accordance with paragraph 22(a). 有關發行人當前及將來計劃如何為根據第22(a)段披露的行動提供資源。</p>	<p>We have not yet established a climate-related transition plan. However, we are actively advancing climate-related work to clarify our emission reduction pathways and identify transition opportunities, with plans to gradually develop practical and effective climate-related transition plans in the future.</p>
23.	<p>An issuer shall disclose information about the progress of plans disclosed in previous reporting periods in accordance with paragraph 22(a). 發行人須披露先前各匯報期內按照第22(a)段所披露計劃的進度。</p>	<p>identify transition opportunities, with plans to gradually develop practical and effective climate-related transition plans in the future. 我們目前尚未制定氣候相關轉型計劃, 正在積極推進氣候相關工作以梳理減排路徑與轉型機遇, 並計劃在未來逐步制定切實有效的氣候轉型計劃。</p>

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

Content 內容	Chapter/Remarks 章節索引／備註
<i>Financial position, financial performance and cash flows</i> 財務狀況、財務表現及現金流量	
<i>Current financial effect</i> 當前財務影響	
24. An issuer shall disclose qualitative and quantitative information about: 發行人須披露以下定性和量化資料：	
(a) How climate-related risks and opportunities have affected its financial position, financial performance and cash flows for the reporting period; and 氣候相關風險和機遇如何影響發行人在匯報期的財務狀況、財務表現及現金流量；及	Advocating for Green Development — Climate Change We have initially disclosed qualitative information on climate-related financial impacts through desk research. We plan to progressively advance quantitative financial impact assessments in the future, to quantify the actual effects of climate-related risks and opportunities on our current financial position.
(b) The climate-related risks and opportunities identified in paragraph 24(a) for which there is a significant risk of a material adjustment within the next annual reporting period to the carrying amounts of assets and liabilities reported in the related financial statements. 當存在將導致下一匯報年度相關財務報表中的資產和負債帳面價值發生重要調整的重大風險時，關於第24(a)段中識別的氣候相關風險和機遇的資訊。	倡導綠色發展 — 氣候變化 我們已通過案頭研究，初步披露了氣候相關財務影響的定性信息。我們計劃在未來逐步推進定量財務影響評估，以量化識別氣候相關風險與機遇對當前財務狀況的實際影響。

Content 內容	Chapter/Remarks 章節索引／備註
<i>Anticipated financial effect</i> 預期財務影響	
<p>25. The issuer shall provide qualitative and quantitative disclosures about: 發行人須披露以下定性和量化資料：</p> <p>(a) How the issuer expects its financial position to change over the short, medium and long term, given its strategy to manage climate-related risks and opportunities, taking into consideration: 發行人經考慮其管理氣候相關風險和機遇的策略後，並考慮到以下各項，預期其財務狀況在短期、中期及長期內將如何變化：</p> <p>(i) Its investment and disposal plans; and 其投資及處置計劃；及</p> <p>(ii) Its planned sources of funding to implement its strategy; and 其為實施策略所需的資金的計劃資金來源；及</p> <p>(b) How the issuer expects its financial performance and cash flow to change over the short, medium and long term, given its strategy to manage climate-related risks and opportunities. 基於發行人管理氣候相關風險和機遇的策略，其預計其財務業績及現金流量在短期、中期及長期的變化。</p>	<p>We plan to progressively advance quantitative financial impact assessments in the future, to quantitatively assess the effects of climate-related risks and opportunities on our expected financial position, corresponding response plans, and funding strategies.</p> <p>我們計劃在未來逐步推進量化財務影響評估，以量化識別氣候相關風險與機遇對預期財務狀況的影響、應對計劃及資金策略。</p>

Content 內容	Chapter/Remarks 章節索引／備註
<p><i>Climate resilience</i> 氣候韌性</p>	
<p>26. An issuer shall disclose information that enables an understanding of the resilience of the issuer's strategy and business model to climate-related changes, developments and uncertainties, taking into consideration the issuer's identified climate-related risks and opportunities. An issuer shall use climate-related scenario analysis to assess its climate resilience using an approach that is commensurate with an issuer's circumstances. In providing quantitative information, the issuer may disclose a single amount or a range. Specifically, the issuer shall disclose:</p> <p>在考慮發行人已識別的氣候相關風險和機遇後，發行人須披露資訊，使他人了解發行人的策略及業務模式對氣候相關變化、發展或不確定性的韌性。發行人須按與其情況相稱的做法，使用與氣候相關的情景分析來評估其氣候韌性。提供量化資訊時，發行人可披露單一數額或區間範圍。具體而言，發行人須披露：</p>	
<p>(a) The issuer's assessment of its climate resilience as at the reporting date, which shall enable an understanding of: 發行人截至匯報日對其氣候韌性的評估，其有助於了解：</p>	
<p>(i) The implications, if any, of the issuer's assessment for its strategy and business model, including how the issuer would need to respond to the effects identified in the climate-related scenario analysis; 發行人的分析結果對其策略和業務模式的影響（如有），包括發行人需要如何應對氣候相關情景分析中確定的影響；</p>	<p>Advocating for Green Development — Climate Change 倡導綠色發展 — 氣候變化</p>
<p>(ii) The significant areas of uncertainty considered in the issuer's assessment of its climate resilience; and 發行人對氣候韌性的評估中考慮的重大不確定因素的範疇；及</p>	
<p>(iii) The issuer's capacity to adjust, or adapt its strategy and business model to climate change over the short, medium or long term; 發行人根據氣候發展調整其短期、中期和長期策略和業務模式的能力；</p>	

Content 內容	Chapter/Remarks 章節索引／備註
<p>(b) How and when the climate-related scenario analysis was carried out, including: 如何及何時進行氣候相關情景分析，包括：</p> <p>(i) Information about the inputs used, including: 使用的輸入數據，包括：</p> <ol style="list-style-type: none"> <li>(1) Which climate-related scenarios the issuer used for the analysis and the sources of such scenarios; 發行人在分析中使用的氣候相關情景及其來源；</li> <li>(2) Whether the analysis included a diverse range of climate-related scenarios; 分析是否涵蓋多種不同的氣候相關情景；</li> <li>(3) Whether the climate-related scenarios used for the analysis are associated with climate-related transition risks or climate-related physical risks; 分析所使用的氣候相關情景是否與氣候相關轉型風險或氣候相關物理風險有關；</li> <li>(4) Whether the issuer used, among its scenarios, a climate-related scenario aligned with the latest international agreement on climate change; 發行人在其情景中是否使用了與最新氣候變化國際協議相一致的情景；</li> <li>(5) Why the issuer decided that its chosen climate-related scenarios are relevant to assessing its resilience to climate-related changes, developments or uncertainties; 發行人為何認為所選擇的氣候相關情景與評估其氣候相關變化、發展或不確定性的韌性相關；</li> <li>(6) Time horizons the issuer used in the analysis; and 發行人在分析中所使用的時間範圍；及</li> <li>(7) What scope of operations the issuer used in the analysis (for example, the operation locations and business units used in the analysis); 發行人分析所涵蓋的營運範圍(例如分析所涵蓋的營運地點及業務單位)；</li> </ol> <p>(ii) The key assumptions the issuer made in the analysis; and 發行人在分析中所作的關鍵假設；及</p> <p>(iii) The reporting period in which the climate-related scenario analysis was carried out. 進行氣候相關情景分析的匯報期。</p>	<p>Advocating for Green Development — Climate Change 倡導綠色發展 — 氣候變化</p>

ENVIRONMENTAL, SOCIAL AND  
GOVERNANCE REPORT  
環境、社會及管治報告

Content 內容	Chapter/Remarks 章節索引／備註
<b>(3) Risk Management</b> <b>(3) 風險管理</b>	
<p>27. An issuer shall disclose information about: 發行人須披露以下資訊：</p> <p>(a) The processes and related policies it uses to identify, assess, prioritise and monitor climate-related risks, including information about: 發行人用於識別、評估氣候相關風險，以及釐定當中輕重緩急並保持監察的流程及相關政策，包括有關以下方面的資訊：</p> <p>(i) The inputs and parameters the issuer uses (for example, information about data sources and the scope of operations covered in the processes); 發行人使用的輸入資料及參數（例如資料來源及程序所涵蓋的業務範圍）；</p> <p>(ii) Whether and how the issuer uses climate-related scenario analysis to inform its identification of climate-related risks; 發行人可有及如何使用氣候相關情景分析來識別氣候相關風險；</p> <p>(iii) How the issuer assesses the nature, likelihood and magnitude of the effects of those risks (for example, whether the issuer considers qualitative factors, quantitative thresholds or other criteria); 發行人如何評估有關風險的影響的性質、可能性及程度（例如發行人可有考慮定性因素、量化門檻或其他所用標準）；</p>	<p>Advocating for Green Development — Climate Change 倡導綠色發展 — 氣候變化</p>

Content 內容	Chapter/Remarks 章節索引／備註
<p>(iv) Whether and how the issuer prioritises climate-related risks relative to other types of risks; 發行人可有及如何就氣候相關風險相對於其他類型風險的優次排列：</p>	<p>We are actively advancing climate-related work and plan to integrate climate-related risks into our overall risk management process. In subsequent stages, we will conduct prioritisation assessments of climate-related risks relative to other types of risks, to clarify their relative significance within our overall risk portfolio. 我們正在積極推進氣候相關工作，計劃將氣候變化風險整合至企業整體風險管理框架，並將在後續階段開展對氣候相關風險相對於其他類型風險的優次排序評估，以明確其在整體風險組合中的相對重要性。</p>
<p>(v) How the issuer monitors climate-related risks; and 發行人如何監察其氣候相關風險；及</p>	<p>Advocating for Green Development — Climate Change 倡導綠色發展 — 氣候變化</p>
<p>(vi) Whether and how the issuer has changed the processes it uses compared with the previous reporting period; 與上一個匯報期相比，發行人可有及如何改變其使用的流程：</p>	
<p>(b) The processes the issuer uses to identify, assess, prioritise and monitor climate-related opportunities (including information about whether and how the issuer uses climate-related scenario analysis to inform its identification of climate-related opportunities); and 發行人用於識別、評估氣候相關機遇，以及釐定當中輕重緩急並保持監察的流程（包括發行人可有及如何使用氣候相關情景分析來確定氣候相關機遇的資訊）；及</p>	
<p>(c) The extent to which, and how, the processes for identifying, assessing, prioritising and monitoring climate-related risks and opportunities are integrated into and inform the issuer's overall risk management process. 氣候相關風險和機遇的識別、評估、優次排列和監察流程，是如何融入發行人的整體風險管理流程，以及融入的程度如何。</p>	

ENVIRONMENTAL, SOCIAL AND  
GOVERNANCE REPORT  
環境、社會及管治報告

Content 內容	Chapter/Remarks 章節索引／備註
<b>(4) Metrics and Targets</b> <b>(4) 指標及目標</b>	
<i>Greenhouse gas emissions</i> 溫室氣體排放	
28.	<p>An issuer shall disclose its absolute gross greenhouse gas emissions generated during the reporting period, expressed as metric tons of CO<sub>2</sub> equivalent, classified as: 發行人須披露匯報期內的溫室氣體絕對總排放量(以公噸二氧化碳當量表示)，並分為：</p> <p>(a) Scope 1 greenhouse gas emissions; 範圍1溫室氣體排放；</p> <p>(b) Scope 2 greenhouse gas emissions; and 範圍2溫室氣體排放；及</p> <p>(c) Scope 3 greenhouse gas emissions. 範圍3溫室氣體排放。</p>
29.	<p>An issuer shall: 發行人須：</p> <p>(a) Measure its greenhouse gas emissions in accordance with the Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard (2004) unless required by a jurisdictional authority or another exchange on which the issuer is listed to use a different method for measuring greenhouse gas emissions; 除非管轄機關或發行人上市之另一交易所另有要求，否則發行人須根據《溫室氣體核算體系：企業核算與報告標準(2004年)》計量其溫室氣體排放；</p>

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

Content 內容	Chapter/Remarks 章節索引／備註
(b) Disclose the approach it uses to measure its greenhouse gas emissions including: 披露其用於計量溫室氣體排放的方法，包括：	
(i) The measurement approach, inputs and assumptions the issuer uses to measure its greenhouse gas emissions; 發行人用於計量其溫室氣體排放的計量方法、輸入資料及假設；	Advocating for Green Development — Climate Change Overview of Key Performance Indicators — Environmental Performance
(ii) The reason why the issuer has chosen the measurement approach, inputs and assumptions it uses to measure its greenhouse gas emissions; and 發行人為何選擇該計量方法、輸入資料及假設計量溫室氣體排放；	No changes were made to our measurement methods, input data, or assumptions during the reporting period.
(iii) Any changes the issuer made to the measurement approach, inputs and assumptions during the reporting period and the reasons for those changes; 發行人在匯報期對計量方法、輸入資料及假設計量溫室氣體排放進行的任何變更以及變更原因；	倡導綠色發展 — 氣候變化 關鍵績效指標概覽 — 環境關鍵績效指標 我們在匯報期內未有對計量方法、輸入資料及假設計量溫室氣體排放進行任何變更。
(c) For Scope 2 greenhouse gas emissions disclosed in accordance with paragraph 28(b), disclose its location-based Scope 2 greenhouse gas emissions, and provide information about any contractual instruments that is necessary to enable an understanding of the issuer's Scope 2 greenhouse gas emissions; and 就根據第28(b)段披露的範圍2溫室氣體排放，披露其以地域為基準的範圍2溫室氣體排放，並提供有助於了解該排放的任何所需合約文書的資訊；及	Overview of Key Performance Indicators — Environmental Performance 關鍵績效指標概覽 — 環境關鍵績效指標
(d) For Scope 3 greenhouse gas emissions disclosed in accordance with paragraph 28(c), disclose the categories included within the issuer's measure of Scope 3 greenhouse gas emissions. 就根據第28(c)段披露的範圍3溫室氣體排放，根據《溫室氣體核算體系：企業價值鏈(範圍3)核算與報告標準(2011年)》所述的範圍3類別披露發行人計量範圍3溫室氣體排放中包含的類別。	We have engaged a third-party consultant to conduct a Scope 3 greenhouse gas emissions assessment, and plan to disclose the findings in our future reports. 我們已委聘第三方顧問公司開展範圍3溫室氣體排放評估工作，並計劃在未來的環境、社會及管治報告中披露相關結果。

ENVIRONMENTAL, SOCIAL AND  
GOVERNANCE REPORT  
環境、社會及管治報告

Content 內容	Chapter/Remarks 章節索引／備註
<p><i>Climate-related transition risks</i> 氣候相關轉型風險</p>	
<p>30. An issuer shall disclose the amount and percentage of assets or business activities vulnerable to climate-related transition risks. 發行人須披露容易受氣候相關轉型風險影響的資產或業務活動的金額及百分比。</p>	<p>We will continue advancing our climate-related work in the future, to explore the potential to further quantify the amounts or percentages of assets or business activities vulnerable to climate-related risks and opportunities. 我們將在未來持續推進氣候相關工作，以探索進一步量化受氣候相關風險與機遇影響的資產或業務活動的金額及百分比可能性。</p>
<p><i>Climate-related physical risks</i> 氣候相關物理風險</p>	
<p>31. An issuer shall disclose the amount and percentage of assets or business activities vulnerable to climate-related physical risks. 發行人須披露容易受氣候相關物理風險影響的資產或業務活動的金額及百分比。</p>	<p>Advocating for Green Development — Climate Change: Strategy We will continue advancing our climate-related work in the future, to explore the potential to further quantify the amounts or percentages of assets or business activities vulnerable to climate-related risks and opportunities. 倡導綠色發展 — 氣候變化：策略 我們將在未來持續推進氣候相關工作，以探索進一步量化受氣候相關風險與機遇影響的資產或業務活動的金額及百分比的可能性。</p>

Content 內容	Chapter/Remarks 章節索引／備註
<p><i>Climate-related opportunities</i> 氣候相關機遇</p>	
<p>32. An issuer shall disclose the amount and percentage of assets or business activities aligned with climate-related opportunities. 發行人須披露涉及氣候相關機遇的資產或業務活動的金額及百分比。</p>	<p>We will continue advancing our climate-related work in the future, to explore the potential to further quantify the amounts or percentages of assets or business activities vulnerable to climate-related risks and opportunities. 我們正在積極推進氣候相關工作，將在未來逐步探索量化受氣候相關風險與機遇影響的資產或業務活動的金額及百分比的可能性。</p>
<p><i>Capital deployment</i> 資本運用</p>	
<p>33. An issuer shall disclose the amount of capital expenditure, financing or investment deployed towards climate-related risks and opportunities. 發行人須披露用於氣候相關風險和機遇的資本開支、融資或投資的金額。</p>	<p>We are actively advancing climate-related work and plan to progressively explore the possibility of quantifying the capital expenditures required to address identified climate-related risks and opportunities in the future. 我們正在積極推進氣候相關工作，將在未來逐步探索量化應對已識別的氣候相關風險與機遇所需投入的資本支出的可能性。</p>
<p><i>Internal carbon price</i> 內部碳定價</p>	
<p>34. An issuer shall disclose: 發行人須披露如下：</p> <p>(a) An explanation of whether and how the issuer is applying a carbon price in decision-making (for example, investment decisions, transfer pricing, and scenario analysis); and 闡釋發行人可有及如何在決策中應用碳定價（例如投資決策、轉移定價及情景分析）；及</p> <p>(b) The price of each metric tonne of greenhouse gas emissions the issuer uses to assess the costs of its greenhouse gas emissions. 發行人用於評估其溫室氣體排放成本的每公噸溫室氣體排放量定價。</p>	<p>We have not yet incorporated carbon pricing into our decision-making processes. We will gradually explore the possibility of integrating carbon pricing considerations in the future. 我們目前尚未在決策中應用碳定價，將在未來逐步探索將碳定價因素納入考量的可能性。</p>

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

Content 內容	Chapter/Remarks 章節索引／備註
<p><i>Remuneration</i> 薪酬</p>	
<p>35. An issuer shall disclose whether and how climate-related considerations are factored into remuneration policy, or an appropriate negative statement. This may form part of the disclosure under paragraph 19(a)(iv). 發行人須披露氣候相關考慮因素可有及如何納入薪酬政策，或提供適當的否定聲明。這可能構成根據第 19(a)(iv)段作出的披露的一部分。</p>	<p>We have not yet integrated climate-related factors into our remuneration policies. We will gradually explore the feasibility of doing so in the future. 我們目前尚未將氣候相關因素納入薪酬政策，將在未來將逐步探索其可行性。</p>
<p><i>Industry-based metrics</i> 行業指標</p>	
<p>36. An issuer is encouraged to disclose industry-based metrics that are associated with one or more particular business models, activities or other common features that characterise participation in an industry. In determining the industry-based metrics that the issuer discloses, an issuer is encouraged to refer to and consider the applicability of the industry-based metrics associated with disclosure topics described in the IFRS S2 Industry-based Guidance on implementing Climate-related Disclosures and other industry-based disclosure requirements prescribed under other international ESG reporting frameworks. 本交易所鼓勵發行人披露與一項或多項特定的業務模式和活動有關的行業指標，或與參與有關行業常見特徵有關的行業指標。在決定披露哪些行業指標時，本交易所鼓勵發行人參考《〈國際財務報告可持續披露準則S2號〉行業披露指南》和其他國際環境、社會及管治報告框架規定的行業披露要求所述的與披露主題相關的行業指標，並考慮其是否適用。</p>	<p>We will consider the possibility of disclosing industry-specific metrics in the future. 我們將在未來考慮披露行業指標的可能性。</p>

Content 內容	Chapter/Remarks 章節索引/備註
<p><i>Climate-related targets</i> 氣候相關目標</p>	
<p>37. An issuer shall disclose (a) the qualitative and quantitative climate-related targets the issuer has set to monitor progress towards achieving its strategic goals; and (b) any targets the issuer is required to meet by law or regulation, including any greenhouse gas emissions targets. For each target, the issuer shall disclose: 發行人須披露(a)其為監察實現其策略目標的進展而設定的與氣候相關的定性及量化目標；及(b)法律或法規要求發行人達到的任何目標，包括任何溫室氣體排放目標。發行人須就每個目標逐一披露：</p>	<p>We have not yet established climate-related targets. However, we are actively advancing climate-related work and plan to set effective climate targets in the future. 我們目前尚未制定氣候相關目標，正在積極推進氣候相關工作，並計劃在未來制定有效的氣候相關目標。</p>
<p>(a) The metric used to set the target; 用以設定目標的指標；</p>	
<p>(b) The objective of the target (for example, mitigation, adaptation or conformance with science-based initiatives); 目標的目的(例如減緩、適應或以科學為基礎的舉措)；</p>	
<p>(c) The part of the issuer to which the target applies (for example, whether the target applies to the issuer in its entirety or only a part of the issuer, such as a specific business unit or geographic region); 目標的適用範圍(例如目標是適用於發行人整個集團還是部分(如僅適用於某個業務單位或地理區域)；</p>	
<p>(d) The period over which the target applies; 目標的適用期間；</p>	
<p>(e) The base period from which progress is measured; 衡量進度的基準期間；</p>	
<p>(f) Milestones or interim targets (if any); 階段性目標或中期目標(如有)；</p>	
<p>(g) If the target is quantitative, whether the target is an absolute target or an intensity target; and 如屬量化目標，其屬絕對目標還是強度目標；及</p>	
<p>(h) How the latest international agreement on climate change, including jurisdictional commitments that arise from that agreement, has informed the target. 最新氣候變化國際協議(包括該協議產生的司法承諾)如何幫助發行人設定目標。</p>	

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

Content 內容		Chapter/Remarks 章節索引／備註
38.	<p>An issuer shall disclose information about its approach to setting and reviewing each target, and how it monitors progress against each target, including: 發行人須披露其設定及審核每項目標的方法，以及其如何監察達標進度，包括：</p> <p>(a) Whether the target and the methodology for setting the target has been validated by a third party; 目標本身及設定目標的方法是否經第三方驗證；</p> <p>(b) The issuer's processes for reviewing the target; 發行人審核目標的程序；</p> <p>(c) The metrics used to monitor progress towards reaching the target; and 用於監察達標進度的指標；及</p> <p>(d) Any revisions to the target and an explanation for those revisions. 任何修訂目標的內容及原因。</p>	<p>We have not yet established climate-related targets. However, we are actively advancing climate-related work and plan to set effective climate targets in the future. 我們目前尚未制定氣候相關目標，正在積極推進氣候相關工作，並計劃在未來制定有效的氣候相關目標。</p>
39.	<p>An issuer shall disclose information about its performance against each climate-related target and an analysis of trends or changes in the entity's performance. 發行人須披露有關每項氣候相關目標的績效的資訊以及對發行人績效的趨勢或變化分析。</p>	
40.	<p>For each greenhouse gas emissions target disclosed in accordance with paragraphs 37–39, an issuer shall disclose: 就按第37至39段披露的每一項溫室氣體排放目標，發行人須披露：</p> <p>(a) Which greenhouse gases are covered by the target; 目標涵蓋哪些溫室氣體；</p> <p>(b) Whether Scope 1, Scope 2 or Scope 3 greenhouse gas emissions are covered by the target; 目標是否涵蓋範圍1、範圍2或範圍3溫室氣體排放；</p> <p>(c) Whether the target is a gross greenhouse gas emissions target or a net greenhouse gas emissions target. If the issuer discloses a net greenhouse gas emissions target, the issuer is also required to separately disclose its associated gross greenhouse gas emissions target; 此目標是溫室氣體排放總量目標還是溫室氣體排放淨額目標。如為溫室氣體排放淨額目標，發行人須另外披露相關的溫室氣體排放總量目標；</p> <p>(d) Whether the target was derived using a sectoral decarbonisation approach; and 目標是否是採用行業脫碳方法得出的；及</p>	<p>We have not yet established climate-related targets. However, we are actively advancing climate-related work and plan to set effective climate targets in the future. 我們目前尚未制定氣候相關目標，正在積極推進氣候相關工作，並計劃在未來制定有效的氣候相關目標。</p>

Content 內容	Chapter/Remarks 章節索引/備註
<p>(e) The issuer's planned use of carbon credits to offset greenhouse gas emissions to achieve any net greenhouse gas emissions target. The issuer shall disclose information about the plan to use carbon credits, including: 發行人計劃使用碳信用抵銷溫室氣體排放以實現任何溫室氣體排放淨額目標。關於使用碳信用的計劃，發行人須披露：</p>	
<p>(i) The extent to which, and how, achieving any net greenhouse gas emissions target relies on the use of carbon credits; 依賴使用碳信用以實現任何溫室氣體排放淨額目標的程度及方式；</p>	<p>We are currently not utilising carbon credits, but we will consider the possibility of using carbon credits to offset greenhouse gas emissions in the future.</p>
<p>(ii) Which third-party scheme(s) will verify or certify the carbon credits; 該碳信用將由哪些第三方計劃驗證或認證；</p>	<p>我們目前尚未使用碳信用，未來將考慮使用碳信用抵銷溫室氣體排放的可能性。</p>
<p>(iii) The type of carbon credit, including whether the underlying offset will be nature-based or based on technology carbon removals, and whether the underlying offset is achieved through carbon reduction or removal; and 碳信用的類型，包括相關抵銷是否是基於自然還是基於科技的碳消除，以及相關抵銷是通過減碳還是碳消除實現；及</p>	
<p>(iv) Any other factors necessary to enable an understanding of the credibility and integrity of the carbon credits the issuer plans to use (for example, assumptions regarding the permanence of the carbon offset). 為讓人了解發行人計劃使用的碳信用的可信度和完整性所必需的任何其他重要因素(例如，對碳抵銷效果的假設)。</p>	
<p><i>Applicability of cross-industry metrics and industry-based metrics</i> 跨行業指標及行業指標的適用性</p>	
<p>41. In preparing disclosures to meet the requirements in paragraphs 21 to 26 and 37 to 38, an issuer shall refer to and consider the applicability of (i) cross-industry metrics (see paragraphs 28 to 35) and (ii) industry-based metrics (see paragraph 36). 在編製披露內容以符合第21至26及37至38段的規定時，發行人須參考(i)跨行業指標(見第28至35段)及(ii)行業指標(見第36段)並考慮其是否適用。</p>	<p>We will consider the possibility of disclosing industry-specific metrics in the future. 我們將在未來考慮披露行業指標的可能性。</p>



**SCE INTELLIGENT COMMERCIAL  
MANAGEMENT HOLDINGS LIMITED**

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