

韌性前行 健康共生

RESILIENT PROGRESS AND HEALTHY COEXISTENCE

遠洋集團2025年度可持續發展報告
SUSTAINABLE DEVELOPMENT REPORT
2025 OF SINO-OCEAN GROUP

2025

關於本報告

ABOUT THIS REPORT

報告簡介

OVERVIEW

遠洋集團控股有限公司（「遠洋集團」）欣然發佈《遠洋集團 2025 年度可持續發展報告》（「本報告」）。這也是遠洋集團自 2010 年以來，連續第 16 年以公開報告形式總結其可持續發展表現與企業社會責任工作。本報告從企業管治、產品與服務、環境、員工、社區與社會五方面，闡述了遠洋集團為推進實現「建築健康與社會價值的創造者」戰略願景的實踐。

Sino-Ocean Group Holding Limited ("Sino-Ocean Group") is pleased to publish the "Sustainable Development Report 2025 of Sino-Ocean Group" (the "Report"), the 16th annual public report on the Company's sustainable development performance and corporate social responsibility since 2010. The Report illustrates the practices of Sino-Ocean Group to advance the realisation of its strategic vision of becoming a "Creator of Building Health and Social Value" from five aspects, namely corporate governance, products and services, environment, employees, community and society.

 企業管治
Corporate Governance

 產品與服務
Products and Services

 環境
Environment

 員工
Employees

 社區與社會
Community and Society

編制依據

BASIS OF THE REPORT

本報告已遵守《香港聯合交易所有限公司（「聯交所」）證券上市規則》（「上市規則」）附錄 C2《環境、社會及管治報告守則》（「ESG 守則」）載列的所有強制披露規定及「不遵守就解釋」條文，並根據 ESG 守則，參考全球報告倡議組織《可持續發展報告標準》（「GRI Standards」）等標準要求編寫。同時，本報告按照國際可持續發展準則理事會（ISSB）《國際財務報告可持續披露準則第 1 號——可持續相關財務信息披露一般要求》及《國際財務報告可持續披露準則第 2 號——氣候相關披露》、聯合國可持續發展目標（UN SDGs）框架並參考《AA1000 鑒證標準 v3》（AA1000AS v3）予以鑒證。

This Report has complied with all mandatory disclosure requirements and "comply or explain" provisions outlined in the Environmental, Social and Governance Reporting Code ("ESG Code") as specified in Appendix C2 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited ("HKEx") ("Listing Rules") and is prepared in accordance with the ESG Code, with reference to the "GRI Standards" released by the Global Reporting Initiative ("GRI") and other relevant standards and requirements. Meanwhile, disclosures in this Report are made in accordance with IFRS Sustainability Disclosure Standard S1 General Requirements for Disclosure of Sustainability-related Financial Information and IFRS Sustainability Disclosure Standard S2 Climate-related Disclosures issued by the International Sustainability Standards Board (ISSB), as well as the UN Sustainable Development Goals (UN SDGs) frameworks, and this Report is verified with reference to the AA1000 Assurance Standard v3 (AA1000AS v3).

時間範圍

TIME FRAME

本報告時間跨度為 2025 年 1 月 1 日至 2026 年 3 月 31 日，與《遠洋集團控股有限公司 2025 年度報告》（「2025 年度報告」）保持一致，部份內容追溯至以往年份及延展至 2026 年 4 月。（不包含環境定量數據）

This report covers the period from January 1, 2025 to March 31, 2026, and is consistent with the "2025 Annual Report of Sino-Ocean Group Holding Limited" (the 2025 Annual Report). Some of the content can be traced back to previous years and extended to April 2026. (excludes quantitative environmental data)

發佈週期

RELEASE CYCLE

本報告發佈頻率與 2025 年度報告保持一致，為年度報告，是遠洋集團連續發佈的第 16 份報告，上期報告已於 2025 年 4 月發佈。

The frequency of publication of this report is consistent with that of the 2025 annual report, which is the 16th consecutive report released by Sino-Ocean Group. The previous report was released in April 2025.

報告範圍

SCOPE OF THE REPORT

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

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

報告獲取

HOW TO OBTAIN THE REPORT

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

若需獲取紙質版報告，或對本報告有任何意見或者建議，您可按以下方式聯繫我們。

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匯報原則及數據來源

REPORTING PRINCIPLES AND DATA SOURCES

本報告遵循 HKEX-ESG 重要性、量化、平衡和一致性的匯報原則，對以上原則的應用均有適當地說明。除特殊說明，本報告所引用財務數據來源於經審核財務報表載於 2025 年度報告，其他資料和案例來源於遠洋集團內部正式制度及相關統計。閱讀本報告時，建議與 2025 年度報告一併閱讀，以了解我們的業務重點、財務表現及企業管治。除另有說明，本報告以人民幣為貨幣單位。

This Report is prepared in accordance with the reporting principles of materiality, quantification, balance and consistency set out in the HKEX-ESG, which properly illustrates how to apply those principles. Unless otherwise specified, financial information used in this Report comes from the audited financial statements as stated in the 2025 Annual Report. Other information and cases are derived from Sino-Ocean Group's internal official rules and related statistics. In order to understand our business priorities, financial performance and corporate governance, it is recommended that this Report should be read in conjunction with the 2025 Annual Report. Unless otherwise specified, the currency of this Report is presented in RMB.

稱謂說明

APPELLATIONS

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

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

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

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

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CHAIRMAN'S STATEMENT IN ESG REPORT

行政總裁致辭



遠洋集團董事局主席、行政總裁李明
LI MING

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



2025 年是房地產行業深度築底、破繭轉型的考驗之年。在這一背景下，本集團更加深刻地認識到，可持續發展並不是獨立於經營之外的附加議題，而是企業保持韌性和重塑長期競爭力的重要能力。對房地產企業而言，ESG 的意義，不僅在於綠色建築、節能降碳或外部評級表現，更在於能否將治理質量、資源效率、風險管控和長期價值創造真正融入戰略與運營之中。

2025 was a critical year for the real estate industry, marked by deep bottoming-out and transformative breakthrough. Against this backdrop, the Group has recognized more deeply that sustainable development is not a peripheral issue separate from business operations, but rather the critical capability for enterprises to maintain resilience and reshape their long-term competitiveness. For real estate enterprises, the significance of ESG lay not only in green buildings, carbon reduction, or external ratings, but more importantly in whether governance quality, resource efficiency, risk management, and long-term value creation are truly integrated into their strategy and operations.

2025 年，面對行業的持續深度調整，本集團在複雜環境中沉著應對、保持戰略定力，在全力推進高品質交付、保障經營盤面穩定、有序化解債務風險的同時，積極聚焦拓展輕資產業務，努力構建可持續的企業發展新模式。基於這一認識，本集團持續推動 ESG 理念嵌入治理與經營實踐，力求在複雜週期中不僅保持經營基本面的穩定，更通過治理能力與責任體系的持續提升，為公司轉型發展夯實基礎。

In 2025, faced with ongoing and profound industry adjustments, the Group responded calmly and maintained strategic resolve in a complex environment. While fully advancing high-quality project delivery, ensuring operational stability, and systematically mitigating debt risks, the Group actively focused on expanding its light-asset business and worked to establish a new model for sustainable corporate development. Based on this understanding, the Group continues to integrate ESG principles into its governance and operational practices, striving not only to maintain stable operational fundamentals during this complex cycle but also to lay a solid foundation for the company's transformation and development through the continuous enhancement of governance capabilities and accountability systems.

本集團堅決落實保交付的主體責任，全力推進交付工作，並嚴格堅守品質底線。2025 年，本集團在全國 29 個城市共計交付住宅約 2.4 萬套，整體交付品質連續三年穩居行業 TOP10，精裝、園林專項位列行業 TOP5，以產品力和交付力贏得了客戶與市場的高度認可。在當前行業環境下，高質量交付不僅是經營動作，更是企業對客戶、合作方和社會責任的直接兌現，亦是企業長期信譽的重要基礎。

The Group firmly fulfilled its primary responsibility for ensuring project delivery, making every effort to advance the delivery process while strictly adhering to quality standards. In 2025, the Group delivered approximately 24,000 residential units across 29 cities nationwide, with overall delivery quality ranking among the industry's top 10 for three consecutive years, and its finishes and landscaping specialties ranking among the top 5 in the industry. This strong product and delivery capability has earned high recognition from customers and the market. In the current industry environment, high-quality delivery was not merely an operational activity—it was a direct fulfillment of the Group's responsibilities to customers, partners, and society, as well as a crucial foundation for the long-term credibility of the Company.

2025 年，面對持續嚴峻的融資環境，本集團堅持主動作為，積極推進境內外債務的風險化解與結構優化，相關工作在年內取得重大進展，為維護企業經營穩定與修復財務安全奠定堅實基礎境內外債務重組的穩步推進，顯著改善了本集團的資產負債結構，大幅緩解了流動性壓力。在保持集團治理結構和股權結構相對穩定的同時，為後續經營恢復和長遠發展提供了有力保障。風險化解既關係財務安全，也直接影響企業經營連續性和治理韌性。

In 2025, faced with the persistently challenging financing environment, the Group remained proactive in actively advancing the risk mitigation and structural optimization of its domestic and overseas debt. Significant progress was made in this regard during the year, laying a solid foundation for maintaining operational stability and restoring financial security. The steady progress in the restructuring of domestic and overseas debt has significantly improved the Group's balance sheet structure and substantially alleviated liquidity pressures. While maintaining relative stability in the Group's governance and equity structures, these efforts have provided a strong safeguard for subsequent operational recovery and long-term development. Risk mitigation was not only critical to financial security but also directly impacted the continuity of business operations and the resilience of corporate governance.

2025 年，本集團積極應對行業挑戰，主動求變，充分發揮「全業態、全產業鏈」優勢，在開發代建、商管資管、用戶服務三大板塊持續深耕，並圍繞輕資產方向加快業務拓展，推動經營結構逐步優化。此外，本集團也積極探索佈局特殊資產、城市更新、定制住宅等未來業務方向，並取得一定突破。提升運營服務能力、優化業務結構，是本集團增強抗週期韌性、適應行業新階段的重要路徑。

In 2025, the Group actively responded to industry challenges, proactively sought change, and fully leveraged its strengths across "all business formats and the entire industry chain." The Group continued to deepen its presence in three core areas including development and construction management, commercial and asset management, and customer services. The Group accelerated business expansion with a focus on light-asset models, driving the gradual optimization of its operational structure. In addition, the Group actively explored and achieved certain breakthroughs in future business directions such as special assets, urban renewal, and customized housing. Enhancing operational service capabilities and optimizing business structure are important pathways for the Group to strengthen its counter-cyclical resilience and adapt to the new phase of the industry.

在複雜週期中，堅持長期主義尤為可貴。本集團始終將可持續發展視為企業韌性的重要組成部分。2025 年，本集團的可持續發展表現繼續獲得國際機構認可。標普全球發佈《2026 年可持續發展年鑒》，本集團在全球 9,200 餘家參評企業中入選，成為 57 家中國內地入選企業之一。此外，本集團繼續蟬聯全球房地產可持續發展評估 (GRESB) 五星最高評級，並在晨星、標普 CSA 等國際 ESG 評價中保持內房企第一梯隊表現。圍繞「建築·健康」理念，本集團持續完善綠色健康建築標準與內部體系工具，在項目全週期推進節能降碳、材料與水資源管理等實踐。截至 2025 年底，本集團累計註冊綠色建築項目 196 個，註冊總面積超 4,000 萬平方米，綠色建築項目數量佔比超過 75%。

Persisting with long-termism is particularly valuable in a complex cycle. The Group has always regarded sustainable development as an important component of corporate resilience. In 2025, the Group's sustainable development performance continued to receive recognition from international institutions. S&P Global released the "2026 Sustainability Yearbook", in which the Group was selected among over 9,200 assessed enterprises worldwide, becoming one of 57 mainland Chinese enterprises included. In addition, the Group continued to retain the five-star highest rating in the Global Real Estate Sustainability Benchmark (GRESB), and maintained its position among the top tier of mainland real estate enterprises in international ESG assessments such as Morningstar and S&P CSA. Guided by the "Building • Health" philosophy, the Group continued to refine its green and healthy building standards and internal system tools, advancing practices in energy conservation, carbon reduction, materials management, and water resource management throughout the project lifecycle. As of the end of 2025, the Group had registered a cumulative total of 196 green building projects, with a total registered area exceeding 40 million square meters, and green building projects accounted for over 75% of all projects.

展望未來，本集團將繼續以治理韌性為牽引，圍繞綠色低碳、健康產品與服務、供應鏈管理等關鍵議題設定可量化目標，持續提升執行與披露質量，推動企業轉型與長期價值重塑。我們相信，企業的長期價值最終取決於客戶兌現能力、組織韌性、治理水平以及可持續經營能力。

Looking ahead, the Group will continue to prioritize governance resilience, setting quantifiable targets around key issues such as green and low-carbon initiatives, health-related products and services, and supply chain management. The Group will continuously improve the quality of our execution and disclosure to drive corporate transformation and the reshaping of long-term value. We believe that a company's long-term value ultimately depends on its ability to deliver value to customers, organizational resilience, governance standards, and sustainable business capabilities.

ABOUT SINO-OCEAN GROUP

關於遠洋集團

2025 年度可持續發展概覽 SUSTAINABLE DEVELOPMENT HIGHLIGHTS IN 2025

28,566,883

Covered Project Area of Sino-Ocean Healthy Building System by the End of 2025
截至 2025 年底遠洋健康建築體系應用面積約

(sq.m.)
(平方米)

40,194,087

Green Building Project Area by the End of 2025
截至 2025 年底綠色建築註冊面積

(sq.m.)
(平方米)

6,181

Total Headcount
員工總人數

(People)
(人)

29,900

Total Number of Suppliers
供應商總數

(Units)
(家)

87

Customer Satisfaction(%)
客戶滿意度 (%)

550

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

(RMB million)
(人民幣 百萬元)

5,393

Number of Volunteers
志願者人數

(People)
(人)

71,650

Volunteer Service
志願者服務時長

(Hours)
(小時)

2025 年度，遠洋集團多項 ESG 評級獲得內地房地產企業最高評級，ESG 表現受多方高度認可。
In 2025, the ESG performance of Sino-Ocean Group received high recognition, and continued to rank among the highest within the real estate industry in Mainland China.

HIGHEST RATING

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

- 連續三年榮獲 GRESB 全球房地產可持續標準「五星級」最高評級。
Consecutive 3-Year GRESB 5-Star Rating (Highest level).
- 持續位居內房企頂尖水平，連續五年穩居行業最高得分陣營。
Top-Tier among Mainland Chinese developers; 5 consecutive Years in the industry' s highest scoring bracket.
- 自 2021 年起，本集團已累計四年取得內房企最高分或領先得分，體現了極高的管治一致性。
Topor leading score among Mainland Chinese peers for 4 cumulative years since 2021; exceptional governance consistency.



Participation & Score



HIGH SCORE

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

- 內地房地產開發企業領先。
A leading player among real estate enterprises in mainland china.
- 2025 年成功入選標普全球《2026 年全球可持續發展年鑒》，成為極少數獲得此項國際殊榮的中國內地房地產企業之一、全球房地產行業排名前 15%。
Selection For S&P Global "Sustainability Yearbook 2026"; One of The Few Mainland Chinese Real Estate Awardees. Top15% Of The Global Real Estate Industry.
- 67 分，位列內房企前二、全球房地產管理與開發行業前列。
CSA score:67; rank:top 2 among Mainland Chinese Developers.Leading position in the global Real Estate Management& Development sector.



LOW RISK

Sustainalytics 評級
Sustainalytics Rating

- 保持 ESG 低風險評級。
Low ESG Risk.
- 內地房地產開發企業領先。
A Leading player among real estate enterprises in Mainland China.



公司簡介 COMPANY PROFILE

遠洋集團創立於 1993 年，於 2007 年在香港聯交所主板上市（股份代號：03377.HK），主要股東為中國人壽保險股份有限公司及大家人壽保險股份有限公司。

遠洋集團以「建築健康和社會價值的創造者」為戰略願景，致力於成為聚焦開發主業、發展開發相關新業務的綜合型實業公司。集團主營業務以住宅開發、不動產開發運營、物業服務及建築建造全產業鏈服務，其他業務涵蓋養老服務、數據地產、物流地產、地產基金等，並在輕資產代建領域形成獨特優勢。遠洋集團始終堅持「匠心服務用戶」精神，積極踐行「建築·健康」理念，通過匠心的產品和優質的服務為客戶營造高品質健康生活。

遠洋集團在中國高速發展的城市及我們的業務片區中，擁有超過 220 個處於不同開發階段的房地產項目，包括北京區域的北京、石家莊、太原和秦皇島等；環渤海區域的天津、青島、濟南和大連等；華東區域的上海、蘇州和無錫等；華南區域的深圳、廣州和福州等；華中區域的武漢、鄭州、合肥和長沙等；華西區域的成都、重慶、西安和昆明等。截至 2025 年 12 月 31 日，土地儲備約 2,700 萬平方米。

Sino-Ocean Group was founded in 1993 and has been listed on the Main Board of The Stock Exchange of Hong Kong Limited since 2007 (Stock Code: 03377.HK), with China Life Insurance Company Limited and Dajia Life Insurance Company Limited as major shareholders.

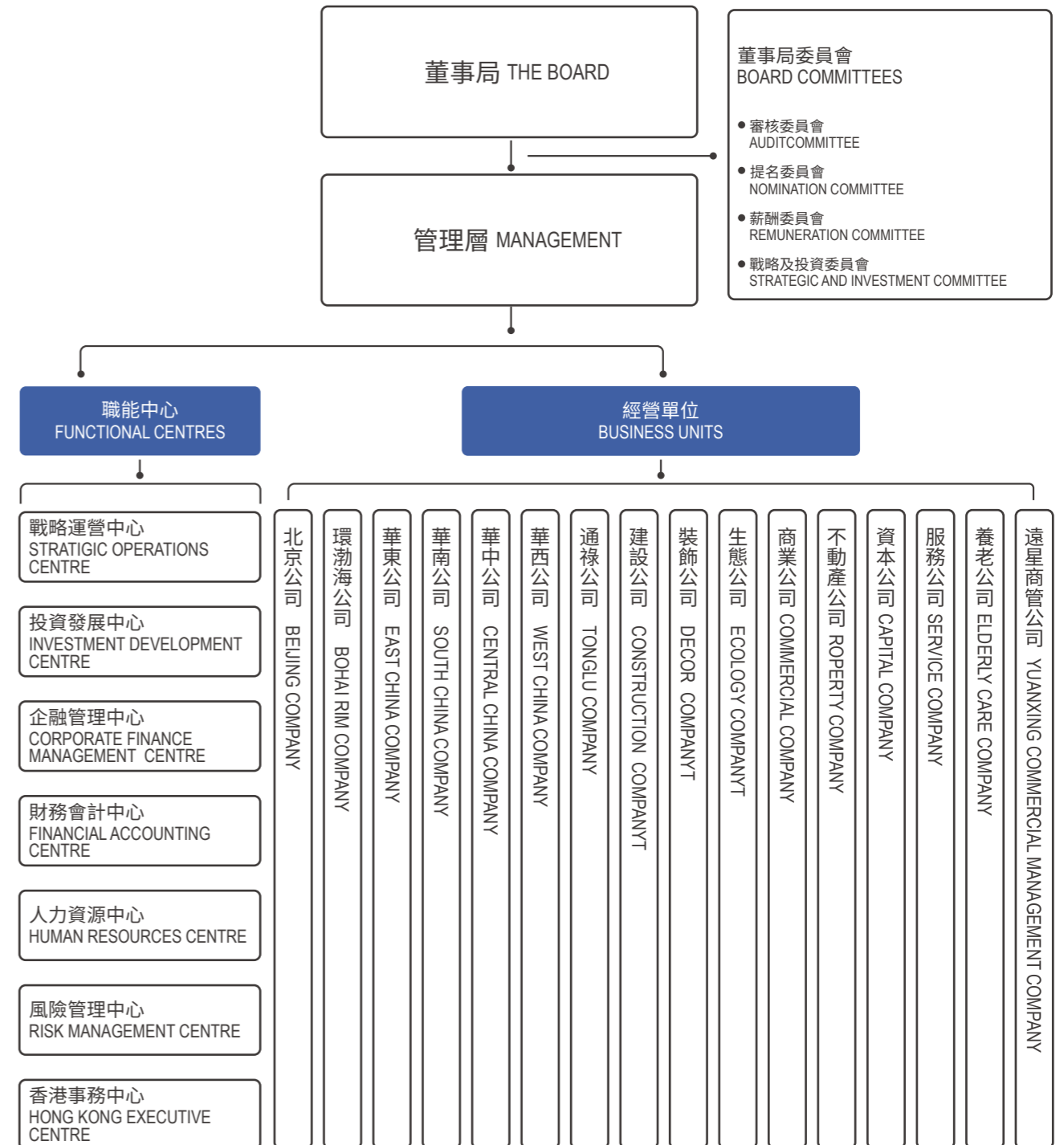
With a strategic vision of being a "creator of building health and social value", Sino-Ocean Group is committed to becoming a comprehensive company of the real economy with property development as its main business focus and property-related businesses as new frontiers of development. Sino-Ocean Group mainly engages in residential development, real estate development and operation, property services, and full-chain construction services. Other businesses include elderly care services, data real estate, logistics real estate, real estate funds, etc. The Group has also established unique competitiveness in the asset-light agent construction business. Sino-Ocean Group adheres to "Serving Users with Craftsmanship" and puts the the concept of "Building·Health" into active practice, striving to create a high-quality healthy lifestyle for users through carefully-crafted products and premium services.

Sino-Ocean Group currently owns more than 220 real estate projects at different development stages in rapidly growing cities our business regions in China, including Beijing, Shijiazhuang, Taiyuan and Qinhuangdao in the Beijing Region; Tianjin, Qingdao, Jinan and Dalian in the Bohai Rim Region; Shanghai, Suzhou and Wuxi in the Eastern Region; Shenzhen, Guangzhou and Fuzhou in the Southern Region; Wuhan, Zhengzhou, Hefei and Changsha in the Central Region; Chengdu, Chongqing, Xi'an and Kunming in the Western Region. As at 31 December 2025, the land reserve is approximately 27 million sq.m.



組織架構 CORPORATE STRUCTURE

截至報告日期，遠洋集團的組織架構如下：
As of the reporting date, the structure of sino-ocean group was as follows:



Development

Resilient Operations and Sustainable Development

韌性經營 持續發展

健康的企業管理是實現穩健發展和可持續發展的基石。面對行業深度調整與市場持續築底的嚴峻考驗，遠洋集團始終秉持對各方利益相關者負責的態度，保持透明、暢通的溝通，堅守經營底線與契約精神，於逆勢中砥礪前行。2025年，我們以最大的決心與務實的行動，應對挑戰，把握機遇，在多個關乎企業生存與發展的根本領域取得了里程碑式的突破，展現出強大的組織韌性與轉型活力。

Good enterprise management is the cornerstone for steady and sustainable development. Facing the severe tests of profound industry adjustment and a continuously bottoming market, Sino-Ocean Group has consistently upheld a responsible attitude towards all stakeholders through maintaining transparent and smooth communication and adhering to operational bottom lines and the spirit of contracts, and forged ahead against the tide. In 2025, with utmost determination and pragmatic actions, we confronted challenges and seized opportunities, achieving milestone breakthroughs in multiple fundamental areas critical to the enterprise's survival and development. This demonstrates our strong organizational resilience and transformative vitality.

CORPORATE GOVERNANCE

企業管治

董事局管理及風險管理

BOARD MANAGEMENT AND RISK MANAGEMENT

BOARD MANAGEMENT

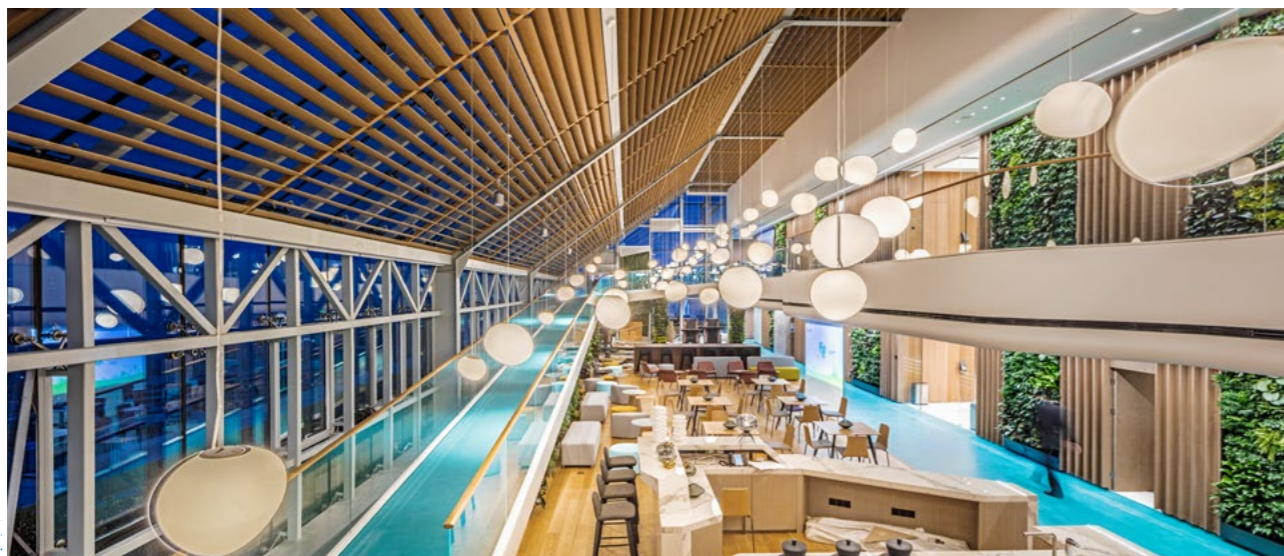
董事局管理

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

截至 2025 年 12 月 31 日，董事局由十三名董事組成，包括四名執行董事、四名非執行董事、五名獨立非執行董事。遠洋集團致力維持完善的企業管治，努力提升營運透明度，保障股東和業務夥伴的權益，以及增加股東所持股份的價值。因此，董事局設有四個董事局委員會以監督本公司的具體事務，即審核委員會、提名委員會、薪酬委員會和戰略及投資委員會。

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

As of 31 December 2025, the Board comprised 13 Directors, including four Executive Directors, four Non-Executive Directors and five Independent Non-Executive Directors. Sino-Ocean Group is committed to maintaining sound corporate governance, enhancing operational transparency, protecting the rights and interests of shareholders and business partners, and increasing the value of shareholders' shares. Therefore, the Board has set up four Board Committees (i.e. the Audit Committee, the Nomination Committee, the Remuneration Committee, and the Strategic and Investment Committee) to oversee particular aspects of the Company's affairs.



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

我們亦按照監管機構對信息披露的相關規定，堅守高度披露的準則，在合理、切實可行的範圍內，定期或隨時對特殊事實情況進行真實、準確、完整、合規的披露，使公眾能平等、適時及有效地取得所披露消息。2025 年在信息披露方面，集團堅持既有的高效率和高標準，確保相關信息通過公司官網、香港聯交所網站和其他渠道及時進行披露。

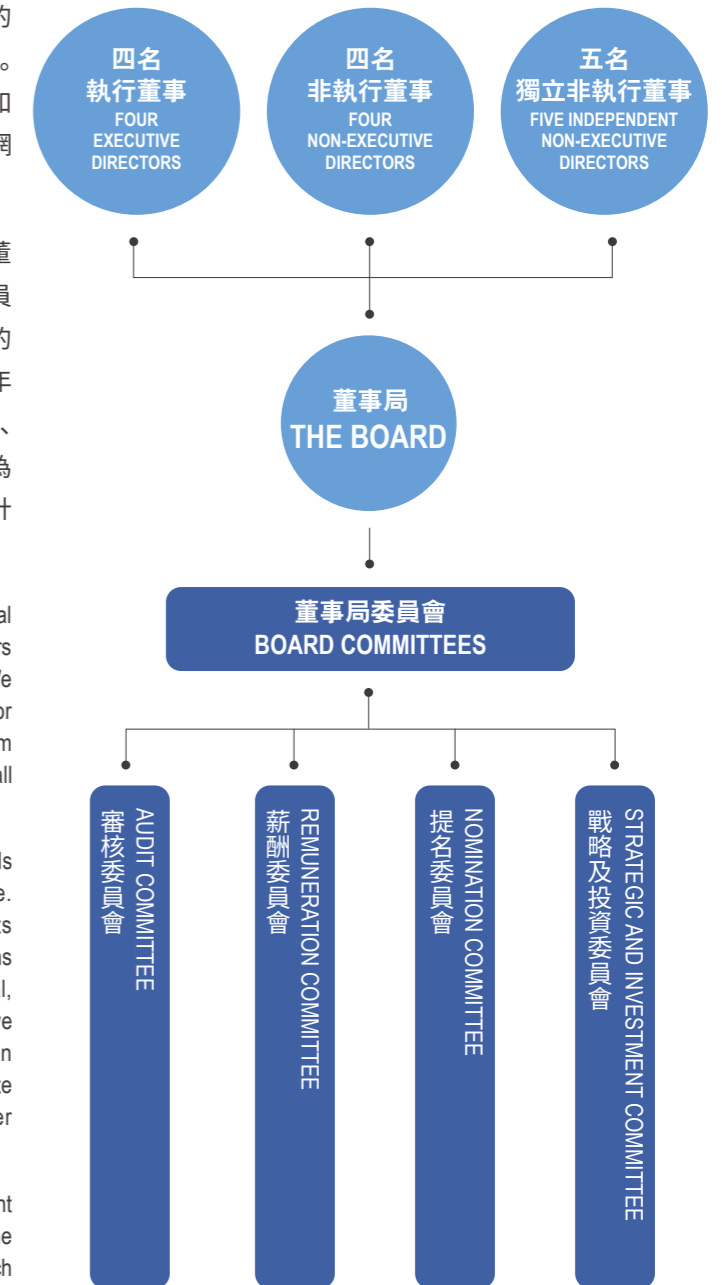
我們於本公司的《組織章程細則》中制定了明確的董事委任及退任規則，並已制定《遠洋集團董事局成員多元化政策》，董事局提名委員會每年檢討董事局的架構、人數、組成及多元化（包括但不限於性別、年齡、國籍、文化及教育背景、專業技能、知識及經驗、獨立性及服務任期等方面）。提名委員會將（如認為有需要時）不時討論就執行董事局成員多元化的可計量目標，並向董事局提出建議予以採納。

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

Furthermore, we satisfied high information disclosure standards and complied with regulatory rules on information disclosure. Wherever possible and feasible, we disclosed special facts truthfully, accurately and completely in compliance with regulations on a regular or ad hoc basis, guaranteeing the public impartial, timely and effective access to relevant information. In 2025, we maintained our high efficiency and high standards of information disclosure to ensure the timely dissemination of relevant corporate information via our official website, HKEX website and other channels.

We have established clear rules for the appointment and retirement of Directors in our "Articles of Association" and have formulated the "Sino-Ocean Group Policy on Board Diversity", pursuant to which the "Nomination Committee" of the Board reviews the Board's structure, size, composition and diversity (including but not limited to gender, age, nationality, culture and educational background, professional expertise, knowledge and experience, independence and length of service) every year. The Nomination Committee will, as and when it deems necessary, discuss the measurable objectives for implementing diversity on the Board from time to time and recommend them to the Board for adoption.

BOARD COMPOSITION 董事局組成



RISK MANAGEMENT

風險管理

本集團風險管理及內部監控以及內部審核的評估由我們的風險管理部門獨立執行，每年就（其中包括）重要發現及內部審核、加強風險管理及內部監控系統的有效性向審核委員會報告至少兩次。集團已建立風險管理的三道防線並強化執行機制，推動各責任主體及時識別並有效控制各類風險，保障集團重點工作穩步推進。董事局授權審核委員會負責本集團之風險管理及內部監控系統並檢討其有效性，由審核委員會每年兩次向董事局匯報。同時，集團各職能中心承擔統籌各自專業的風險管理、內部監控、專業標準及制度體系建設相關職責，確保風險管理和控制措施的有效性。此外，各專業人員為業務風險控制的第一責任人，負責具體業務的風險識別、風險應對、風險預案制定及整改解決，確保及時發現並解決潛在風險。本集團風險管理及內部監控系統有效性之審閱涵蓋所有重大監控，包括財務、營運及合規監控以及風險管理功能。

The Risk Management Department independently carries out the evaluation of the Group's risk management, internal control and internal audit, and reports to the Audit Committee at least twice a year on, among others, any significant findings and the effectiveness of the internal audit, enhancement of risk management and internal control systems. The Group has established three lines of defence for risk management and strengthened its implementation mechanisms, promoting the timely identification and effective control of various risks by responsible parties, thereby ensuring the steady progress of the Group's key initiatives. The Board is responsible for the Group's risk management and internal control systems and reviews their effectiveness. The relevant responsibilities are performed by the Audit Committee, which reports to the Board on a biannual basis. At the same time, the Group's functional centres assume responsibility for co-ordinating risk management, internal control, professional standards and system development within their respective areas of expertise, ensuring the effectiveness of risk management and control measures. In addition, professionals serve as the primary responsible parties for business risk control, taking charge of risk identification, risk response, contingency planning and rectification measures for specific operations, ensuring that potential risks are identified and addressed in a timely manner. The review of the effectiveness of the Group's risk management and internal control systems covers all major controls, including financial, operational and compliance controls and risk management functions.

● RISK IDENTIFICATION, ASSESSMENT AND RESPONSE

風險識別、評估及應對

《遠洋集團風險管理專業一級制度》，將風險管理工作嵌入集團所有業務領域和專業，從風險事項的事前、事中、事後全過程管控，重視風險的預防、梳理、處置、整改。

2024 年，集團建立了「遠洋集團風險預警體系」，明確經營、財務、訴訟、輿情可量化的關鍵預警指標，其中包含保交房、回款、輕資產拓展、現金流、重大糾紛案件、重大輿情事項等，定期進行風險監測，確定風險等級，進行「亮燈」預警，實現分級管控。同時，建立指標動態調整機制。2025 年，集團為適應新的風險形勢、運營需要及董事局要求，調整風險預警體系指標及內容，強化經營及財務風險防控，進一步提升集團風險預警、管控能力。

2025 年，本集團梳理各項目、各平台風險事項，制定「一項目一策」風險化解方案，同時通過審計、盡職調查、背景調查、投融資風險評估、合作協定履行偏差梳理、關鍵性事項審核等方式識別潛在的風險，發揮風險預警功能，提前採取應對措施。

"The Sino-Ocean Group Professional System for Risk Management" which has put risk management integrated into the Group's every business field and specialty, forming a whole-process control in place before, during and after any risk event, where emphasis is placed on preventing, sorting out, handling and rectifying risks.

In 2024, the Group established a "Sino-Ocean Group Risk Early Warning System" to establish quantifiable key early warning indicators, namely operation, finance, litigation, and public opinion, including ensuring housing delivery, repayment, light asset expansion, cash flow, major dispute cases, major public opinion matters, etc., regularly conducted risk monitoring, determined risk levels, and conducted "lighting" early warnings to achieve hierarchical control. At the same time, the Group established a dynamic adjustment mechanism. In 2025, in light of the new risk landscape, operational needs and Board requirements, the Group adjusted the indicators and content of the Risk Early Warning System to strengthen the prevention and control of operational and financial risks, thereby further enhancing the Group's risk early warning and management capabilities.

In 2025, the Group systematically reviewed risk issues across various projects and platforms and formulated project-specific ("one project, one policy") risk mitigation strategies, while potential risks are identified through audit, due diligence, background check, risk assessment for investment and financing activities, sorting out of deviations in fulfilling collaborative agreements, review of key events, aiming to perform the function of early risk warning and take response actions in advance.

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

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

2025 年，為進一步深化氣候變化風險管理工作，將氣候風險與機遇更深度融入業務戰略規劃，本集團結合業務需求，完成氣候風險系統評估，為集團風險管控提供核心支撐，結合研究成果持續完善風險評估與管控體系。

In 2025, in order to further deepen the management of climate change risks and integrate climate optimistic risks and opportunities into business strategic planning, the Group will complete a climate risk system assessment based on business needs, provide core support for the Group's risk control, and continue to improve the risk assessment and control system based on research results.

● INTERNAL RISK CONTROL

風險內部管控

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

有關本集團風險管理及董事局的更多資料，請參閱本公司網站 (www.sinooceangroup.com) 及香港聯交所網站 (www.hkexnews.hk) 刊發的 2025 年度報告。

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

For more information about risk management of the Group and the Board, please refer to the 2025 Annual Report published on the Company's website (www.sinooceangroup.com) and the website of the Hong Kong Stock Exchange (www.hkexnews.hk).

● ENHANCING RISK AWARENESS

風險意識提升

遠洋集團持續提升全員風險意識，旨在將風險管理融入企業文化。我們定期面向董事局、員工開展各類風險培訓，包括合規、貪污、腐敗、不當競爭、採購等風險，傳達遠洋集團風險管理原則及注意事項。

Sino-Ocean Group has consistently raised risk awareness among all employees, with the aim of integrating risk management into its corporate culture. To reinforce Sino-Ocean Group's principles and key considerations for risk management, we regularly conduct various risk training sessions for the Board and employees, covering risks related to compliance, corruption, bribery, unfair competition, and procurement.

反貪反腐，廉潔從業

ANTI-CORRUPTION AND INTEGRITY

遠洋集團嚴格遵循《中華人民共和國刑法》《中華人民共和國刑事訴訟法》及《中華人民共和國治安管理處罰法》的相關規定，遵守並支持聯合國全球契約十項原則，反對各種形式的貪污，包括敲詐、勒索和行賄受賄，並將根據集團業務的需要不時檢討是否制定及 / 或完善相關政策（包括但不限於有關防止賄賂、勒索、欺詐、貪污、腐敗、以及洗黑錢的政策）。審核委員會將定期檢討風險相關政策，以確保其有效性及符合與本集團相關和適用的法律法規規定。集團設置內部申訴渠道，保障本集團管理人員及員工遵紀守法、廉潔從業，按照最高要求的商業道德和企業管治標準與各相關方開展溝通合作。參照以上法規和原則，集團風險管理中心制定了《遠洋集團舞弊及反賄賂政策》《遠洋集團舉報政策》《遠洋集團廉潔從業行為準則》《打擊洗錢及恐怖分子資金籌集政策》對於反貪污、反腐敗、反洗黑錢、反不當競爭、舉報原則、監察與審理、合規採購等內容制定具體規定，並明確了針對不同級別事件的處理辦法。以上商業道德標準及反貪腐政策，風險管理中心每三年進行一次審核更新。

Sino-Ocean Group strictly abides by the relevant provisions set out in the "Criminal Law of the People's Republic of China", the "Criminal Procedure Law of the People's Republic of China" and the "Law of the People's Republic of China on Penalties for Public Security Administration". Sino-Ocean Group abides by and supports the ten principles of the United Nations Global Compact, opposing all forms of corruption, including blackmail, extortion and bribery. Sino-Ocean will review from time to time whether to formulate and/or improve relevant policies (including but not limited to those concerning the prevention of bribery, extortion, fraud, embezzlement, corruption, and money laundering) in light of its business needs. The Audit Committee will regularly review risk-related policies to ensure their effectiveness and compliance with legal and regulatory requirements relevant and applicable to the Group. The Group has established internal channels for complaints to ensure that its management and staff abide by laws, work with integrity, and engage and collaborate with all stakeholders in accordance with the highest business ethics and corporate governance standards. By making reference to the above laws, regulations and principles, the Group Risk Management Centre has formulated the "Anti-Fraud and Anti-Bribery Policy of Sino-Ocean Group", the "Whistleblowing Policy of Sino-Ocean Group", the "Sino-Ocean Group Code of Conduct on Integrity", and the "Combating Money Laundering and Terrorist Financing Policy". They stipulate specific requirements on anti-bribery, anti-corruption, anti-money laundering, anti-unfair competition, whistleblower principles, supervision and trial, compliant procurement and other contents, along with clear measures for handling incidents at different levels. The above business ethics standards and anti-corruption policies are reviewed and updated by the Risk Management Centre every three years.

本公司在執行《遠洋集團可持續發展政策》及風險管理制度中，不斷調整、完善反貪腐相關監察的內容及範圍，對公司內各經營單位、組織、員工執行商業道德政策、商業道德標準及商業行為的情況，每季度開展一次飛行檢查。集團對所有舉報投訴、審計移交、飛行檢查線索開展針對性核查。根據公司經營管理要求及內外部環境，每兩年對風險管理監察制度進行一次審視、修訂、完善。集團每年針對核心員工開展廉潔從業評估工作；配合人力資源專業，對擬提拔任用人員進行廉潔從業審查。廉潔從業評估結果將與員工績效考核、薪酬調整、職位晉升、崗位去留等直接掛鉤，作為重要的參考依據。

During the implementation of the "Sino-Ocean Group Sustainable Development Policy" and risk management system, the Company has constantly adjusted and improved the content and scope of anticorruption-related supervision while conducting a quarterly on-site inspection of the business ethics policies, standards and practices implemented by its business units, organisations and employees. The Group carried out targeted checks on all complaints, audit transfers, and threads of the on-site inspection. According to the operation and management requirements and internal and external environments of the Company, we reviewed, revised and improved the risk management and supervision system every two years. We conducted an annual integrity assessment of core employees and, in collaboration with human resources professionals, reviews the integrity of individuals being for promotion or new appointment. The results of these integrity assessments will be integrated into employee performance appraisal systems, remuneration adjustment, job promotions, and position retention, serving as a key reference point.

CORPORATE MANAGEMENT

組織管理

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

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



集團高度重視廉潔監察工作。2025 年，集團各單位召開監察工作專題會議，以此為契機，全面提升集團風險管理水準，保持廉潔從業、反腐倡廉的環境。從嚴從細查處貪腐舞弊行為，持續開展全員廉潔從業教育。同時，我們持續實施《遠洋集團員工違紀處理辦法》《遠洋集團回避處理辦法》。遠洋集團監察工作委員會運行良好，確保進一步提升員工廉潔從業意識，加大對違規違紀行為的處分力度，增強監察工作公正性、嚴肅性。同時，集團結合遠洋黨委、紀委，以及各級黨組織，每年通過黨委會、黨課、主題教育活動等形式，對各級中高管、核心骨干及全體黨員，開展反腐倡廉及警示教育。

The Group attaches great importance to supervisory work for integrity. In 2025, each subordinate unit within the Group held a special meeting on supervisory work, in an effort to comprehensively improve the Group's risk management and maintain an environment of integrity and anti-corruption. We rigorously and meticulously investigated and dealt with corrupt and fraudulent behaviours, and continuously carried out integrity education for all employees. At the same time, we continued to implement the "Measures for Dealing with Disciplinary Violations by Employees of Sino-Ocean Group", and the "Measures for Avoidance of Sino-Ocean Group". the Supervision Committee of Sino-Ocean Group was functioning well, so as to ensure the further enhancement of employees' awareness of professional integrity, increasing penalties for non-compliance and disciplinary offences, enhancing the fairness and rigor of supervisory work. Meanwhile, the Group works with Sino-Ocean's Party Committee, Discipline Inspection Committee and party organisations at various levels each year to provide anti-corruption and warning education for middle and senior executives, key personnel and all Party members at all levels through Party Committee meetings, party classes, theme education activities, etc.

WHISTLEBLOWING POLICY 舉報制度

集團 24 小時全天候在官網公示《舉報政策》、獨立舉報電話及郵箱，同時在各項目公司明顯位置也均設有舉報信息公示牌，保障舉報渠道的暢通。所有有關人士均可對遠洋集團董事、員工或單位 / 部門違反廉潔從業、濫用職權、失職、瀆職、違反生產及經營管理秩序等違紀行為進行投訴和舉報。我們在公司內網首頁設「違紀舉報」的窗口，並在《舉報政策》《遠洋集團廉潔從業行為準則》中明確舉報人保護制度。集團鼓勵實名舉報，亦接受匿名舉報。我們對舉報者的個人信息及舉報內容予以嚴格保密，保護舉報人權益不受侵犯。所有舉報案件（如有）將由本集團風險管理中心以保密和及時的方式進行調查和處理，並將結果匯報給審核委員會。

The Group publicly displays the "Whistleblowing Policy", the independent whistleblowing telephone number and email address on its official website around the clock. Meanwhile, whistleblowing information notice boards are also set up in prominent locations of each project company to ensure unobstructed whistleblowing channels. All relevant parties may make complaints and report violations of integrity, abuse of power, dereliction of duty, misconduct, violations of production and operation orders, and other disciplinary offences by the Directors, employees or units/departments of Sino-Ocean Group. We have set up a "Reporting of Disciplinary Offence" section on the homepage of the Company's intranet and stipulated the whistle-blower protection system in the "Whistleblowing Policy" and the "Sino-Ocean Group Code of Conduct on Integrity". While the Group encourages real-name whistleblowing, it also accepts anonymous reports. We strictly maintain the confidentiality of whistle-blowers' personal information and the content of their reports, giving feedback on the investigation results through proactive communication in a timely manner. We shall not disclose relevant information to the individuals being reported or to any unrelated parties. If any whistleblower faces threats or retaliatory actions, the Group will actively provide legal support and protection to ensure that the rights and interests of the whistle-blowers are not prejudiced. All reported cases, if any, will be investigated and handled by the Group's Risk Management Centre in a confidential and timely manner, with the results reported to the Audit Committee.



- 要求全員簽署合規經營承諾書，重視日常合規督導；
All employees are required to sign the Letter of Commitment for Compliance Management, and great importance is attached to daily compliance supervision;
- 不定期向分中心、各經營單位進行合規提示，定期進行新法規宣傳；
Compliance tips are provided for subcentres and business units from time to time, and the publicity of new regulations is conducted regularly;
- 對外簽署所有的合同中均有廉潔條款，必須增加監察舉報郵箱及反商業賄賂條款；
All contracts signed with external parties contain integrity clauses, and supervision and reporting mailboxes and anti-commercial bribery clauses must be added;
- 規範合作夥伴，所有供應商入庫需要簽署《供應商行為守則》《廉潔自律承諾書》；
Partners must be regulated, and all suppliers must sign the "Supplier Code of Conduct" and the "Letter of Commitment for Integrity and Self-Discipline";
- 所有中高管員工入職需要簽署《遠洋集團中高管自律承諾書》；
All mid-level and senior executives must sign the "Letter of Commitment for Self-Discipline by Mid-Level and Senior Executives of Sino-Ocean Group" when inducted;
- 全員每年需要接受廉潔從業教育，定期向全員進行合規運營培訓；所有新員工入職時接受公司合規要求和制度培訓；
Every year, all employees must receive integrity education, and they are regularly provided with compliance training; all new employees must receive induction training on compliance requirements and systems of the Company;
- 將郵件宣貫、現場培訓等方式相結合，宣貫授權制度；
Emails, on-site training and other means are combined to promote and implement the system for granting authority;
- 在所有子公司派駐監事人員，行使監督職責。
Supervisors are assigned to all subsidiaries to exercise supervisory duties.

DEALING WITH VIOLATIONS 違紀事項處理

2025 年，集團通過舉報渠道合計受到並受理各類違紀舉報 62 件，其中有效舉報信息 26 件，年內查實違紀事項 30 件，類型主要包括員工違反廉潔從業、濫用職權、失職瀆職、違反經營管理秩序、違反回避政策等。處理違紀員工 67 人，實現了對嚴重違紀問題從嚴處理，對失職問題加強教育勸誡的管理效果。2025 年集團監察專業目標查處貪腐類案件 4 項，擬結案 4 項，涉及移送司法機關處理 5 人。

在針對違法違紀事項處理中，集團有力查處了嚴重違紀問題及責任人；樹立了對違反紀律的追責意識；強化了員工誠信及廉潔從業意識；增強了公司合規管理理念。例如兩人以上共同故意違紀的同謀行為，本公司依據《遠洋集團員工違紀處理辦法》對於起主要作用的員工加重處理，對其他成員，根據共同違紀中所起的作用和應承擔的責任，分別予以處理。由於發現及時、妥善處理，上述事件對集團財務或運營未造成重大影響，年度內也未發生涉及貪污的重大訴訟案件。

INTEGRITY EDUCATION 廉潔從業教育

本年度，集團風險管理中心及紀委，針對各中心、經營單位、專業公司、新員工入職，組織開展形式多樣的廉潔從業教育宣貫；同時，各經營單位風控部門在經營單位、項目層面均開展了廉潔從業、合規建設培訓，涉及公司監察制度及法律規範，對營銷、工程、採購、投資、行政、財務等各個業務領域易發生的腐敗、貪污、侵佔、挪用、不公平競爭等內容，實現了對全體員工（包括兼職員工）及承包商的教育全覆蓋，強化了全員廉潔從業意識和職業操守，構建風清氣正的職場環境。本公司亦定期向全體員工提供反貪污培訓。2025 年度，全集團共開展廉潔從業、法律合規、信息保密、內控審計類風控宣貫培訓 103 場，參加員工約 10,000 人次，累計時長超過 10,000 小時，參與員工（含兼職員工）比例為 100%。本年度，本集團董事參與包含 ESG 主題培訓（含反貪腐）、ESG 新規及發展趨勢在內的相關培訓。董事及承包商參與廉潔從業相關培訓的比例為 100%。

In 2025, the Group received and handled 62 reports via its whistleblowing channels, with 26 valid ones. 30 disciplinary cases were verified during the year, mainly involving employees' non-compliance with integrity, abuse of power, dereliction of duty breach of management order, conflict-of-interest and violations of avoidance policy. 67 employees were disciplined, which strictly addressed serious issues and educated those with dereliction. In 2025, the Group's monitoring professionals aimed to investigate 4 corruption-related cases and planned to resolve 4 ongoing cases, which entailed referring 5 individuals to the judicial authorities for further action.

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

During the year, the Risk Management Centre and the Discipline Inspection Commission of the Group arranged and conducted integrity education in various forms for all centres, business units, professional companies and newly inducted employees. Meanwhile, the risk control departments of each business unit carried out integrity and compliance training at business units and project levels in respect of the Company's supervisory system and laws and regulations, covering marketing, construction, procurement, investment, administration, finance and other business sectors which are prone to corruption, embezzlement, encroachment, misappropriation and unfair competition. The education covered all employees (including part-time) and contractors, and strengthened the integrity awareness and professional ethics of all employees, so as to create a fair and honest working environment. The Company also provides anti-corruption training sessions to all staff regularly. In 2025, the Group carried out a total of 103 training sessions on risk control promotion and implementation, including those on working with integrity, legal compliance, confidentiality of information, internal audit, with a staff attendance of approximately 10,000 and a total of over 10,000 hours. The participation rate of employees (including part-time employees) was 100%. During the year, the Group's directors participated in relevant training sessions, including ESG-themed training (including anti-corruption), new ESG regulations, and development trends. The participation rate of the Group's directors and contractors in integrity employment training was 100%.

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

TRADEMARK MANAGEMENT 商標管理

在知識產權管理與品牌保護方面，遠洋集團嚴格遵循《遠洋集團商標註冊執行辦法》，秉持「全面保護、科學註冊」的管理理念，通過對核心商標實施統籌管理，持續完善商標授權使用的流程規範、審批機制、文本模板及操作指引，系統化提升品牌資產的管理與保護水平。截至 2025 年底，集團（含「遠洋之帆」已累計持有註冊商標 734 件，各業務單位亦擁有註冊商標超 220 件，形成了層次清晰、覆蓋全面的商標保護體系，為業務發展與品牌價值提升奠定了堅實基礎。

PATENT MANAGEMENT 專利管理

公司始終將專利研發與成果保護置於重要高度，深刻認識到專利權不僅是保護創新成果、激發創新活力的重要保障，也是推動公司可持續經營、助力行業與社會經濟發展的重要支撐。通過建立健全專利管理體系，公司持續強化技術創新的法律保護與價值轉化。截至 2025 年底，已累計獲得發明專利、實用新型專利、外觀設計專利等各類專利超過 300 件，形成了扎實且多元的專利儲備，為企業的長期發展與競爭力提升奠定了堅實的技術基礎。

COPYRIGHT PROTECTION 著作權（版權）保護

在著作權（版權）保護方面，公司將其視為知識產權體系的關鍵組成部分，認識到其對維護創新成果、鞏固品牌形象及支撐可持續發展具有不可或缺的作用。公司重視著作權保護，通過建立健全版權管理制度，系統開展作品與軟件著作權登記，持續強化原創內容的合法保護與規範使用。截至 2025 年底，公司累計擁有作品著作權、軟件著作權等各類著作權超過 320 件，逐步構建起體系化版權資產保護網絡，為文化創新與數字化發展提供了有力保障。

As for intellectual property management and brand protection, Sino-Ocean Group strictly adhered to the Implementation Measures for Trademark Registration of Sino-Ocean Group. Upholding the management philosophy of "comprehensive protection and scientific registration," Sino-Ocean Group implemented centralised coordination and management for its core trademarks, continuously refining the processes, approval mechanisms, documentation templates, and operational guidelines for trademark licensing. This systematic approach enhances the management and protection of brand assets. By the end of 2025, the Group (including "Sino-Ocean Charity") accumulated a total of 734 registered trademarks, while various business units also held over 220 registered trademarks. This has established a clearly layered and comprehensively covered trademark protection system, laying a solid foundation for business development and brand value enhancement.

734 件商標
TRADEMARKS

300+ 個專利
PATENTS

The Company consistently placed the research and development of patents and the protection of outcomes at the forefront of its priorities. It fully recognised that patent rights not only served as a vital underpinning for safeguarding innovative achievements and stimulating innovation vitality, but also acted as a key driver for the Company's sustainable operations and a significant support for the development of the industry and the socio-economy. By establishing and refining a robust patent management system, the Company continuously strengthened the legal protection and value translation of technological innovations. By the end of 2025, the Company had secured a cumulative total of over 300 patents, including invention patents, utility model patents, and design patents. This has formed a substantial and diversified patent portfolio, laying a solid technological foundation for the Company's long-term development and enhancement of competitiveness.

As for copyright protection, the Company regarded it as a crucial component of the intellectual property framework, recognising its indispensable role in safeguarding innovative achievements, consolidating brand image, and supporting sustainable development. The Company attached great importance to copyright protection, established and improved a copyright management system, systematically carried out registrations for copyrights of works and software, and continuously strengthened the legal protection and regulated use of original content. By the end of 2025, the Company had secured a cumulative total of over 320 copyright registrations, including copyrights for works and software copyrights, gradually constructing a systematic copyright asset protection network. This provided a robust guarantee for cultural innovation and digital development.

TRAINING AND SUPERVISION

培訓監督

在培訓與監督方面，公司不僅持續開展日常監督檢查與品牌能力建設，還構建了全方位、多層次的品牌與知識產權培訓體系。該體系圍繞商標權、專利權、著作權、肖像權及反不正當競爭法等核心領域，結合真實案例進行系統解讀，並組織學習《中華人民共和國商標法》《中華人民共和國專利法》《中華人民共和國著作權法》《中華人民共和國反不正當競爭法》等相關法律法規與合規要求。通過制度化、專業化的培訓機制，公司不斷提升全體員工在知識產權保護方面的意識與實務能力，為公司的合規運營與可持續發展提供堅實支撐。

RIGHTS PROTECTION AND INFRINGEMENT RESPONSE

維權與侵權應對

在維權與侵權應對方面，公司建立了系統的商標權益保護機制，以匹配業務發展需求。我們通過前瞻性的商標註冊，實現對核心品牌資產的預先保護。同時，公司對市場中侵害「遠洋」相關商標權的行為實施常態化監測，確保侵權行為得以及時發現、有效制止。依據《中華人民共和國商標法》及相關法律法規，我們積極開展維權工作，通過向有關部門提交證據、依法申訴等途徑，堅決維護公司品牌形象與無形資產價值，保障企業在公平競爭環境中的可持續發展。

信息安全管理

INFORMATION SECURITY MANAGEMENT

遠洋集團多年來遵照《信息安全技術 網絡安全等級保護基本要求》（GB/T 22239-2019）的相關要求制定了信息安全管理方針、策略和措施，採用風險管理的方法進行信息安全計劃、實施、評審檢查、改進信息安全執行體系，保證信息的保密性、真實性、完整性及安全性，保障信息系統的正常穩定運行。

為防止和規避風險已採用一地兩中心的容災方案，可在任一端發生故障時切換服務至另一端。

2025 年未發生信息技術戰略、網絡安全或數據隱私相關風險。

As for training and supervision, the Company not only conducted ongoing daily monitoring and inspections while reinforcing brand capacity building, but also established a comprehensive, multi-layered training system for brand and intellectual property. This system focused on core areas including trademark rights, patent rights, copyright, portrait rights, and the Anti-Unfair Competition Law, providing systematic interpretations based on real-life cases and organising learning sessions on relevant laws, regulations, and compliance requirements, such as the "Trademark Law of the People's Republic of China", the "Patent Law of the People's Republic of China", the "Copyright Law of the People's Republic of China", and the "Anti-Unfair Competition Law of the People's Republic of China". Through this institutionalised and professional training mechanism, the Company continuously enhanced all employees' awareness and practical capabilities in intellectual property protection, thereby providing solid support for its compliant operations and sustainable development.

As for rights protection and infringement response, the Company established a systematic trademark rights protection mechanism to align with its business development needs. This involved implementing proactive trademark registration to achieve advance protection for core brand assets. Concurrently, the Company conducted routine monitoring of activities in the market that infringed upon trademarks related to "Sino-Ocean", ensuring that such infringements were promptly identified and effectively halted. In accordance with the "Trademark Law of the People's Republic of China" and other relevant laws and regulations, we actively carried out rights protection efforts. By submitting evidence to the competent authorities and filing complaints in accordance with the law, we resolutely safeguarded the Company's brand image and the value of its intangible assets, thereby ensuring its sustainable development within a fair competitive environment.

Over the years, Sino-Ocean Group has developed a set of approaches, policies and measures for information security management in compliance with relevant requirements under the Information Security Technology — Baseline for Classified Protection of Cybersecurity (GB/T 22239-2019). By adopting the same methods as those used in risk management, the Group plans, implements, evaluates, inspects its information security management, and improves the relevant execution system. Sino-Ocean Group aims to ensure the confidentiality, authenticity, integrity and security of information while guaranteeing a sound and reliable operation of its information system.

To prevent and mitigate risks, a disaster recovery solution with a "one location, two centres" strategy has been adopted, enabling service failover to the other centre in the event of a failure at either end.

In 2025, no risks related to information technology strategy, cybersecurity, or data privacy were reported.

- 組建信息安全管理委員會，該委員會由首席技術官擔任信息安全管理委員會領導角色，監督信息安全管理工作，並向管理層匯報年度信息安全管理工作情況。下設政府信息安全檢查工作、互聯網信息安全檢查工作、內網信息安全檢查工作、信息安全風險評估工作等專項工作小組，分別負責信息安全各領域相關工作；

Led and overseen by CTO (Chief Technology Officer) and tasked with reporting to the management on the annual information security management status, the Information Security Management Committee has been set up. Under the Committee, a number of special task forces have been formed, including, among others, those responsible for government information security inspection, internet information security inspection, intranet information security inspection, and information security risk assessment, which are put in charge of works related to various fields of information security;

- 持續根據《信息安全組織機構管理制度》《信息安全事件管理辦法》《重大信息安全事件應急處置制度》等 30 餘項系列制度，加強內部控制和風險有效管理；制度中含有各類信息安全事件應急處置方法，並包含信息安全事件舉報流程及注意事項。

We have consistently enhanced internal control and effective risk management through over 30 sets of rules, including the "Management System for Information Security Institutions", the "Measures for Managing Information Security Events", and the "Emergency Response System for Major Information Security Events". These rules outline various emergency response protocols for information security incidents, including reporting procedures and key considerations for handling information security incidents;

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

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

為提供資料存放管理和防止客戶信息洩露，集團遵循國家《信息安全等級保護管理辦法》規定，完善信息管理系統，遠洋集團信息化系統於 2020 年完成網絡安全等級保護 2.0 評測，符合等級保護 GB/T 22240-2020 的規範要求，評測等級為三級。子系統分別獲得 2、3 級評估，順利獲得評估。根據評估，集團發佈了依據國家標準制定的相關制度。此外，作為專業從事數據基礎設施運營商及數據綜合解決方案提供商，集團旗下遠洋數據已獲得 ISO/IEC 27001 信息安全管理体系認證、ISO/IEC 20000-1 信息技術服務管理體系認證以及 ISO 22301 業務連續性管理體系認證。

In order to provide information storage management and prevent customer information leakage, the Group has improved the Information Management System in compliance with China's "Administrative Measures for Information Security Classified Protection". In 2020, the Sino-Ocean Group Informatisation System completed the evaluation for the MLPS 2.0, demonstrating compliance with the requirements of GB/T 22240-2020 and achieving a level 3 certification. Assessed separately, subsystems within the Group attained level 2 and level 3 certifications, respectively, signifying the successful completion of the evaluations. Based on these assessments, the Group has issued relevant systems formulated in alignment with national standards. Additionally, as a professional operator of data infrastructure and provider of comprehensive data solutions, Sino-Ocean Data has obtained certifications for the ISO/IEC 27001 information security management system, the ISO/IEC 20000-1 information technology service management system and the ISO 22301 business continuity management system.

SUSTAINABILITY MANAGEMENT

可持續發展管理

理念：攜手利益相關方共同推動人、建築、環境和社會的可持續發展

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

引導方向：聯合國 2030 可持續發展目標 (SDGs)

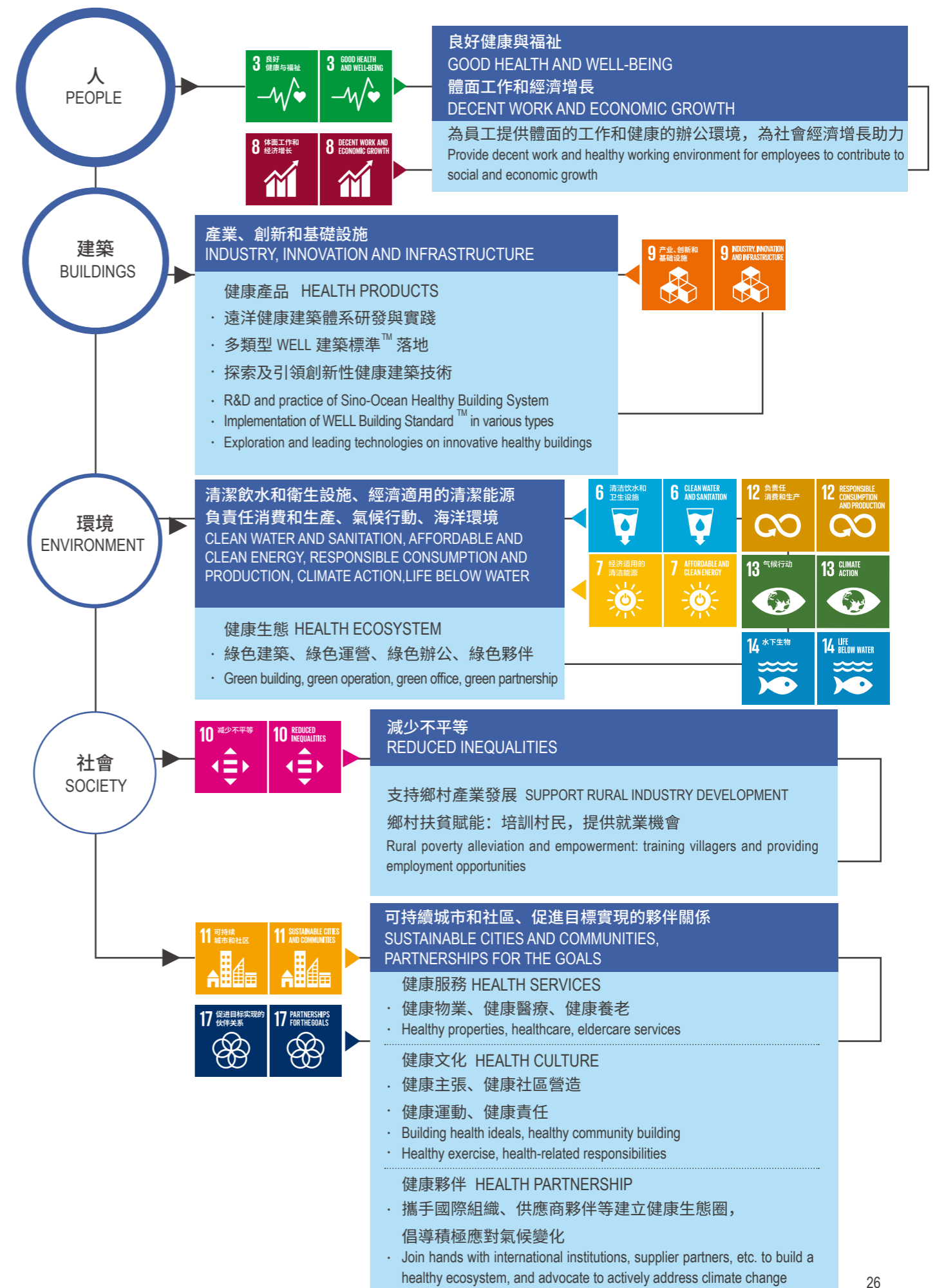
GUIDANCE: UNITED NATIONS 2030 SUSTAINABLE DEVELOPMENT GOALS (SDGS)

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

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

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

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



可持續發展企業管治 SUSTAINABLE CORPORATE GOVERNANCE

為確保董事局成員能夠及時瞭解行業內可持續發展進程以及本集團可持續發展現狀，可持續發展工作情況每年一次向董事局匯報，以協助其增加對於可持續發展的認識以及討論重要的可持續發展議題。2025 年，繼續為董事局提供 ESG 相關培訓，涵蓋 ESG 全球發展趨勢、監管機構要求、政策變化、同行業優秀表現、集團 ESG 情況等內容。年內兩次向審核委員會匯報集團階段性 ESG 風險核查及改進情況。有關可持續發展管理委員會的角色和職能，請參閱本報告「可持續發展管理」章節。

In order to ensure that members of the Board are kept current on industry trends in sustainable development and the Group's sustainable progress, sustainability management is reported to the Board once a year, helping enhance their understanding of sustainable development and facilitating discussions on key sustainability issues. In 2025, the Group continued to provide the Board with ESG-related training, covering global ESG trends, regulatory requirements, policy changes, best practices from industry peers, and the Group's own ESG performance. The Group's phased ESG risk assessments and improvement measures were reported to the Audit Committee twice during the year. For the role and function of the Sustainable Development Management Committee, please refer to the "Sustainability Management" section in this Report.

董事局 ESG 聲明 ESG STATEMENT OF THE BOARD OF DIRECTORS

遠洋集團董事局授權可持續發展管理委員會負責全面監督 ESG 管理工作，包括氣候變化、生物多樣性、水資源管理、能源轉型、勞工權益保障等相關議題工作。可持續發展管理委員會開展每年不少於兩次的 ESG 溝通會議，可持續發展管理委員會負責制定本集團的 ESG 戰略並每年一次或兩次審議：ESG 戰略執行情況；識別和評估 ESG 風險及機遇，制定應對計劃；審核 ESG 管理政策，確保政策得以持續地執行及實施；審核 ESG 計劃和目標，並定期審核 ESG 目標的達成情況；審議可持續發展報告；審議 ESG 績效，最終通過集團可持續發展管理辦公室統籌、落實與執行。根據 ESG 守則 A 部分第 10 條，遠洋集團董事局對本集團的 ESG 策略及匯報承擔全部責任。可持續發展管理委員會每年向董事局匯報 ESG 整體工作情況。

The Board of Sino-Ocean Group has authorised the Sustainable Development Management Committee to oversee the overall supervision of ESG management, including tasks related to climate change, biodiversity, water resource management, energy transition, and the protection of workers' rights and interests. The Committee convenes ESG communication meetings no less than twice a year, and is responsible for developing the ESG strategy of the Group. It conducts an annual or biannual review of the following: the implementation of ESG strategy; the identification, evaluation and response planning for ESG-related risks and opportunities; and the examination of ESG management policies to ensure their continuous execution and implementation. The Committee reviews ESG plans and goals, which entails regular progress assessments on ESG objectives and deliberations on the sustainable development report. It is in charge of reviewing ESG performance, and ultimately coordinating, implementing, and executing relevant plans and goals via the Group's Sustainable Development Management Office. In accordance with code provision 10 of Part A of the ESG Code, the Board has full responsibility for Sino-Ocean Group's ESG strategy and reporting. The Sustainable Development Management Committee reports annually to the Board on our overall ESG activities.

鑑於外部社會與經濟環境，以及內部集團發展戰略的考慮，董事局將持續關注國內外可持續發展趨勢，遵循「雙重實質性」原則，依據固定頻率，持續強化利益相關方共同參與的 ESG 重要性議題的評估，討論並確定公司在環境、社會和管治方面的風險與機遇，並將重要性議題評估結果納入企業 ESG 風險管理工作。

In light of the external socioeconomic environment and the Group's internal development strategy, the Board will continue to monitor sustainable development trends both domestically and internationally. At fixed intervals, the Board continuously strengthens the assessment of ESG material issues in collaboration with stakeholders, while complying with the "Double Materiality" principle. This approach facilitates the discussion and determination of ESG risks and opportunities faced by the Company, with the materiality assessment results integrated into our corporate ERM process.

2025 年，核心工作及進展包括：
In 2025, key activities and their progress included:



企業管治 CORPORATE GOVERNANCE

集團於 2024 年建立遠洋集團風險預警體系，該體系在 2025 年持續穩定運行，為集團風險管控工作提供了堅實保障。可持續發展管理委員會同步開展《遠洋集團可持續發展政策》等一系列相關政策制度的審核與修訂工作，有效降低企業運營風險。更新政策請見集團官方網站可持續發展政策頁面：<https://www.sinooceangroup.com/en-us/society/infodisclosure.html#zc>

The Group established the "Sino-Ocean Group Risk Early Warning System" in 2024, which continued to operate stably in 2025, providing solid assurance for the Group's risk management and control activities. In addition, the Sustainable Development Management Committee reviewed and amended a series of relevant policies and systems, including the "Sustainable Development Policy of Sino-Ocean Group", to effectively mitigate operational risks. The updated policies are available on the Group's official website at the Sustainability Policy page: <https://www.sinooceangroup.com/en-us/society/infodisclosure.html#zc>.



產品與服務 PRODUCTS AND SERVICES

圍繞產品力提升持續發力，完成多項產品線標準化體系；堅持以使用者為中心，客戶滿意度再度提升，為客戶提供更加健康美好的人居環境。

The Company further enhanced the competitiveness of its products by implementing standardised systems for various product lines; it remained committed to a user-centric approach to further improve customer satisfaction, providing customers with a healthier and better living environment.



應對氣候變化與碳中和 CLIMATE CHANGE AND CARBON NEUTRALITY

踐行遠洋集團碳中和戰略及路徑規劃，持續推動遠洋「2050 淨零排放」中期目標。完成氣候變化專項研究。

The Company implemented Sino-Ocean Group's carbon neutrality strategy and roadmap planning, as part of its ongoing effort to pursue medium-term goals under the Sino-Ocean "2050 Net Zero" Project. Complete specialized research on climate change.



社會責任履行 FULFILLING SOCIAL RESPONSIBILITY

推動可持續城市建設、社區共建共享；同時以遠洋之帆公益基金會為履責平台，投身於環保、教育、社區健康等公益事業，踐行社會責任，創造社會價值。

The Company promoted the building of sustainable cities, and joint contribution and shared benefits for communities; in the meantime, it put social responsibility into practice and created social value by engaging in charitable activities with a focus on environmental protection, education and community health through the Sino-Ocean Charity Foundation.

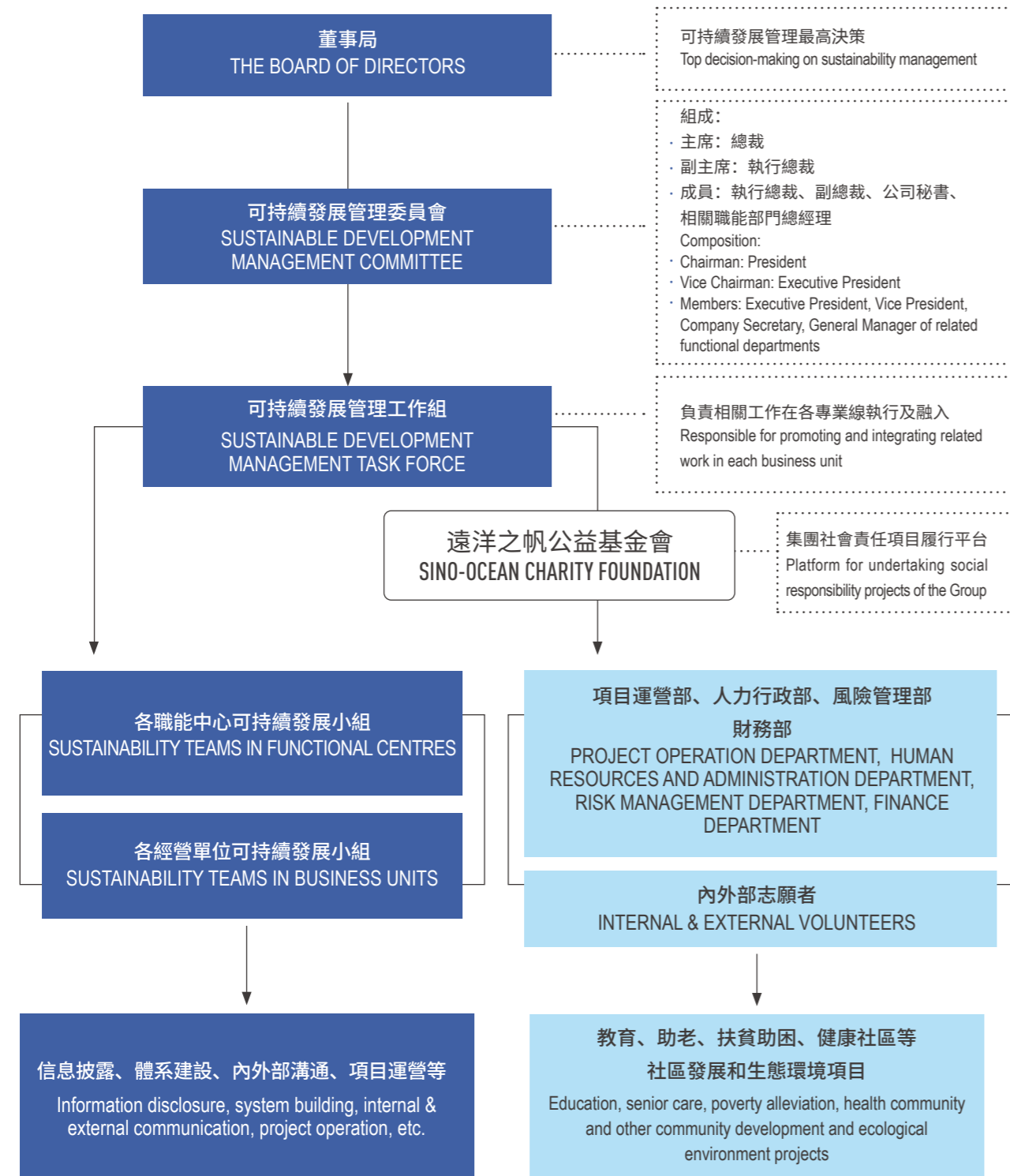
本報告披露遠洋集團在上述工作及其他 ESG 議題上的管理與實踐進展，均得到了董事局在 2026 年 3 月審議通過。

Sino-Ocean Group's management and practices on the above activities and other ESG progress, as disclosed in this Report, were reviewed and approved by the Board in March 2026.

可持續發展管理架構及管理原則 SUSTAINABILITY MANAGEMENT STRUCTURE AND MANAGEMENT PRINCIPLES

隨着企業整體戰略步伐不斷升級，遠洋集團的可持續發展管理工作已成為嵌入企業運營的多維度系統化專業管理，通過各業務與職能的協同予以保障。我們的可持續發展管理架構如下：

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



遠洋集團可持續發展管理原則為分層負責制，形成「決策層 - 管理層 - 執行層」三級工作機制，得到董事局及集團管理層的充份重視。為了保障可持續發展工作順利開展，董事局為可持續發展管理的最高決策層，授權可持續發展管理委員會全面監督可持續發展工作事宜。可持續發展管理委員會定期向董事局匯報相關工作。可持續發展工作組由各專業、各經營單位、各項目對接人組成，我們以公司現有的可持續發展工作組為依託，明確各專業在戰略中的工作職責，設立相關機制保障其順利運行。

為保證集團年度可持續發展報告的準確性，提高內部對於可持續發展工作重視程度，報告編製工作由集團各重要職能部門共同參與，由董事局最終審批後正式對外發佈。

作為可持續發展管理工具，可持續發展風險清單內嵌於集團日常工作管理系統的可持續發展流程平台發揮著重要作用，精確完成環境指標和社會指標的全面收集。通過自 2016 年以來多年的填報、審核、匯總、回饋、迭代、測試、培訓工作，保障信息收集及披露的真實完整和準確，明確資料指標統計的口徑、範圍，在此基礎上，實現了集團可靠的信息披露成果。此外，我們持續通過對數據對比與分析，更科學地判斷各業務的實際運營情況，提供更好的管理提升建議、能源管理與排放建議，最終幫助公司更好地實現環境責任和應對氣候變化風險。

自 2024 年開始，為了持續降低企業運營中的 ESG 風險，我們依據標普全球企業可持續發展評估、聯合國全球契約組織 (UNGC)、聯合國開發計劃署 (UNDP)、全球報告倡議組織 (GRI)、歐洲財務報告諮詢組 (EFRAG)、自然相關財務披露工作組 (TNFD) 等國際組織中對人權管理及自然風險評估及管理的要求與指引，進行了新興風險識別，完成集團及供應商 ESG 風險人權、生物多樣性專項篩查，完成集團 ESG 相應風險的主動管理。

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

At Sino-Ocean Group, the sustainability management principle is based on a hierarchical responsibility system, structured into a three-tier working mechanism consisting of the decision-making level, management level and execution level. This has received focused attention from both the Board and the Group's management. To ensure a smooth implementation of sustainability initiatives, the Board, as the highest decision-making authority in sustainability management, has authorised the Sustainable Development Management Committee to oversee all aspects of sustainable development efforts. The Sustainable Development Management Committee regularly reports to the Board on relevant activities. The Sustainable Development Task Force is composed of personnel from various professions, business units and projects. Relying on the existing Sustainable Development Task Force of the Company, we have defined the job responsibilities of each profession within our strategy, and set up relevant mechanisms to ensure its seamless execution.

In order to ensure the accuracy of the Group's annual sustainable development report and increase internal attention to sustainable development work, the report is prepared with the engagement of all key functional departments of the Group and subject to the final approval by the Board before official public release.

As the tool for sustainability management, the sustainability process platform incorporated in the Group's daily work management system by the list of sustainability risks plays an important role in accurately completing the comprehensive collection of environmental indicators and social indicators. It ensures the authenticity, integrity and accuracy of information collection and disclosure through reporting, reviewing, collating, feedback, iteration, testing and training activities undertaken from 2016, and specifies the consistency and scope of the statistics on information and indicators, which forms the basis on which we deliver reliable information disclosure results. Furthermore, through data comparison and analysis, we can adopt a more scientific approach in judging the actual operation of each business, and provide better management improvement recommendations, energy management and emissions recommendations, so as to ultimately help the Company better achieve environmental responsibility and handle risks of climate change.

Starting from 2024, to continuously mitigate ESG risks in corporate operations, we identified emerging risks in accordance with ISSB standards. Through discussions and research across multiple professional domains, we completed a dedicated screening of ESG risks related to human rights and biodiversity for both the Group and its suppliers, thereby proactively managing ESG risks relevant to the Group.

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

可持續發展風險管理原則

PRINCIPLES OF RISK MANAGEMENT FOR SUSTAINABLE DEVELOPMENT

- 依據「誰主責、誰維護、誰處理」的原則，由主責單位處理；
The principle of "ownership, maintenance, and handling by the responsible unit" shall be applied. The primary responsible unit addresses matters accordingly;
- 發生可持續發展相關危機時，第一時間與所在單位風險管理職能、媒體關係職能商討，如遇重大危機事項，第一時間會同集團可持續發展職能、集團品牌職能共同商討，並上報可持續發展管理委員會。

In the event of a sustainability-related crisis, discussions should be held immediately with the risk management and media relationship functions of the unit with which such crisis is concerned; in the event of a major crisis, discussions should be held immediately with the colleagues from the Group's sustainable development and brand functions, and such crisis should be reported to the Sustainable Development Management Committee.

可持續發展管理工作決策程序

DECISION-MAKING PROCEDURES FOR SUSTAINABLE DEVELOPMENT MANAGEMENT

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

可持續發展政策

SUSTAINABLE DEVELOPMENT POLICY

綜合香港聯交所合規要求、資本市場評級機構 ESG 管理提升建議及投資者關注重點、可持續發展最新趨勢的全面分析，對最新法律法規的即時檢索和關注，我們研究、梳理完成多年來可持續發展相關議題的中長期規劃，制定了《遠洋集團可持續發展政策》。集團《遠洋集團可持續發展政策》等 16 項可持續發展相關政策，涵蓋環境、社會、治理核心領域，對標香港聯交所 ESG 披露規則、ISSB 相關倡議，聚焦氣候行動、權益保障、合規治理等關鍵議題，為可持續發展提供全面制度支撐。《遠洋集團可持續發展政策》至少每三年進行評估審閱。

可持續發展績效考核

SUSTAINABILITY PERFORMANCE ASSESSMENT

遠洋集團高度重視將可持續發展理念融入企業治理核心，通過建立健全管理層績效與 ESG 議題的關聯機制，確保 ESG 戰略目標自上而下有效貫穿。集團中高層管理人員的考核維度已全面覆蓋環境、社會及管治的關鍵領域，具體包括：

Based on a comprehensive analysis of the compliance requirements set by the Hong Kong Stock Exchange, suggestions on improving ESG management from rating agencies within the capital market, key investor concerns, emerging trends in sustainable development, as well as the real-time retrieval and concerns over the latest laws and regulations, we studied and sorted out medium to long-term plans addressing sustainability issues over the years, which culminated in the formulation and publication of the "Sustainable Development Policy of Sino-Ocean Group". The 16 sustainable development-related policies including the "Sustainable Development Policy of Sino-Ocean Group" covered core areas of environmental, social, and governance (ESG), aligning with the Hong Kong Stock Exchange's ESG disclosure rules and relevant ISSB initiatives, focusing on key issues such as climate action, rights protection, and compliance governance, providing comprehensive institutional support for sustainable development. The "Sustainable Development Policy of Sino-Ocean Group" should be evaluated and reviewed at least every three years.

Sino-Ocean Group places great emphasis on integrating the concept of sustainability into the core of its corporate governance. By establishing and refining a mechanism that links management performance with ESG issues, the Group ensures that its ESG strategic objectives are effectively implemented from top to bottom. The performance assessment dimensions for the Group's mid-to-senior management now comprehensively cover key areas of environmental, social and governance matters, including :

- **穩健管治與風險防控：**將「合規經營」與「全面風險管理」作為核心考評指標，涵蓋財務合規、信息披露合規及全系統風險管理能力建設，確保集團在複雜市場環境下的穩健運行。

Robust governance and risk prevention and control:under which "compliant operations" and "comprehensive risk management" are adopted as core assessment indicators, encompassing financial compliance, information disclosure compliance, and the development of risk management capabilities across the entire system, thereby ensuring the Group's stable operation in a complex market environment.

- **產品責任與品質匠心：**堅持「安全底線」與「好房子建設」，將工程質量、安全生產（確保不發生重大安全事故）以及供應鏈關係的穩定與可持續性納入績效關鍵指標，致力於為客戶創造長期價值。

Product Responsibility and Quality Craftsmanship: Adhering to the "safety bottom line" and the principle of "building quality homes", key performance indicators include project quality, work safety (ensuring that no major safety accidents occur), and the stability and sustainability of supply chain relationships, demonstrating a commitment to delivering long-term value to customers.

- **社會責任與團隊激發：**重視員工福祉與人才發展，將「團隊穩定和激發」作為考核內容之一。同時，通過加強屬地等外部關係維護及輿情防控，積極回應利益相關方關切，構建和諧的外部經營環境。

Social Responsibility and Team Motivation: Emphasis is placed on employee wellbeing and talent development, with "team stability and motivation" included as one of the assessment criteria. At the same time, by strengthening the maintenance of local and other external relationships, as well as public opinion prevention and control, the Group actively addresses the concerns of stakeholders and fosters a harmonious external operating environment.

- **氣候行動與激勵機制：**積極響應港交所及 ISSB S2 關於氣候相關披露的要求，集團正進一步優化激勵約束機制，計劃自 2026 年起將 ESG 核心指標（如氣候相關目標的達成情況）納入管理層年度綜合績效考評體系，強化氣候風險管理與業務發展的深度耦合。

Climate Action and Incentive Mechanisms: In active response to the requirements of the Hong Kong Stock Exchange and ISSB S2 regarding climate-related disclosures, the Group is further optimising its incentive and constraint mechanisms. It plans to incorporate core ESG indicators (such as the achievement of climate-related targets) into the annual comprehensive performance assessment system for management from 2026 onwards, reinforcing the deep integration of climate risk management with business development.

可持續發展培訓與倡導

SUSTAINABLE DEVELOPMENT TRAINING AND PROMOTION

為提升可持續發展意識，提高專業能力和協作水準，集團面向內部管理層、員工、外部供應商及合作夥伴開展可持續發展能力建設。本年度，共計開展 3 場可持續發展專題培訓，普及可持續發展基礎知識、分享可持續發展最新趨勢、議題和指標內容等，同時包括《從監管到市場——ESG 合規與價值創造》《奉行可持續發展理念 共築可持續供應鏈》《ESG——遠洋集團可持續競爭力與商業新語言》等專題分享，累計 85 人次參與學習，累計培訓時長約 263 小時。

In order to enhance the awareness of sustainable development and improve the professional capabilities and coordination within the Group, the Group conducts capacity building on sustainability for internal management, employees, as well as external suppliers and partners. During the year, we conducted a total of 3 special training sessions on sustainability to promote the basic knowledge about sustainability, share the latest sustainability trends, topics and indicators. We also organised many special sharing sessions, including "From Regulation to Market—ESG Compliance and Value Creation," "Embracing the Concept of Sustainable Development to Jointly Build a Sustainable Supply Chain" and "ESG—Sino-Ocean Group's Sustainable Competitiveness and New Business Language". The training attracted a total attendance of 85 participants with approximately 263 training hours.

遠洋集團注重可持續發展及責任理念倡導，已連續 15 年頒發「遠洋集團責任風尚獎」。2025 年，我們面向全體員工、供應商、商租戶夥伴評選獎項，以此鼓勵可持續發展、企業社會責任表現優異的內外部單位及個人，持續倡導責任文化。

Sino-Ocean Group attaches great importance to promoting sustainable development and the concept of responsibility, as Responsibility Role Models have been selected and awarded for 15 consecutive years. In 2025, we set up awards for all employees, suppliers, merchants and tenants, in a bid to motivate units and individuals both within and outside the Group with excellent performance in sustainability and corporate social responsibility, and to promote a culture of responsibility.

可持續發展戰略 SUSTAINABLE DEVELOPMENT STRATEGY

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

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

● FIVE STRATEGIC PILLARS 五大戰略支柱

 <p>企業管治 CORPORATE GOVERNANCE</p>	<p>通過適當的機制確保董事局、管理層的有效運作，以及確保供應鏈的可持續建設，為遠洋集團可持續發展奠定基礎。</p> <p>Ensuring effective functioning of the Board and management and sustainable building of the supply chain through appropriate mechanisms will lay the foundation for Sino-Ocean Group's sustainable development.</p>
 <p>產品與服務 PRODUCTS AND SERVICES</p>	<p>保持在產品及服務上的高質量發展，為客戶、租戶等相關方持續創造價值，是遠洋實現主業發展和可持續發展的堅實基礎。</p> <p>Maintaining high-quality development of products and services and consistent value creation for clients and tenants forms the solid foundation on which Sino-Ocean achieves development and sustainability of its main business.</p>
 <p>環境 ENVIRONMENT</p>	<p>通過健康與綠色建築的建設，以及環境友好的運營方式為保護環境做出卓越的貢獻。</p> <p>Making extraordinary contributions to environmental protection through healthy green buildings and environment-friendly operations.</p>
 <p>員工 EMPLOYEES</p>	<p>通過多元共融的企業文化、有力的職業發展支持、溫暖和諧的工作環境，讓員工盡其才，打造領先於同業的專業團隊。</p> <p>Fully unleashing employee potentials and building an industry-leading professional team through a diverse and inclusive corporate culture, strong career development support and a warm and harmonious work environment.</p>
 <p>社區與社會 COMMUNITY AND SOCIETY</p>	<p>為社區和社會之中的弱勢群體送去關愛，幫助社區和社會實現共生與共榮發展，是遠洋能夠給予社會的力所能及的回報。</p> <p>Sino-Ocean gives back to society by helping communities and the general society care for the underprivileged and attain synergy and prosperity.</p>



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

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

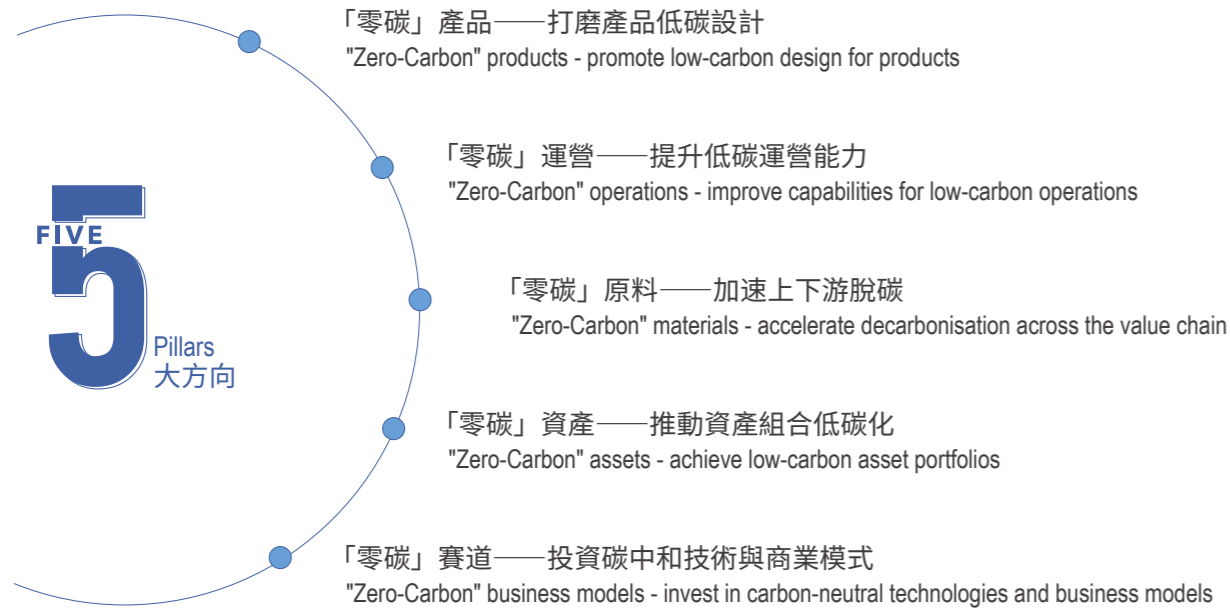
CARBON NEUTRALITY STRATEGY 碳中和戰略



基於完善且運行良好的可持續發展戰略，2022 年，我們在已有「雙碳」工作基礎之上，開展並完成遠洋集團碳中和戰略及路徑規劃專項研究，完成基準年的全價值鏈碳足跡核算，基於「減排優於抵消」的原則，制定出更加體系化、科學化的減排實施路徑，且優化環境目標。與此同時，設立遠洋 2050「淨零排放」計劃，從企業「淨零」、社會「淨零」兩大維度推動低碳工作。隨着該計劃啟動，我們於當年 7 月發佈了首份碳中和報告——《遠洋集團碳中和之路》。2025 年度，我們完成氣候變化財務影響專項研究。同時，我們持續推動社會「淨零」環保行動，繼續攜手世界自然基金會開展“地球一小時”活動，呼籲公眾尊重自然，關注氣候變化問題，提倡節能環保。

-  **願景：**成為健康、綠色、氣候友好型可持續城市和社區建設的倡導者和領跑者
Vision: To become an advocator and leader in building healthy, green, climate-friendly and sustainable cities and communities
-  **定位：**聚焦房地產主業碳中和路徑和行動，引導新業務明確碳中和方向，實現業務發展與碳中和的雙贏
Positioning: Focusing on carbon neutrality roadmap and initiatives of the main business of real estate, leading new businesses with a defined path towards carbon neutrality, creating a win-win situation for business development and carbon neutrality

In 2022, based on our comprehensive and well-functioning sustainability strategy, and on top of our existing efforts to achieve "carbon peaking and carbon neutrality", we carried out and completed the special research on Sino-Ocean Group's carbon neutrality strategy and roadmap planning, and calculated the carbon footprint across all our value chain for the base year. In alignment with the principal of "carbon reduction over carbon offsetting", we set up a more systemic and scientific emission reduction roadmap, and improved our environmental targets. In the meantime, we established the Sino-Ocean "2050 Net Zero" Project, driving low-carbon initiatives from the two dimensions of "net zero" business and "net zero" society. Subsequent to launching this project, we published "SINO-OCEAN GROUP The Road to Carbon Neutrality" in July 2022, our first carbon neutrality report. In 2025, we furthered our social effort to promote the "net zero" eco-friendly campaign by co-organising the "Earth Hour" Event with the World Wildlife Fund (WWF). As an advocate of energy conservation and environmental protection, we called on the public to respect nature and keep an eye on issues related to climate change.



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

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

ESG 行業影響力 INFLUENCE ON ESG INDUSTRY

集團始終高度重視並積極推動中國房地產業協會、全國工商聯房地產業協會的健康發展，長期以來持續為行業的整體健康發展注入堅實力量。遠洋集團於 2023 年和 2024 年，分別受邀參加全國工商聯房地產業協會 ESG 團體標準委員會參與討論、加入中國房地產業協會團體標準《房地產企業 ESG 評價標準》專家審查委員會，為房地產行業 ESG 標準制定提出建設性意見，為行業 ESG 水平整體提升做出專業貢獻。《房地產企業 ESG 評價標準》已於 2025 年正式下發實施。遠洋集團每年都會投入相當規模資源，為行業相關工作的順利開展提供支持，助力行業邁向更高質量的發展階段。

The Group has long placed great emphasis on and actively promoted the healthy development of both the China Real Estate Association and the China Real Estate Chamber of Commerce. Over the long term, it has remained a steadfast advocate for the industry's healthy development as a whole. In 2023 and 2024, Sino-Ocean Group was invited to participate in the ESG Group Standards Committee of the China Real Estate Chamber of Commerce for discussions and to join the Expert Review Committee for the "Real Estate Enterprises ESG Evaluation Standards", a group standard organised by the China Real Estate Association. The Group provided constructive recommendations for the formulation of ESG standards in the real estate industry, making professional contributions to the overall enhancement of ESG standards within the sector. The "Real Estate Enterprises ESG Evaluation Standards" was officially issued and implemented in 2025. Sino-Ocean Group dedicated substantial resources each year to ensure the effective advancement of related initiatives that help the sector move towards higher quality development.

ESG 相關新興風險 ESG-RELATED EMERGING RISKS

伴隨集團新業務拓展、戰略轉型、市場變化等因素，相應會出現新興風險，可持續發展工作組會通過持續關注市場情況及業務情況，關注 ESG 相關新興風險，並每三年對 ESG 相關風險進行釐定和管理。

Emerging risks are anticipated to arise, alongside the Group's new business expansion, strategic transformation, and evolving market dynamics. The Sustainability Working Group will maintain monitoring of market conditions and business developments, with a focus on ESG-related emerging risks, which are determined and managed on a triennial basis.

人權風險調研 HUMAN RIGHTS RISK RESEARCH

為保障人權，維護員工合法權益，遠洋集團參照標普全球企業可持續發展評估、UNGC、UNDP、GRI、EFRAG 等國際組織中對人權風險的管理要求，針對公司自身運營、供應鏈及合資企業開展人權盡職調查。我們通過檢視國內外人權相關公約與法規，梳理人權風險議題清單，包括薪酬管理、強迫勞動、童工與未成年工、工作場所歧視、性別歧視、性騷擾、人口販賣、結社自由、集體協議等潛在人權問題。基於已識別的潛在人權問題，我們對員工（包括女性員工、外來務工及第三方員工等）進行人權評估，判定其風險暴露程度。同時，我們針對各人權風險議題制定相應的減緩與補救措施，並對潛在議題風險改善情況進行追蹤。

To safeguard human rights and protect employees' legal rights and interests, Sino-Ocean Group has conducted human rights due diligence across its own operations, supply chain, and joint ventures in accordance with human rights risk management requirements set by international organisations, such as the S&P Global Corporate Sustainability Assessment, the United Nations Global Compact (UNGC), the United Nations Development Programme (UNDP), the Global Reporting Initiative (GRI), and the European Financial Reporting Advisory Group (EFRAG). By reviewing international and domestic conventions and regulations related to human rights, we have prepared a list of human rights risk issues, covering remuneration management, forced labour, child labour and underage workers, workplace discrimination, gender discrimination, sexual harassment, human trafficking, freedom of association, and the right to collective bargaining, among other potential issues. Based on the potential human rights issues so identified, we have conducted human rights assessments of employees (including female employees, migrant workers, and third-party employees) to determine their respective exposures. Meanwhile, we have also developed targeted mitigation and remediation measures for each risk, while tracking the progress in addressing risks related to potential issues.

2024 年度，遠洋集團開展人權風險評估，在自有經營業務範圍內，明確了相關人權風險暴露比例，並在 2025 年內根據評估反應的問題進行了專業溝通並採取相關措施進行改善。遠洋承諾並遵循國際人權規範，持續完善《遠洋集團人權政策》，進一步加強人權保障機制，營造更公平、包容的工作環境，推動集團人權保障工作的執行更加完善。

In 2024, Sino-Ocean Group carried out a human rights risk assessment, defining the relevant human rights risk exposure ratios within its own business scope. In 2025, Sino-Ocean Group conducted professional communication and implemented corresponding measures for improvement in response to the issues identified in the assessment. In honour of its commitment, Sino-Ocean Group upholds international human rights standards and continuously refines the "Sino-Ocean Group Policy on Human Rights" to further strengthen its human rights protection mechanisms. This effort aims to foster a more equitable and inclusive working environment while enhancing the group-wide implementation of human rights protection.

STAKEHOLDER COMMUNICATION & MATERIALITY ASSESSMENT

利益相關方溝通及重要性議題評估

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

結合過往發展歷程和未來發展趨勢，遠洋堅持與環境、客戶、社區、投資者、員工、政府及合作夥伴在內的七大利益相關方保持多渠道、積極的雙向溝通協作，定期調查利益相關者方對參與策略的看法，攜手各方共同實現經濟、社會和環境價值的可持續發展。根據《遠洋集團可持續發展工作辦法》，集團各單位設專人負責集團內外各利益相關方的定期溝通、維護，並定期向董事局匯報工作成果。同時，為利益相關方提供申訴機制，並在《遠洋集團可持續發展政策》中予以明確。

Based on historical development and future development trends, Sino-Ocean has actively utilised various channels to maintain two-way communication and collaborations with seven major stakeholders – the environment, customers, communities, investors, employees, the government and business partners. We conducts regular surveys to review their perceptions of the engagement strategy. We work together with these stakeholders to deliver sustainable development of economic, social and environmental values. According to the "Measures on Sustainable Development Work of Sino-Ocean Group", all units of the Group have appointed designated personnel responsible for regular communications with and maintenance of internal and external stakeholders of the Group, and reports the results of their work to the Board on a regular basis. At the same time, a complaint mechanism is provided for stakeholders, which is specified in the Sustainable Development Policy of Sino-Ocean Group.

利益相關方 STAKEHOLDERS	溝通機制與方式 COMMUNICATION MECHANISM AND MODE	對遠洋集團的期望 EXPECTATIONS FOR SINO-OCEAN GROUP	遠洋集團的回應與成效 RESPONSE AND EFFECTIVENESS OF SINO-OCEAN GROUP
 環境 ENVIRONMENT	<ul style="list-style-type: none"> · 關注環保 · 環保項目合作 · 社會團體合作 	<ul style="list-style-type: none"> · 保護生態環境 · 推動環境保護 	<ul style="list-style-type: none"> · 積極節能減排，應用環保新技術 · 倡導綠色建築，開展綠色環保活動 · 改造老舊社區，倡導低碳生活 · 開展綠色辦公，倡導健康生活
 客戶 CUSTOMER	<ul style="list-style-type: none"> · 客戶滿意度調查 · 客戶關係管理 · 搭建「遠洋會」平台 · 客戶走訪、溝通 	<ul style="list-style-type: none"> · 提升產品質量 · 滿足客戶需求 · 改善服務質量 	<ul style="list-style-type: none"> · 安全質量大檢查 · 人性化的產品開發 · 客戶服務流程精細化 · 持續提高產品和服務品質 · 豐富多彩的社區文化
 社區 COMMUNITY	<ul style="list-style-type: none"> · 參與社區項目 · 定期溝通 · 媒體溝通 	<ul style="list-style-type: none"> · 促進社區社會經濟發展 · 關注社會民生 · 支持社會公益 	<ul style="list-style-type: none"> · 參與社區建設，吸納當地人才 · 開展災害緊急人道援助 · 關注貧困孩子的生存與教育 · 倡導員工投身志願者活動回饋社會 · 支持大學生和社會大眾參與社會公益
 投資者 INVESTOR	<ul style="list-style-type: none"> · 經營績效考核 · 信息披露 · 股東大會 · 投資關係活動 	<ul style="list-style-type: none"> · 持續提高公司價值 · 穩健經營、風險防範 · 及時準確的信息披露 	<ul style="list-style-type: none"> · 遠洋集團品牌推廣 · 持續、系統提升風險管理能力 · 信息披露流程精細化 · 積極回應 ESG 表現評級
 員工 EMPLOYEE	<ul style="list-style-type: none"> · 員工培訓 · 民主管理渠道 · 職工代表大會 · 投訴與反饋 · 績效管理 	<ul style="list-style-type: none"> · 保障合法權益 · 公平的薪酬和福利 · 良好的工作環境與氛圍 · 個人職業生涯發展績效管理 	<ul style="list-style-type: none"> · 遵守相關法律，維護員工權益 · 關注員工福利，完善薪酬管理 · 營造舒適和諧企業文化與環境 · 員工的歸屬感與滿意度
 政府 GOVERNMENT	<ul style="list-style-type: none"> · 項目合作 · 日常管理 · 會議交流 · 監督檢查 	<ul style="list-style-type: none"> · 遵守國家政策 · 遵紀守法 · 擴大經營 · 履行企業社會責任 	<ul style="list-style-type: none"> · 響應政府號召 · 落實保障房建設 · 守法經營，依法納稅 · 保證安全質量 · 助推城市發展
 合作夥伴 PARTNER	<ul style="list-style-type: none"> · 項目合作談判 · 評估與調查 · 日常業務溝通走訪 	<ul style="list-style-type: none"> · 遵紀守法 · 恪守商業道德 · 平等協商，互利共贏 · 建立長期合作關係 	<ul style="list-style-type: none"> · 嚴格遵守合同要求 · 提高信譽度 · 嚴格選擇 · 資格審核 · 業務領域的拓展與持續合作

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

在正式發佈的《遠洋集團可持續發展工作辦法》中，集團已明確將重要性議題識別與評估作為可持續發展管理的重要組成部分，並規定該項工作每兩年開展一次。

為更加科學地識別和判定 ESG 議題，全面回應內外部利益相關方的重點關注與核心訴求，遠洋集團持續完善 ESG 議題識別與評估機制。2025 年，集團結合業務佈局與發展實際，在符合聯交所合規要求基礎上，系統梳理國家戰略導向、行業政策動態及 ESG 發展趨勢，構建形成覆蓋多維度議題的 ESG 重要性議題庫。基於國內外報告披露標準及監管要求，我們從「財務重要性」與「影響重要性」兩大維度開展議題的「雙重重要性」評估與排序，識別形成高度實質性的核心議題矩陣，並在本報告後續章節作出針對性披露與回應，以更系統地回應各方關切，推動可持續發展治理水準與長期價值創造能力不斷提升。

本年度，我們面向董事及高級管理層、員工、業主、供應商及合作夥伴等主要利益相關方開展問卷調研，系統收集各方對可持續發展相關議題的關注重點與意見訴求，並結合集團可持續發展重點事項及利益相關方關注程度，對各項 ESG 議題進行綜合分析、評估與排序，形成可持續發展重大性矩陣。其中，保障客戶健康與安全、職業健康與安全、提升服務品質、產品品質保障、客戶滿意度為本年度高度重要性議題。重要性議題評估結果經可持續發展管理委員會確認並向董事局匯報。

As set out in the officially issued "Measures on Sustainable Development Work of Sino-Ocean Group", the Group has clearly defined the identification and assessment of material issue as an important component of its sustainable development management, and stipulated that such work must be conducted once every two years.

To identify and determine ESG issues in a more scientific manner and comprehensively respond to the key concerns and core expectations of internal and external stakeholders, Sino-Ocean Group continues to improve its ESG issue identification and assessment mechanism. In 2025, based on the Group's business footprint and development priorities, and in compliance with the requirements of the Hong Kong Stock Exchange, the Group systematically reviewed national strategic orientation, industry policy trends and ESG development trends, and established an ESG material issues pool covering a wide range of dimensions. Based on domestic and international reporting disclosure standards and regulatory requirements, we conducted a "Double Materiality" assessment and prioritization of relevant issues across two dimensions of "financial materiality" and "impact materiality", to identify a core matrix of highly material issues. These issues are addressed through targeted disclosures and responses in the subsequent sections of this Report, with a view to responding to stakeholder concerns in a more systematic manner and continuously enhancing the Group's sustainable development governance and long-term value creation capabilities.

During the year, we conducted questionnaire surveys with key stakeholder groups, including directors and senior management, employees, property owners, suppliers and business partners, to systematically gather their key areas of concern and expectations regarding sustainability-related issues. Based on the survey results, and taking into account the Group's sustainability priorities and the level of stakeholder concern, we conducted a comprehensive analysis, assessment and prioritization of each ESG issue, and developed a sustainability materiality matrix. Among these, Customer Health and Safety Protection, Occupational Health and Safety, Enhance Service Quality, Product Quality Assurance, and Customer Satisfaction were identified as highly material issues for the year. The materiality assessment results were reviewed and confirmed by the Sustainable Development Management Committee and reported to the Board of Directors.



OUR HONOURS

我們的榮譽

2025 年，我們獲得的可持續發展相關的主要榮譽如下：
In 2025, we won the following major honours related to sustainable development:

獎項名稱 AWARD NAME	獲獎時間 DATE OF ISSUANCE
2025 房地產開發企業綜合實力 TOP500 (第 31 位) RANKED 31TH AMONG TOP 500 REAL ESTATE DEVELOPMENT ENTERPRISES (COMPREHENSIVE STRENGTH) IN 2025	2025.03
2025 房地產代建管理卓越表現 20 (第 13 位) RANKED 13TH AMONG 2025 OUTSTANDING ENTERPRISE PERFORMANCE IN REAL ESTATE AGENCY CONSTRUCTION	2025.03
2025 房地產卓越企業表現 TOP100 (第 39 位) RANKED 39TH AMONG 2025 TOP 100 OUTSTANDING ENTERPRISE PERFORMANCE IN REAL ESTATE	2025.03
2025 年北京市優秀工程勘察設計成果評價二等獎 2025 BEIJING OUTSTANDING ENGINEERING SURVEY & DESIGN ACHIEVEMENT AWARD – SECOND CLASS	2025.06
2025 中國房地產代建企業品牌影響力 20 強 TOP 20 MOST INFLUENTIAL REAL ESTATE AGENCY CONSTRUCTION MANAGEMENT COMPANIES IN CHINA IN 2025	2025.08
2025 中國房地產代建領先品牌 LEADING BRAND IN CHINA'S REAL ESTATE AGENCY CONSTRUCTION MANAGEMENT INDUSTRY IN 2025	2025.09
「優秀政府代建企業」 "EXCELLENT GOVERNMENT CONSTRUCTION MANAGEMENT COMPANIES"	2025.09
2025 年人居夢想「好房子」(北京市) 宜居標杆項目 2025 BENCHMARK LIVABLE HOUSING PROJECTS FOR DREAM HOMES IN BEIJING	2025.09
2025 年中國土木工程詹天佑獎優秀住宅小區金獎 2025 CHINA CIVIL ENGINEERING ZHAN TIANYOU AWARD – GOLD AWARD FOR EXCELLENT RESIDENTIAL COMMUNITY	2025.11
2025 年度商業地產表現 TOP100 (第 36 位) RANKED 36TH AMONG TOP 100 COMMERCIAL REAL ESTATE PERFORMERS IN 2025	2025.11
2025 年度商業地產創新能力表現 TOP20 (第 10 位) RANKED 10TH AMONG TOP 20 COMMERCIAL REAL ESTATE INNOVATION PERFORMERS IN 2025	2025.11
2025 全國保交房標桿樓盤 2025 NATIONAL MODEL RESIDENTIAL PROJECT FOR GUARANTEED DELIVERY	2025.12
2025 年中國房地產代建企業新簽規模排行榜 TOP30 (第 9 位) RANKED 9TH AMONG NEW SIGNING SCALE OF CHINA'S REAL ESTATE AGENCY CONSTRUCTION ENTERPRISES IN 2025	2026.01
2025 年中國房地產代建企業政府代建新簽規模排行榜第 6 位 AMONG 6TH OF NEW SIGNING SCALE OF GOVERNMENT AGENCY CONSTRUCTION WITH CHINA'S REAL ESTATE AGENCY CONSTRUCTION ENTERPRISES IN 2025	2026.01

更多獲獎情況請查閱 2025 年度報告或訪問 www.sinooceangroup.com 投資者關係年度 / 中期業績頁面。
For more awards, please refer to the 2025 Annual Report or visit the Financial Reports section under Investor Relations at www.sinooceangroup.com.

Building · Health

Attention To Quality
In Practice
For Building · Health

建築 · 健康
品質匠行

我們認為，企業的長遠價值基於對人的真切關懷與對產品品質的堅持。遠洋始終堅持以客戶需求為導向，致力構建兼具卓越性能與健康屬性的產品與服務。

我們持續精進產品規劃與營造體系，將「建築 · 健康」視為產品研發、服務設計、供應鏈協作等過程中的關鍵基因，期待透過自身的專業實踐，與各方夥伴協力，共同推進宜居環境的建設，助力「健康中國 2030」願景的實現。

We believe that the long-term value of an enterprise is founded upon authentic care for people and an unwavering commitment to product quality. Sino-Ocean consistently remains customer-need-orientated, dedicated to constructing products and services that integrate exceptional performance with health attributes.

We continuously refine our product planning and construction systems, regarding "Building Health" as an integral gene throughout processes such as product development, service design, and supply chain collaboration. We anticipate that, through our professional practice and in collaboration with various partners, we will jointly advance the construction of liveable environments and contribute to the realisation of the "Healthy China 2030" vision.

BUILDING · HEALTH

建築·健康

健康戰略 HEALTH STRATEGY

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

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



2015

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

2016

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

2017

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

2018

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

2019

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

2020

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

2021

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

2022

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

2023

- 深度挖掘建築環境和建築產品對人居健康生活的作用及價值，獲多項科研成果專利。
We deeply explored the role and value of the building environment and building products to the healthy life of mankind, and obtained a number of patents for scientific research achievements.

2024

- 持續深研健康技術標準；健康體系及研究成果助力輕資產業務發展。
The Group continued to delve into health technology standards, with its health system and research findings supporting the development of its light-asset business.

2025

- 基於政策及市場需求精研打磨標準，以健康細節保障遠洋「好房子」落地。
Based on policy and market demands, we meticulously refined our standards to ensure the delivery of quality Sino-Ocean homes through health-oriented details.

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

作為「建築·健康」踐行者，遠洋集團於 2015 年率先開放體系化打造健康和諧人居之路，秉承「共同成長·建築健康」的品牌理念，歷時多年探索、積累和沉澱，遠洋以循證學、醫學、創新方法論為理論基礎，迭代升級研發出具有體系化、全面性和適用性，更適用於中國人身心健康的遠洋健康建築體系。作為遠洋集團自主研發的成果，《遠洋健康建築體系》已獲得國家版權局著作權認證，截至 2025 年底，集團擁有自主知識產權的《遠洋健康建築體系》已落地全國 51 個城市、162 個項目，覆蓋面積 28,566,883 平方米。

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

As a practitioner of "Building-Health", Sino-Ocean Group took the lead in starting to systematically build healthy and harmonious human settlements in 2015. Upholding the brand philosophy of "Joint Growth, Building Health" and after years of exploration, accumulation and development, Sino-Ocean has developed a systematic, comprehensive and applicable healthy building system more suited for the physical and mental health of Chinese people based on evidence-based science, medicine and innovative methodology through a couple of upgrades. As a self-developed work of Sino-Ocean Group, the "Sino-Ocean Healthy Building System" has been granted a copyright certification by the National Copyright Administration. As at the end of 2025, the Sino-Ocean Healthy Building System with independent intellectual property rights owned by the Group had been applied to 162 projects in 51 cities across China, covering an area of 28,566,883 sq.m.

The Sino-Ocean Healthy Building System 2.0 was consistently upgraded in five dimensions, namely healthy indoor environment, healthy building, healthy outdoor environment, healthy site selection, and healthy community culture, from the aspects of user perception, applicability and technical characteristics. Aligned with the demands for quality housing in the new era, we added 21 health scenario systems including fresh air, well-lit indoor environment, thermal comfort, healing therapy landscape, mould proof, low-carbon lifestyle, etc., together with 89 health value element points and 295 implementation-oriented health technical standards. By adhering to the three major features, namely health solutions for the physical environment, healthy lifestyle guide and sustainable low-carbon technology, it demonstrated that Sino-Ocean's consistent focus on user needs and the ongoing commitment and determination to creating a healthy and engaging environment by fostering participation and maintaining a user-centric focus.



RELEVANT GOALS 相關目標

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

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

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

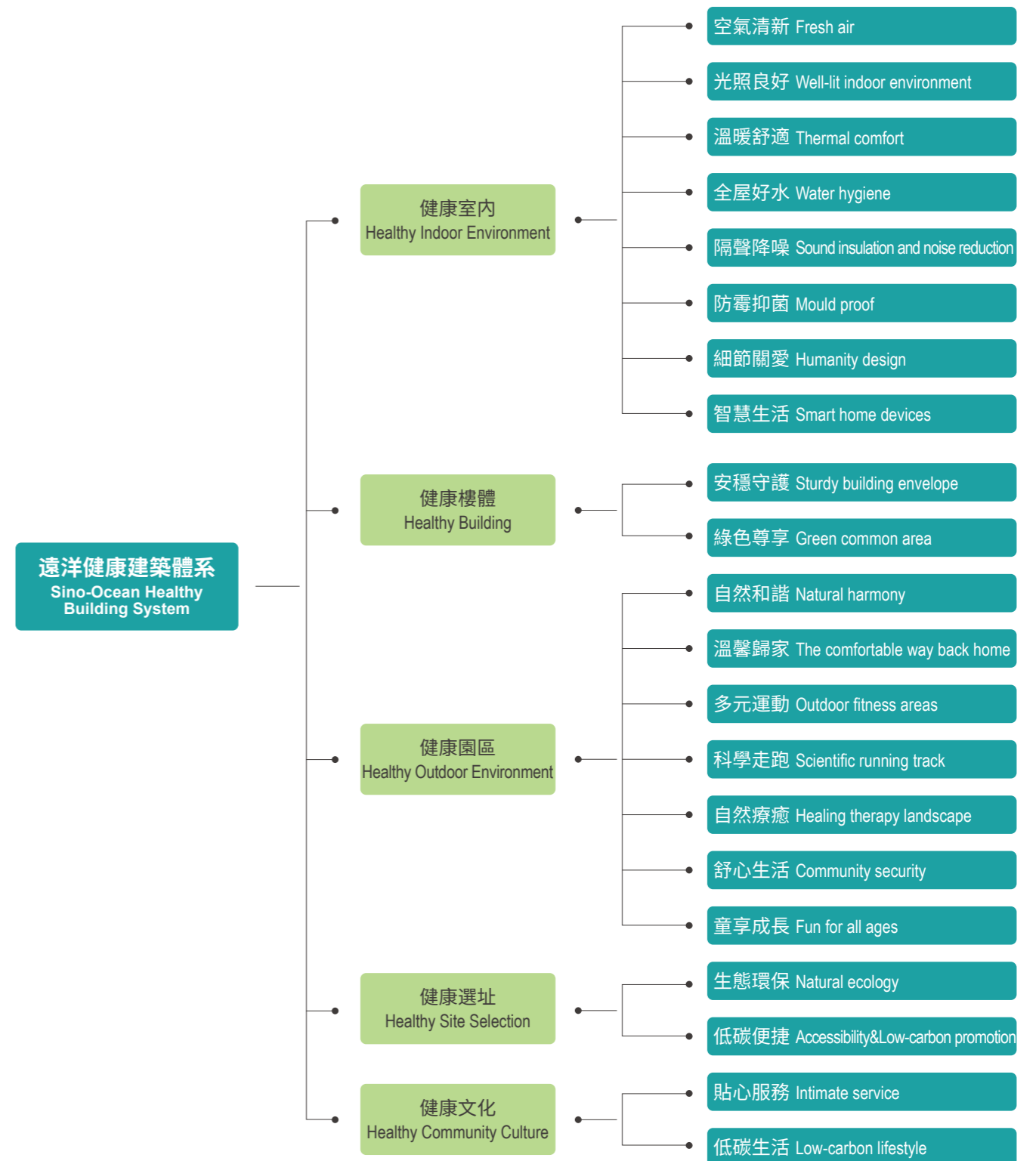
By 2025, no less than RMB30 million will be invested in the R&D of standard research, patent application, test equipment, researchers and professional external consultancy of the Sino-Ocean Healthy Building System.



獨立操盤的新建項目落地遠洋健康建築體系
Independently operated newly-built project is implemented within the Sino-Ocean Healthy Building System



2025 年進展
Progress In 2025





- 在物理環境的健康優化上，遠洋首次進行了全時、全齡、全空間的多維度提升。

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

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

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



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

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

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

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



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

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

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

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

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

遠洋健康建築體系持續踐行創新研發和創新實踐。《遠洋健康建築體系》作為遠洋集團自主研發的健康建築體系，已獲得國家版權局著作權認證。《遠洋療愈景觀 Android 版 App》獲得計算機軟件著作權登記相關證書，並在多個項目投入使用。

Sino-Ocean Healthy Building System continued to conduct innovative R&D and practices. As a healthy building system independently developed by Sino-Ocean Group, the Sino-Ocean Healthy Building System has obtained copyright certification from the National Copyright Administration of China. Meanwhile, the "Sino-Ocean Healing Landscape Android App" has been granted a computer software copyright registration certificate and has been put into use in a number of projects.

健康產品 HEALTH PRODUCTS

WELL 建築標準™¹ 詮釋了遠洋的「建築·健康」理念，成為遠洋打造健康建築的重要工具。遠洋集團於 2015 年率先將 WELL 建築標準™ 引入國內並積極實踐，目前已有 14 個項目正式獲得 WELL 最終認證。其中，1 個項目獲 WELL 鉑金級認證，12 個項目獲 WELL 金級認證，1 個項目獲 WELL 銀級認證，是中國獲得 WELL 認證項目個數最多、面積最大的企業。截至 2025 年 12 月 31 日，遠洋已有 30 個項目完成 WELL 健康建築註冊，面積超 272 萬平方米。

The WELL Building Standard™¹ demonstrates Sino-Ocean's concept of "Building-Health" and has become an important tool for Sino-Ocean to create healthy buildings. Sino-Ocean Group took the lead in introducing the WELL Building Standard™ domestically in 2015 and actively put it into practice. Up to now, 14 projects have officially obtained the WELL final certification. Among them, 1 project has obtained WELL platinum certification, 12 projects have obtained WELL gold certification and 1 project has obtained WELL silver certification. It is the enterprise with the largest number of WELL certification projects and the largest certified area in China. As of 31 December 2025, Sino-Ocean completed the registration of WELL healthy building under 30 projects, with an area of over 2.72 million sq.m.

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

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

截至 2025 年 12 月 31 日 AS OF 31 DECEMBER 2025

完成 WELL 註冊項目
COMPLETED WELL REGISTRATION

數量
QUANTITY

規模
SCALE

30 個 (PROJECTS)

2,720,000 SQ.M.

獲得 WELL 最終認證
OBTAINED THE FINAL WELL
CERTIFICATION

WELL 鉑金級認證
WELL PLATINUM-LEVEL
CERTIFICATION

WELL 金級認證
WELL
GOLD CERTIFICATION

WELL 銀級認證
WELL
SILVER CERTIFICATION

數量
QUANTITY

數量
QUANTITY

數量
QUANTITY

數量
QUANTITY

14 個 (PROJECTS)

1 個 (PROJECTS)

12 個 (PROJECTS)

1 個 (PROJECTS)

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

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

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

南京遠洋萬和方山望 The One (Nanjing)



北京國譽萬和城 Captain House (Beijing)



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



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



青島遠洋萬和公館 Ocean Crown (Qingdao)



西安遠洋·未央華府 Ocean Mansion (Xi'an)



截至 2025 年，遠洋已累計擁有各類產品
營造、綠色健康技術專利 100 餘個
As of 2025, Sino-Ocean obtained more than 100 patents for
various product development and green health technologies.

- 一種濱海鹽鹼地植物養護系統
A system for coastal saline-alkali land vegetation maintenance
- 一種社區景觀用供水系統
A system for community landscape irrigation
- 具有削峰填谷功能的空調系統
An air conditioning system with peak shaving and valley filling functionalities
- 一種風力發電機主軸振動檢測裝置
A vibration detection device for wind turbine main shafts
- 一種瓷磚鋪貼防脫落防空鼓結構
An anti-loosening and anti-hollowing structure for laying tiles
- 一種剪力牆防空鼓抹灰結構
An anti-hollowing plastering structure for shear walls
- 一種吊頂裝飾板連接結構
A connection structure for decorative ceiling panels

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

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

HEALTHY DESIGN 健康設計

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

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

HEALTHY MATERIALS 健康材料

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

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

HEALTHY PROCESS 健康工藝

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

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

HEALTHY MANAGEMENT 健康管理

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

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

HEALTHY INSPECTION 健康檢測

着重於空氣、材料、環保三方面，嚴格執行國家對室內空氣標準的各種規定，且施工過程中會不定期對現場材料進行抽檢，如有不合格，立即退場進行更換。

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

HEALTHY EVALUATION 健康評估

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

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

健康服務 HEALTH SERVICES

ELDERLY CARE SERVICES 養老服務

為了更好地提升中國長輩的養老生活品質，作為中國高品質健康養老服務的領先者、國際先進養老理念的引進者，椿萱茂肩負社會責任，積極應對人口老齡化、踐行健康中國戰略，十餘年深耕養老產業，致力於讓長輩享受健康快樂、自由自主、共享幸福的新生活方式，共同實現健康長壽的美好生活。

椿萱茂通過與美國排名前列養老服務運營商 Emeritus Corp. (Emeritus)、Meridian Senior Living (MSL) 和 Validation Training Institute (VTI) 深度合作，率先成為國際先進養老理念引進者，結合中國長輩特點和健康養老需求，打造十大差異化專業服務，「健康管理、生活照料、失智照護、醫療專業、護理專業、樂享生活、椿萱管家、房務保潔、科學膳食、樂園管理」，涵蓋 200+ 項服務、500+ 服務細項，提供全生命週期、高品質、國際化的健康養老服務，為中國長輩定制高品質服務，聚焦健康養老。

順應國家銀發經濟發展趨勢，椿萱茂依托自身機構養老十餘年穩健運營的經驗，為康養行業夥伴提供委託管理服務，包括諮詢服務、建造顧問、委託運營、人才培養，提供從投資決策到養老運營的一站式康養全鏈條解決方案。同時，椿萱茂還與保險公司合作，打造「保險 + 養老」服務案例，引領中國養老行業多元化發展模式。

椿萱茂創新性融合「互聯網 +」和「健康養老」兩大時代趨勢，搭建了養老信息化平台 WeCaring 系統、「我的椿萱茂」APP、「幸福椿萱茂」小程序等，實現 20 多項的健康指標動態跟蹤和系統分析，歷經 10 餘年，椿萱茂已在京津冀、長三角、長江中游城市群、成渝地區雙城經濟圈、粵港澳大灣區城市群五大城市群佈局發展，在北京、天津、上海、廣州、深圳、成都等 12 個城市擁有 30+ 個連鎖機構、11,000 餘張床位，累計服務長者 16,000 餘名，成為行業率先實現 CLRC 長者社區、CB 老年公寓、CBN 護理院全業態佈局的企業。未來，椿萱茂將繼續開拓創新，引領中國養老行業高質量發展。

In an effort to enhance the quality of life for the elderly in China, Senior Living L'Amore, in its role as a leading provider of premium elderly care services in China that introduces international advanced concepts for healthy elderly care while offering services that promote a happy life for seniors, has engaged in the elderly care industry for more than 10 years to fulfil its social responsibility, helping address population ageing and put into practice the Healthy China Initiative. It endeavours to create a healthy, happy, secure and dignified life for the elderly, with the aim of realising a long and healthy life for all.

Through in-depth cooperation with leading U.S. elderly care service operators Emeritus Corp. (Emeritus), Meridian Senior Living (MSL) and Validation Training Institute (VTI), Senior Living L'Amore was among the first to introduce international advanced concepts for elderly care, tailored to the unique characteristics of Chinese seniors and their needs for healthy eldercare. Having developed ten major service offerings across 10 categories, namely “health management, living care, dementia care, medical service, nursing care, enjoyable life, L'Amore housekeeping, room cleaning, scientific diet and playground management”, Senior Living L'Amore's services cover 200+ areas and 500+detailed service items, delivering high-quality, international healthy eldercare throughout the full life cycle, aiming to create a high quality of life for the elderly in China.

In line with the national trend of silver economy development, Senior Living L'Amore leveraged over a decade of steady institutional elderly care operation experience to provide commissioned management services for partners in the wellness and senior care industry. These services included consulting, construction advisory, entrusted operations, and talent development, offering a one-stop integrated senior care solution spanning from investment decision-making to daily operations. At the same time, Senior Living L'Amore collaborated with insurance companies to develop “insurance + pension integrated” service models, leading the way in diversifying development approaches within China's seniors care industry.

Senior Living L'Amore has creatively integrated two major trends of the time, namely “Internet+” and “healthy eldercare”. And it has developed the pension information management platform WeCaring, the “My Senior Living L'Amore” APP and the “Happiness L'Amore” mini programme, achieving dynamic tracking and systematic analysis of around 20 health indicators. After over 10 years of development, Senior Living L'Amore has established outlets in five metropolitan regions, i.e. the Beijing-Tianjin-Hebei Region, the Yangtze River Delta Region, the Middle Yangtze River urban agglomeration, the Chengdu-Chongqing Economic Region, and the Guangdong-Hong Kong-Macao Greater Bay Area. It currently operates 30+ franchises with over 11,000 beds in 12 cities, including Beijing, Tianjin, Shanghai, Guangzhou, Shenzhen and Chengdu, and has provided services for over 16,000 elderly people. It has become the first in the industry to provide a full spectrum of offerings including Continuing Life Retirement Community, Care Building and Care Based Nursing. In the future, Senior Living L'Amore will continue to pioneer innovation and lead the quality development of China's elderly care industry.

PROPERTY SERVICES

物業服務

遠洋服務堅持「全心全意 服務 健康」的價值觀，以「懂心意·有新意」為品牌理念和品牌口號，通過精細化服務、滿意服務，為廣大業主和客戶創造美好的生活。通過整合物業管理資源，打造全價值鏈服務能力，以成為有品牌的中國優秀物業管理綜合服務商為目標，持續開拓物業管理上下游業務，努力通過負責任的服務運營、社區共建與資源優化，助力城市可持續發展，踐行企業社會責任。

截至 2025 年 12 月 31 日，遠洋服務的總合約建築面積達 114 百萬平方米，遍及中國 28 個省、自治區及直轄市及自治區的 88 個城市。在管物業項目 516 個，總在管建築面積達 89.4 百萬平方米。

遠洋服務的物業管理服務涉及多種物業類型，包括住宅社區、商寫物業（如購物中心、寫字樓）及公共及其他物業（如醫院、學校、政府大樓及公共服務設施）。除物業管理服務外，亦向在管物業的業主及住戶提供各種社區增值服務，以及提供非業主增值服務。

Sino-Ocean Service adheres to the value of "wholeheartedly serving health", with the brand concept and slogan of "understanding the heart and being innovative". Through refined and satisfactory services, Sino-Ocean Service creates a better life for our customers and clients. By integrating property management resources and building a full value chain service capability, with the goal of becoming an excellent comprehensive property management service provider branded in China, Sino-Ocean Service will continue to explore the upstream and downstream business of property management, strive to support urban sustainable development and practice corporate social responsibility through responsible service operation, community co-construction, and resource optimization.

As of December 31, 2025, the total contracted construction area of Sino-Ocean Service reached 114 million square meters, covering 88 cities in 28 provinces, autonomous regions, municipalities directly under the central government, and autonomous regions in China. There are 516 property projects under management, with a total construction area of 89.4 million square meters.

The property management services of Sino-Ocean Service involve various types of properties, including residential communities, commercial properties (such as shopping centers and office buildings), and public and other properties (such as hospitals, schools, government buildings, and public service facilities). In addition to property management services, Sino-Ocean Service also provide various community value-added services to property owners and residents under management, as well as value-added services to non-property owners.

REAL ESTATE DEVELOPMENT AND OPERATION SERVICES

不動產開發運營服務

遠洋不動產秉承「建築·健康」的產品打造與運營服務理念，致力於在環境友好、社會效益與公司治理相協同的框架下，提供可持續的不動產全鏈條服務。公司深耕「寫字樓開發運營及資產管理、物流地產開發管理及定制服務、數據基礎設施運營、不動產輕資產代建代管服務」等領域。

在寫字樓開發運營及資產管理這一傳統優勢板塊，遠洋不動產持續推動空間的健康、節能與高效利用。截至 2025 年，公司輕資管項目超過 30 個，覆蓋北京、上海、廣州、深圳、成都、武漢等重點城市，涉及甲級寫字樓、產業園、城市更新等多種物業類型，累計開發建設寫字樓面積 100 萬 + 平方米，累計運營管理寫字樓面積 170 萬 + 平方米，累計管理第三方寫字樓面積 60 萬 + 平方米，累計協助業主實現退出寫字樓面積 30 萬 + 平方米，助力資產價值的可持續提升。

公司始終將可持續發展理念融入業務全過程，通過綠色建築實踐、資源效率管理、社區協同發展及穩健透明的公司管理，致力於打造健康、低碳、智慧的不動產空間，賦能城市與產業的長期可持續發展。

Guided by the principle of "Building Health" in both product creation and operational services, Sino-Ocean Property is committed to providing sustainable, end-to-end real estate services within a framework that harmonizes environmental stewardship, social benefits, and corporate governance. The Company has continued to develop multiple sectors, including "office development, operation and asset management; logistics property development management and customized solutions; data infrastructure operation; and capital-light real estate project construction and management services."

In the traditional strength sector of office development, operation, and asset management, Sino-Ocean Property continued to promote healthy, energy-efficient, and high-efficiency utilization of space. As of 2024, the Company managed over 30 light-asset management projects across key cities such as Beijing, Shanghai, Guangzhou, Shenzhen, Chengdu, and Wuhan. These projects encompassed various property types, including Grade A office buildings, industrial parks, and urban renewal developments. Cumulatively, the Company has developed and constructed over 1 million square meters of office space, managed 1.7 million square meters of office properties, and overseen 600,000 square meters of third-party office space. Additionally, it has facilitated the exit of 300,000 square meters of office space on behalf of property owners, consistently supporting the sustainable appreciation of asset value.

The Company consistently integrates sustainable development principles into every stage of its operations. Through green building practices, resource efficiency management, community-inclusive development, and robust and transparent corporate governance, it is dedicated to creating healthy, low-carbon, and smart real estate spaces, thereby empowering the long-term sustainable growth of cities and industries.

ASSET MANAGEMENT

SERVICES

資產管理服務

遠洋資本構建起覆蓋「募、投、管、退」全週期的資產管理業務體系，聚焦於不動產業務、資管業務、重組業務和股權投資四大板塊。在追求穩健財務回報的同時，全面踐行 ESG 原則，將可持續發展理念深度融入投資決策與管理實踐，與社會各方共創長遠價值。

在不動產業務領域，公司業態覆蓋寫字樓、購物中心、倉儲物流等多個類別，目前持有及營運的商業寫字樓面積超過 200 萬平方米，物流地產在管可租賃面積近 300 萬平方米，在營運數據中心機櫃超過 2 萬個，發行並管理多個境內外資產證券化產品；重組業務專注於特殊資產盤活與困境企業紓困，依托專業的資產修復能力和產業資源整合優勢，實現對受託資產的高效管理與價值重塑；資產管理業務充分依托集團產業協同與金融資源優勢，構築覆蓋地產行業全鏈條、全業態與全週期的綜合資管能力，深耕住宅地產、商業地產、農康文旅、生命科學、倉儲物流、數據地產等多個領域，着力打造綠色、健康、智慧且具備韌性的優質資產；股權投資業務貫徹研究驅動、價值發現與賦能成長的投資理念，圍繞地產上下游產業鏈布局，重點關注大健康、物流、地產 CVC、銀髮經濟及養老產業等與民生密切相關的領域，以資本助力科技創新與產業協同，積極響應國家政策導向，布局長期可持續發展賽道。

目前，公司管理人民幣基金超過 30 個、美元基金 5 個，其中包括中國大陸首個冷鏈物流地產美元私募基金，以及國內首個聚焦境內住宅開發的美元特殊機會基金。截至 2025 年，累計管理資產規模已突破 600 億元人民幣，為持續踐行負責任投資、推動業務穩健運行與可持續發展奠定了堅實基礎。

Sino-Ocean Capital has established a comprehensive asset management business system covering the full cycle of "fundraising, investment, management, and withdrawal," with a focus on four key segments: real estate business, asset management business, restructuring business, and equity investment. While pursuing stable financial returns, the company fully implements ESG principles, embedding sustainability deeply into investment decisions and management practices, and collaborates with all stakeholders to create long-term value.

In the sector of asset management services, the Company has established a comprehensive asset management business system covering the full cycle of fundraising, investment, management, and withdrawal, with a focus on four core segments: real estate, asset management, restructuring, and equity investment. In the real estate sector, the company's portfolio spans office buildings, shopping centers, warehousing logistics, and other property types. It currently holds and operates over 2 million square meters of commercial office space, manages nearly 3 million square meters of leasable logistics property, operates more than 20,000 data center cabinets, and has issued and managed multiple onshore and offshore asset securitization products. The restructuring business specializes in revitalizing special assets and assisting distressed enterprises, leveraging professional asset restoration capabilities and industrial resource integration to efficiently manage and reposition entrusted assets. The asset management business fully utilizes the Group's industrial synergies and financial resources to build comprehensive capabilities covering the entire real estate industry chain, all property types, and the full lifecycle. It actively operates in residential real estate, commercial real estate, agri-wellness tourism, life sciences, warehousing logistics, data infrastructure, and other sectors, committed to developing green, healthy, smart, and resilient high-quality assets. The equity investment business follows a research-driven, value-discovery, and empowerment-oriented investment philosophy, focusing on upstream and downstream sectors of the real estate industry. Key areas of interest include healthcare, logistics, real estate CVC, the silver economy, and senior care—all closely related to people's livelihoods. By supporting technological innovation and industrial collaboration with capital, the business actively aligns with national policy directions and positions itself in long-term sustainable development fields. While pursuing stable financial returns, the Company fully integrates ESG principles into its investment decisions and management practices, embedding sustainability throughout its operations and collaborating with stakeholders to create lasting value.

Currently, the Company manages over 30 RMB-denominated funds and 5 USD-denominated funds. These include mainland China's first USD private equity fund focused on cold chain logistics real estate, as well as the first USD special situations fund targeting domestic residential development in China. As of 2025, the cumulative assets under management (AUM) have exceeded RMB 60 billion, laying a solid foundation for continuously advancing responsible investment and promoting the stable operation and sustainable development of its businesses.

COMMERCIAL SERVICES 商業服務

遠洋商業專注於商業項目開發與運營，擁有 20 餘年豐富經驗，在購物中心、商業街區、商業綜合體的定位、設計、建設、籌開、招商、運營等各階段提供專業細分服務。

遠洋商業致力於營造環境友好、體驗舒適、精神豐盈且具有社區向心力的商業空間，通過「遠洋里」、「樂堤港」、「未來廣場 / 未來匯」三大產品線及多元商業項目，提供不同維度的健康價值，服務城市多樣需求，為城市持續注入活力，點亮城市生活。

商業空間是城市生命力的有機延伸。遠洋商業不僅通過傳承文脈、創新融入在地文化，點亮城市的人文光彩，更積極扮演「健康生活倡導者」與「可持續未來探索者」的角色，關注消費者的身心健康，在空間設計中融入綠色、運動與社交元素，引入促進健康生活方式的品牌與活動；將前沿的可持續發展理念與科技創新融入建築與營運，從節能環保、綠色消費到社區共享，全方位引領對環境友好、對社會負責、對個人有益的新生活方式；同時，秉持誠信經營與合作共贏的原則，與消費者、租戶夥伴及社會各界建立並維護堅實的信任關係。通過透明營運、公平合作以及對社區責任的擔當，共同構建繁榮、可持續的商業生態。

COMMUNITY SERVICES 社區服務

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

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

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

Sino-Ocean Commercial Property specializes in the development and operation of commercial projects, with over two decades of extensive experience. It offers professional and segmented services across all stages, including positioning, design, construction, pre-opening preparation, tenant acquisition, and operational management for shopping centers, commercial streets, and commercial complexes.

Sino-Ocean Commercial Property is dedicated to creating environmentally friendly, comfortable, and spiritually enriching commercial spaces that foster community cohesion. Through its three major product lines, including "Citylane," "Grand Canal Place," and "Ocean We-life/Ocean We-life Plaza", alongside diverse commercial projects, the company delivers multi-dimensional health and wellness values, meets varied urban needs, continuously infuses vitality into cities, and brightens urban life.

Commercial spaces are an organic extension of urban vitality. Sino-Ocean Commercial Property not only illuminates the cultural essence of cities by inheriting contextual heritage and innovatively integrating local culture but also actively serves as both an "Advocate For Healthy Living" and an "Explorer of a Sustainable Future." It prioritizes the physical and mental well-being of consumers by incorporating green, fitness, and social elements into spatial design, and introducing brands and activities that promote a healthy lifestyle. Sino-Ocean Commercial Property integrates cutting-edge sustainability concepts and technological innovation into its construction and operations, from energy conservation and environmental protection to green consumption and community sharing, comprehensively leading the way toward a new lifestyle that is environmentally friendly, socially responsible, and personally beneficial. At the same time, adhering to the principles of integrity-driven operations and collaborative success, Sino-Ocean Commercial Property builds and maintains solid trust with consumers, tenant partners, and the broader society. Through transparent operations, fair collaboration, and a commitment to community responsibility, it works collectively to foster a prosperous and sustainable commercial ecosystem.

We provided a series of lifestyle and mental health services around Sino-Ocean residential products. We also organised yoga, basketball and other activities for property owners through regular visits and according to the needs of our clients. The Beijing region of Sino-Ocean Group established the "SO-LIFE Community Support System", which featured six modules, namely coffee, multi-functional, children, cafeteria, fitness and health management, bringing together various important life scenarios such as neighbourhood communication between property owners, elderly activities, multimedia, health exercise, parent-child interaction, health consultation and private consultation. The six modules are designed to provide a vibrant environment for the physical and mental well-being of all age groups in the community. We also supported customers' participation in the activities conducted by local communities, property companies and the Group and the sports and charity activities held by Sino-Ocean Charity Foundation, so that they could achieve personal physical and mental health, and jointly create a healthy and harmonious living community at the same time².

健康行業 HEALTH INDUSTRY

HEALTH RESEARCH 健康科研

2025 年，遠洋不斷深化體系的科學研究，繼續開展室內療愈植物、基於健康維度的社區微環境等研究，以科學方法推進健康標準落地，推動行業健康發展。

In 2025, Sino-Ocean continued to enhance scientific research within its system. It had successively carried out several thematic researches, covering topics such as the effect of indoor healing plants in purifying pollutants, and community microenvironment design standards based on health dimension, so as to, through scientific approaches, promote the implementation of health standards and to drive the industry towards healthy development.

遠洋療愈植物研究成果登上國際權威期刊 Sino-Ocean's Research on Healing Plants Published in Internationally Authoritative Journal

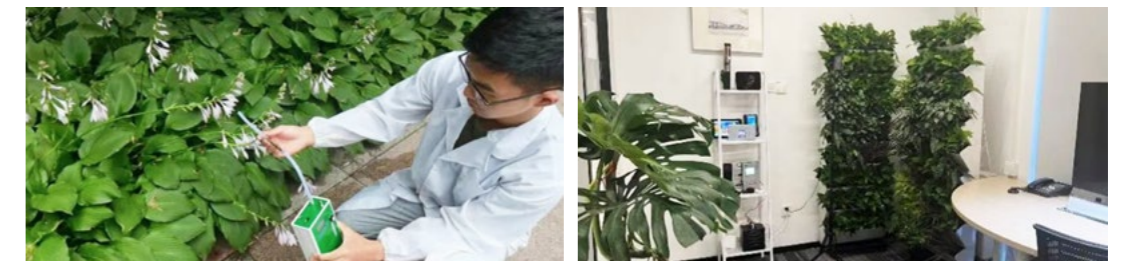
2025 年 12 月，由遠洋健康研究中心聯合 Well 人居實驗室、東南大學共同完成的科研論文——《個體在植被化辦公空間中的恢復效應：一項真實工作場景下的交叉對照實驗研究》，正式發表於美國 Sage 出版社旗下國際學術期刊《Work: A Journal of Prevention, Assessment and Rehabilitation》。該期刊是職業健康與人因工程領域的重要學術平臺，以實驗設計嚴謹、數據要求嚴苛著稱。此次成果發表，標誌著遠洋在健康人居環境領域的系統性研究與實踐價值，進入國際權威學術視野。

In 2025 December, the research paper titled "Restorative Effects of Individuals in Vegetated Office Spaces: A Crossover Controlled Study in Real Workplace Settings," jointly completed by Sino-Ocean Health Research Center, Well Living Lab, and Southeast University, was officially published in Work: A Journal of Prevention, Assessment and Rehabilitation, an international academic journal under the American publisher Sage. This journal is a key academic platform in the field of occupational health and human factors engineering, renowned for its rigorous experimental design and stringent data requirements. The publication of these findings marks the entry of Sino-Ocean's systematic research and practical contributions in the field of healthy living environments into the perspective of international authoritative academia.

Research on Community Microenvironment Based on Health Dimension 基於健康維度的社區微環境研究

基於遠洋集團多年對室內外療愈植物的相關研究，結合居民社區生活特點，不同人群活動時間規律及所在區域的氣候特徵，對社區室外專項療愈空間，從風、光、濕、聲、熱、氣、色 7 個維度進行健康微環境設計標準的研究制定，創造聚焦於健康的標準選址、微環境分析評估，對社區微氣候的健康元素進行科學調節，精心規劃、合理佈局室外療愈空間，從功能、性能全面升級社區景觀，打造全方位健康、舒適生活環境，在項目規劃初期，進行健康賦能。

Drawing on years of research by Sino-Ocean Group's on indoor and outdoor healing plants, and taking into account the characteristics of residents' community life, the activity and time patterns of different groups, and the climate characteristics of their living areas, we studied and formulated standards for healthy microenvironment in community outdoor-specific healing spaces. These standards are based on seven dimensions: wind, light, humidity, sound, heat, air and colour. A health-focused standard was created for site selection, supported by a microenvironment analysis and assessment, through which health elements within the community microclimate were scientifically optimised, and the outdoor healing space was thoughtfully planned and rationally arranged. The community landscape was fully upgraded in both function and performance, creating an all-encompassing, healthy, and comfortable living environment, with the initial stage of project planning focused on health empowerment.



HEALTH STANDARDS 健康標準

在打造自身健康產品和服務、與健康夥伴深入合作之外，遠洋積極參編國內外相關健康標準，推動整個行業的健康發展。截至 2025 年底，遠洋已經與國際健康建築學會、國家住宅與居住環境工程技術研究中心、中國建築標準設計研究院、中國國檢測試控股集團股份有限公司等權威機構形成良好互動，為「WELLv1、WELLv2 建築標準」、《健康小鎮評價標準》《健康住宅評價標準》《健康住宅建設技術規程》《健康廚房認證標準》《主動式建築評價標準》《建築室內環境及材料典型致味化合物氣味閾值》等編製建言獻策。

In addition to developing our own health products and services while engaging in in-depth cooperation with health partners, Sino-Ocean has actively participated in the compilation of relevant health standards both domestically and internationally, promoting the healthy development of the entire industry. By the end of 2025, Sino-Ocean had formed good relations with the International Academy of Architecture, the National Engineering Technology Research Centre for Residences and Living Environments, the China Institute of Building Standard Design and Research, China Testing & Certification International Group Co., Ltd. and other authoritative institutions, providing advice and suggestions for the compilation of, among others, "WELLv1 and WELLv2 Building Standard", the "Healthy Town Evaluation Standard", the "Healthy Residence Evaluation Standard", the "Technical Specification for Healthy Residence Construction", the "Healthy Kitchen Certification Standard", the "Active Building Evaluation Standard", and the "Odor Threshold of Typical Odorant Compounds in Building Indoor Environment and Materials".

HEALTH PARTNERS 健康夥伴

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

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

- **中國人壽：**中國人壽保險股份有限公司（「中國人壽保險」）是國內壽險行業的龍頭企業，經營業績連續多年位居行業前列。自 2009 年中國人壽保險入股遠洋集團以來，雙方在多個業務領域積極合作，取得了豐碩成果。2024 年及 2025 年，椿萱茂與中國人壽保險北京市分公司連續簽署合作協議，雙方就中國人壽保險客戶入住椿萱茂養老社區相關權益達成一致，本著強強聯合、優勢互補、資源共享、互惠互利、共同發展的原則，共同探索銀髮經濟浪潮下「保險 + 養老」的一站式養老解決方案。未來雙方將在更多業務領域拓展服務模式，為客戶帶來更優質體驗。

CHINA LIFE: China Life Insurance Company limited ("China Life Insurance") is a leader in China's life insurance industry, with its business performance ranking among the best in the industry for many years. Since China Life Insurance invested in Sino-Ocean Group in 2009, the two parties have cooperated in various business fields and achieved fruitful results. In 2024 and 2025, Senior Living L'Amore and China Life Insurance Company Limited Beijing Branch consecutively entered into cooperation agreements, outlining their mutual understanding regarding the rights and benefits for China Life Insurance customers to reside in the Senior Living L'Amore elderly care community. Upholding the principles of a strong alliance, complementary advantages, resource sharing, mutual benefit and common development, the two parties will jointly explore the one-stop pension solution of "insurance + pension" in response to the growing silver economy. Looking ahead, both parties will expand their service models across more business areas, delivering an enhanced experience for customers.

- **太古地產：**遠洋與可持續發展表現領先的太古地產合作已超過十年，歷次合作充份發揮雙方開發管理大型商業綜合體的經驗，結合了遠洋集團在設計實施、施工優化、成本控制和工程建造等方面廣泛的本土經驗和太古地產在前期定位、規劃、設計和招商運營方面的專長，尊重當地歷史文化積澱，先後聯合開發推出北京頤堤港和成都太古里兩個城市綜合體精品項目，均已成為當地城市名片。

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

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

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

- **華住集團：**遠洋集團在國內商業、寫字樓及綜合體等不動產投資與營運領域具有領先優勢，長期深耕城市更新及多業態資產管理。自遠洋與華住集團、城家公寓開展合作以來，三方於項目拓展、營運提升及資產價值挖掘方面保持緊密協作，並取得顯著成果。2025 年，遠洋與城家進一步達成合作共識，明確未來在長租公寓、公寓酒店及城市更新項目上的深度合作方向。基於優勢互補、資源共享、共同發展的原則，三方將共同探索「投資 + 營運」一體化模式，打造更具市場競爭力的存量資產改造與長期營運解決方案，積極順應消費升級、住宿結構調整及城市更新的發展趨勢。

HUAZHU GROUP: Sino-Ocean Group held a leading position in the domestic real estate investment and operation sectors, including commercial properties, office buildings, and integrated complexes, with long-term expertise in urban renewal and multi-format asset management. Since the collaboration began among Oceanwide, Huazhu Group, and CJIA Apartment, the three parties have maintained close cooperation in project expansion, operational enhancement, and asset value realisation, achieving notable results. In 2025, Sino-Ocean Group and CJIA Apartment further solidified their cooperative consensus, defining a clear direction for in-depth collaboration in long-term rental apartments, apartment hotels, and urban renewal projects. Guided by the principles of complementary strengths, resource sharing, and mutual development, the three parties will jointly explore an integrated "investment + operation" model. This aimed to create more market-competitive solutions for the renovation of existing assets and long-term operations, actively aligning with trends such as consumption upgrading, accommodation structure adjustment, and urban renewal.

PRODUCTS WITH INGENUITY

匠心產品

我們遵循國務院《建設工程質量管理條例》、住房和城鄉建設部《房屋建築和市政基礎設施工程質量監督管理規定》等國家要求，2025 年通過督促和支持各單位全面落實安全風險分級管控、高頻隱患排查治理、重大隱患督辦追責、特殊階段專項行動、大型設備專項整治等關鍵動作，確保項目實施安全風險受控，保障集團整體經營環境持續安全穩定。

Following the "Construction Engineering Quality Management Regulations of the State Council", the "Housing Construction and Municipal Infrastructure Project Quality Supervision and Management Regulations" as promulgated by the Ministry of Housing and Urban-Rural Development and other national requirements in 2024, we urged and supported all units to fully implement key actions such as level-based management and control of safety risks, frequent inspection and rectification of potential risks, accountability for significant hidden risks, special stage-specific actions and special treatment of large equipment, with a view to ensuring all safety risks for project implementation were under control, and the Group's overall operating environment remained safe and stable.

質量技術管理 QUALITY AND TECHNICAL MANAGEMENT

為提高集團工程管理工作的標準化、規範化、程式化，指導各項目完善管理流程，規範現場管理，確保工程質量、進度及安全受控，提升整體產品品質，截至 2025 年，集團已完成《遠洋集團開發項目實體質量實測實量實施標準》《遠洋集團住宅開發項目批量精裝工藝標準》《遠洋集團開發項目交付驗收標準》等工程質量管理相關制度及標準 25 項，適用於全集團所有開發項目及非開發業務在建工程，對工程前期的策劃、開工申請、材料檢查，工程過程中的裝配式、景觀、裝修等各專業技術要求、關鍵點把控，交付前期的質量評估、驗收標準等進行了全週期、全方位規範指導。同時，遠洋集團執行總裁及集團營造管理中心負責全面統籌並監督產品質量與安全管理工作，確保各項管理措施有效落實。

集團獲得符合 ISO 9001 標準質量管理體系認證的專業公司數量佔比達到 100%³。在此基礎上，遠洋在《供應商底線要求（工程採購類）》中明確要求所有土建和機電總承包單位取得質量管理體系認證。2025 年，100% 土建和機電總承包單位具備質量管理體系認證。

By 2025, the Group had developed 25 systems and standards related to engineering management, including the "Standards for Implementation of Actual Quality and Quantity Measurement in Development Projects of Sino-Ocean Group", the "Standards for Batch Refined Technique in Residential Development Projects of Sino-Ocean Group" and the "Standards for Delivery and Acceptance of Development Projects of Sino-Ocean Group", in order to improve the standardisation, normalisation and routinisation of the Group's project management, to provide guidelines for each project to optimise the management process, to regulate on-site management, to ensure project quality, progress and safety under control, and to enhance overall product quality. The systems and standards are applicable to construction in progress of all development projects and non-development business across the Group, which provide full-cycle and all-round regulated guidance for the planning, application for construction commencement and material inspection in the early stage of the project, the control of the technical requirements and key points of various specialties such as prefabricated building, landscape and decoration in the process of the project, and the quality evaluation and acceptance standards before delivery. Meanwhile, the Executive President and the Construction Management Center of Sino-Ocean Group jointly oversee and supervise product quality and safety management processes, ensuring the effective implementation of all management measures.

Up to 100%³ of the Group's professional companies are certified to the ISO 9001 Standard Quality Management System. On that basis, Sino-Ocean clearly requires all civil construction and mechanical and electrical contractors to obtain Quality Management System Certification in the "Bottom Line Requirements for Suppliers (Project Procurement)". In 2025, 100% of the civil construction and mechanical and electrical contractors obtained Quality Management System Certification.

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

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

產品品質提升 IMPROVEMENT OF PRODUCT QUALITY

DETAIL-ORIENTED QUALITY CONTROL 品質管控細節

2025 年度，我們在依照國家規範、標準實現的工程質量基礎上，按照遠洋品質標準來提升用戶關注的功能、觀感及細節的產品品質。編製有《遠洋集團開發項目裝配式實施辦法》《遠洋集團開發項目批量精裝實施辦法》《遠洋集團開發項目防滲漏工藝標準》等多項制度標準。我們推行並嚴格執行遠洋「6+1」品控體系，通過前端方案會審、圖紙會審、圖紙深化、標準層樓棟會驗、材料飛檢、樣板引路、關鍵工序驗收、第三方過程專項評估、施工質量專題會等管理動作，出具驗收檢查報告及問題分析，提升產品品質。我們將「防滲漏」、「防空鼓」、「防開裂」工作作為常規管控重點，推動室內牆面免薄抹替代傳統抹灰，提供產品高品質保障。

In 2025, building upon the engineering quality achieved in accordance with national regulations and standards while following Sino-Ocean's quality standards, we enhanced product quality that users cared about, such as functionality, appearance and details. We have developed multiple institutional standards, such as the "Implementation Measures for Prefabricated Construction in Development Projects of Sino-Ocean Group", "Implementation Measures for Batch Refined Fitting-out in Development Projects of Sino-Ocean Group" and "Standards for Leak-proofing Technique in Development Projects of Sino-Ocean Group". We promote and strictly implement the Sino-Ocean "6+1" quality control system. We issue the acceptance and inspection report and conduct problems analysis through management actions such as front-end scheme review, drawing review, drawing polishing, standard floor building joint inspection, material random inspection, model approach, key process inspection and acceptance, third-party process special assessment and construction quality seminar, so as to improve product quality. As regular control points, we focus on anti-leakage, anti-void and anticracking work, promoting the replacement of traditional lime plastering with no or thin plastering, so as to provide assurance on high quality.

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



ENHANCEMENT OF CONSTRUCTION TECHNIQUES 提升施工工藝

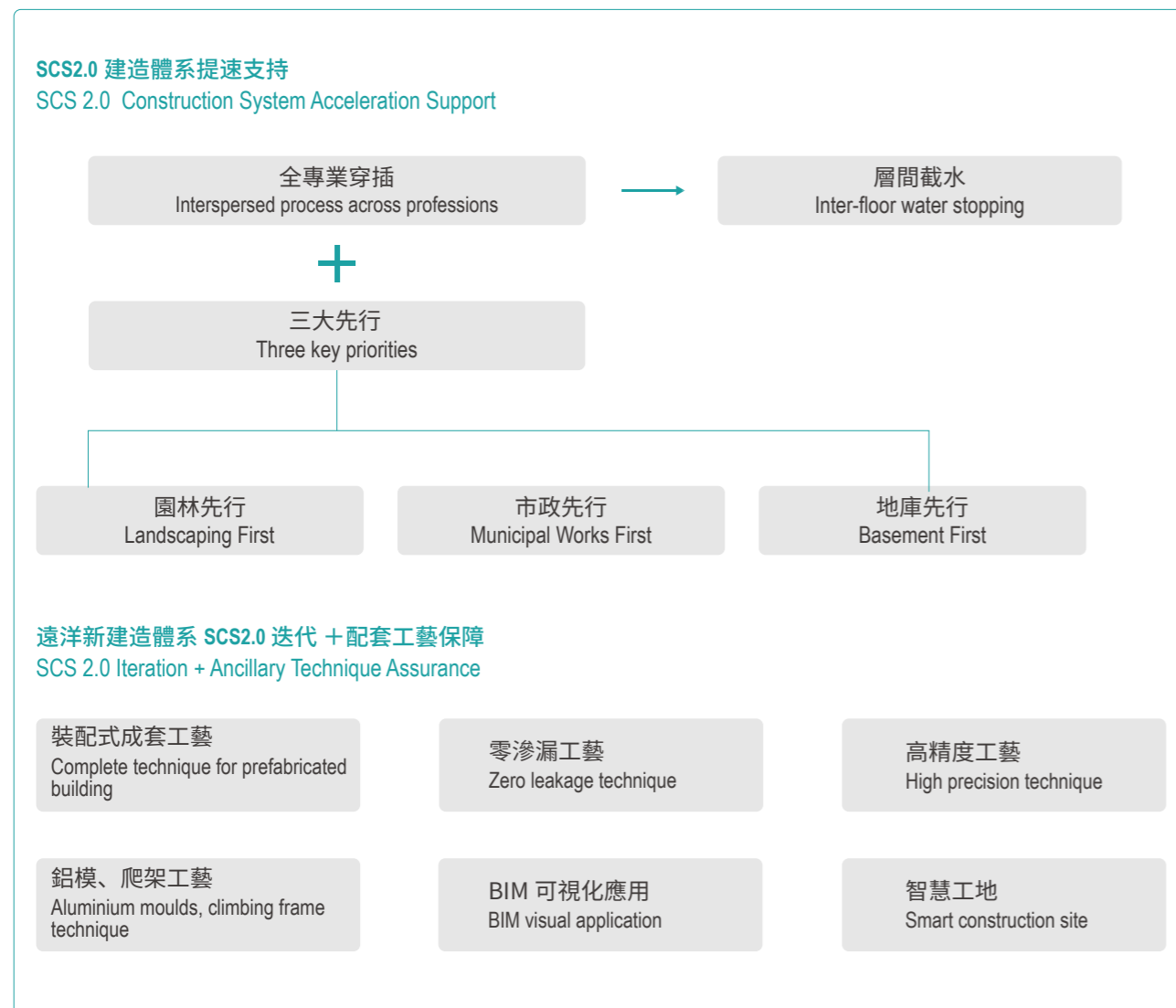
推行遠洋特有的 SCS 2.0(2.0 Sino-Ocean Construction System) 新建造體系，加大井道式電梯、裝配式建築、ALC 條板、鋁合金模板、爬架、BIM、石膏基自流平等工藝應用，提升施工質量。

為進一步確保遠洋集團質量和交付品質穩定輸出，確保對客界面最優品質效果。

2025 年遠洋精工品質 1.0 全面執行，嚴抓工藝及實施標準化執行，難點技術問題集團專家組集中技術研究解決，持續保持精裝品質差異化競爭優勢。

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

To further ensure a stable output of quality and delivery by Sino-Ocean Group, and to guarantee the optimal quality and effect at customer interface, we fully executed the Sino-Ocean Refined Quality 1.0 in 2025, whereby standardized implementation and processes were rigorously enforced, groupwide expert teams were formed to address difficulties and technical challenges through concentrated technical research, all of which allowed us to maintain a competitive edge through differentiation achieved with quality fitting-out works.



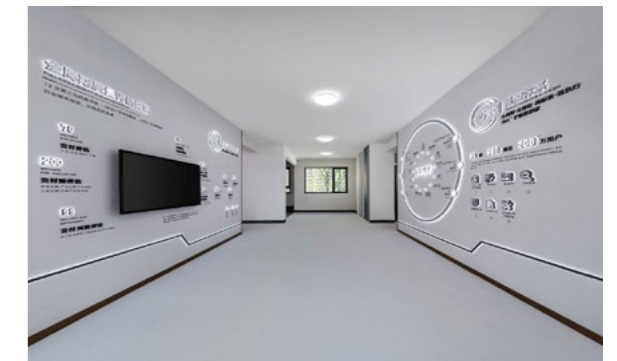
TRANSPARENCY OF PRODUCT QUALITY 產品品質透明化

截至 2025 年底，我們已在全國落地 26 座遠洋健康未來工廠，實現「工藝透明、材料透明、過程透明、標準透明、管理透明」，將房屋建造及精裝修過程的細節呈現在客戶面前，全過程透明化。我們配合「超級現場」線上直播、「一戶一檔」實拍記錄、工地視頻監控、業主工地開放日活動及高管驗房活動，線上線下同步面向客戶展示產品品質與實施進度，以匠心兌安心。

By the end of 2025, we had set up 26 Sino-Ocean Healthy Future Factories across China, in order to achieve "transparency across techniques, materials, processes, standards and management" by presenting the details of the house construction and decoration process to customers throughout the process. We demonstrated product quality and implementation progress to customers via online and offline means, such as "Super Live Site Viewing", "one household, one file" recording, site video monitoring, site open day for property owners and apartment inspection by executives, so as to ensure peace of mind with craftsmanship.

- 工藝透明
Transparent Techniques
- 過程透明
Transparent Processes
- 管理透明
Transparent Management

- 材料透明
Transparent Materials
- 標準透明
Transparent Standards



MONITORING SUPPLIER QUALITY 供應商品質監督

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

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

MAINTENANCE MANAGEMENT 維保修管理

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

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

DIGITAL MANAGEMENT 數字化管理

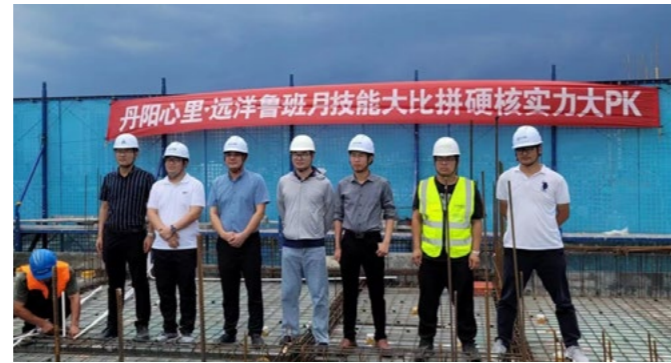
搭建「遠洋質造」數字化平台，全週期跟蹤項目技術質量把控，兼顧加強對供應商資源管控，即時解決和糾偏品質問題，嚴守質量底線。

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

EMPOWERMENT OF BUILDING CAPACITIES 賦能營造水平



通過加強培訓、內外部交流、嚴格考試、考核等方式，確保項目工程團隊工作標準統一、管理體系在項目高效運行。各經營單位和項目工程專業、總包單位和承包單位核心人員每年定期參與產品質量培訓「工程大講堂」「產品無缺陷」等專題系列課程。2025 年，遠洋多個項目聯動各施工單位廣泛開展「遠洋魯班月」等活動，通過專業實操技能比拼，精進工程質量，提升營造能力及工程管理水平。



We ensure unified operating standards for construction teams and effective performance of the management system for projects through strengthening training, internal and external communications, stringent test/appraisal and other means. All business units and project-related engineering professionals, general contractors and core personnel of contractors participate in regular training on product quality annually, such as courses on special topics including "Lecture on Construction" and "Perfect Products". In 2025, a number of Sino-Ocean projects launched the "Sino-Ocean Lu Ban Month" and other campaigns in coordination with all construction units to enhance engineering quality, building capability and project management through competitions on professional practical skills.

質量檢查評估 QUALITY INSPECTION AND ASSESSMENT

為確保項目實施過程質量可控、交付品質達優，遠洋各項目嚴格落實施工單位、監理單位、集團檢測「三檢制」，如發現工程質量隱患，督促及時整改，要求一週內必須進行質量整改回饋。集團按季度組織過程巡檢，並對交付項目進行交付前評估檢查，制定過程質量安全及交付品質安全底線指標。2025 年，遠洋工程品質管理通過產品及工藝標準化，策劃、圖審、樣板、技術交底、關鍵環節驗收、全專業檢查糾偏等全過程品質精細化管理落地及全週期質量安全評價標準執行，確保基礎實體質量優良、功能缺陷消除，實現項目產品品質均衡、穩定、持續高位輸出。

In order to ensure that the quality of the project implementation process is controllable and the delivery quality is excellent, the "three-inspection system" is strictly implemented in every Sino-Ocean project among the construction entity, the supervision entity and the Group's testing. If hidden danger of project quality is found, the Group will urge timely rectification and require the feedback of quality rectification within one week. The Group organises quarterly process inspections and conducts pre-delivery evaluation and inspection of projects to be delivered, and has formulated the bottom line indicators of quality and safety for both processes and delivery. In 2025, Sino-Ocean's engineering quality management implemented meticulous quality control throughout the entire process, including standardisation of products and processes, planning, design review, prototyping, technical briefings, key milestone inspections, as well as inspections and corrections across professions. This ensured the implementation of full-cycle quality and safety evaluation standards, guaranteeing excellent physical quality of the foundation, elimination of functional defects, and achieving balanced, stable, and consistently high-quality output of project products.

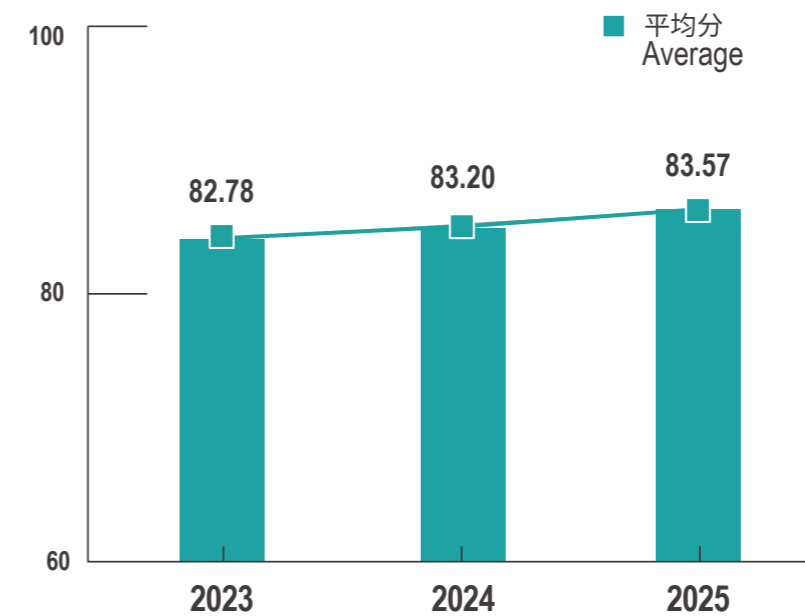
我們成立建設單位、監理單位、總包單位、分包單位在內的實測實量⁴小組，明確各單位檢查比例，數據上牆記錄要求，整改回饋複查管理機制。2025 年交付評估⁵平均成績為 83.57 分，持續提升且保持行業領先。

遠洋集團制定《遠洋集團住宅開發項目批量精裝工藝標準》《遠洋集團開發項目景觀工藝技術標準》等 25 項制度標準，通過產品及工藝標準化，策劃、圖審、樣板、技術交底、關鍵環節驗收、全專業檢查糾偏等全過程品質精細化管理落地，及全週期質量安全評價標準執行實現工程品質管理，質量標準及評估體系覆蓋工程實施中各階段主要二級分包商，並由集團及經營單位職能平台、集團專項專家組、第三方評估單位共同組成專項工作組定期（不低於每季度一次）巡檢、不定期抽檢、點對點賦能等方式對標準執行及產品質量與安全情況進行審查。

We set up an actual measurement⁴ team composed of the construction entity, the supervision entity, the general contractor and subcontractors, clarify the inspection ratio of each entity, record the data and requirements on the wall, and rectify and report the review management mechanism. In 2025, the average score for delivery assessment⁵ was 83.57 points. It continued to improve, maintaining a leading position in the industry.

Through the standardization of products and craftsmanship, Sino-Ocean Group has formulated 25 policies and standards including the "Standards for Batch Refined Technique in Residential Development Projects of Sino-Ocean Group", and the "Sino-Ocean Group Development Project Landscape Specification Standards". We practice high-quality management throughout all links of construction including planning, drawing review, sampling, technical disclosure, milestone acceptance, comprehensive inspection and correction across all areas of expertise. We further ensure construction quality with full lifecycle quality and safety evaluation standards that apply to major subcontractors in all stages of construction and development. Furthermore, a special working group formed and composed of members from the Group and business units, special experts of the Group and third-party evaluators reviews and audit the implementation of the standards as well as product quality and safety via routine (no less than once a quarter), carry out random inspections and ensure targeted empowerment initiatives.

Delivery assessment 交付評估



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

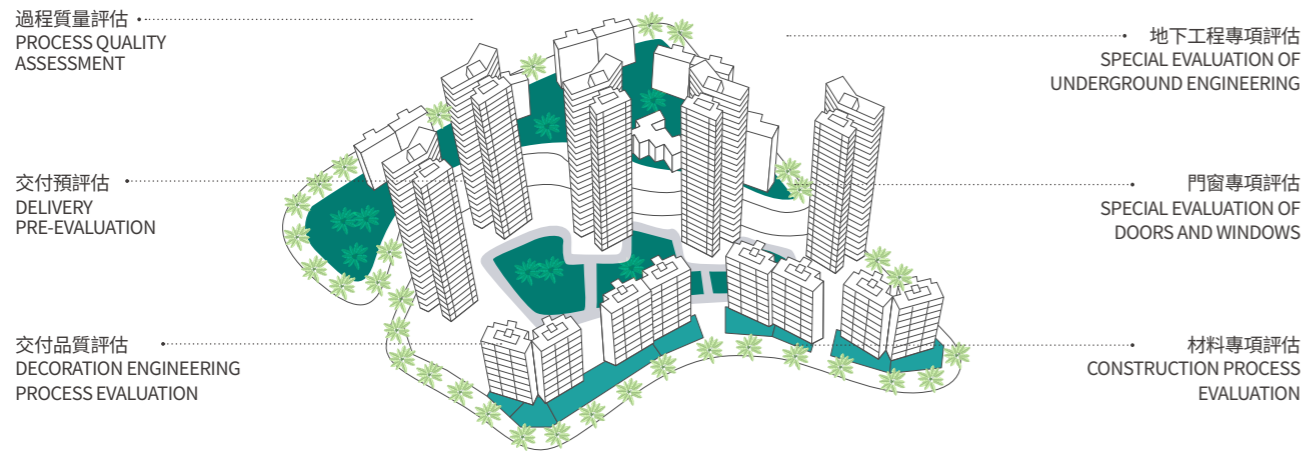
WHOLE QUALITY ACCEPTANCE ASSESSMENT SYSTEM 全質量驗收評估體系

遠洋集團建立全週期、全部位、全過程的全質量驗收評估體系，包括過程質量評估、交付預評估、交付品質評估三大過程評估，以及地下工程、門窗、材料等多個專項評估，通過 1,700 餘個檢查項，結合產品安全風險評估及管控機制以行業領先的精工品質控制標準，保障產品全生命週期質量受控，打造長期使用的高品質生活空間。2025 年，全集團產品過程質量評估已覆蓋 100% 在施項目。

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

Sino-Ocean Group has established an all-cycle, all-dimensional and all-process system of total quality acceptance assessment, including the three major assessments of process – process quality assessment, delivery pre-assessment and delivery quality assessment, as well as a number of special assessments on underground works, windows and doors, materials, etc. We have formulated over 1,700 physical inspection indicators combined with product safety risk assessment and control mechanisms, the Group adopts industry-leading precision product quality control standards to ensure quality control throughout the product life cycle, creating a high-quality living space for long-term use. In 2025, the Group-wide product process quality assessment covered 100% of the projects under construction.

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



APPRAISAL AND ASSESSMENT SYSTEM 考核評價體系

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

集團的產品及服務項目質量檢測過程遵循現行國家、行業、地區及遠洋集團企業標準，秉承「零容忍」態度，在驗收過程中如遇因質檢不合格時將及時返工，合格後再交付客戶。2025 年，產品質檢問題整改合格率為 100%，未發生因項目質檢不合格而需要退回的質量事件。

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

The quality inspection process of the Group's product and service projects adheres to relevant national, industrial and regional standards, as well as the Company's policies, maintaining a strict "zero tolerance" approach. During the acceptance process, any substandard products detected will be reworked promptly and delivered to the customer only after having passed inspection. In 2025, we achieved a 100% pass rate for rectifying issues identified in product quality inspections, with no project reporting any quality-related incident requiring product recall due to quality inspection failure.

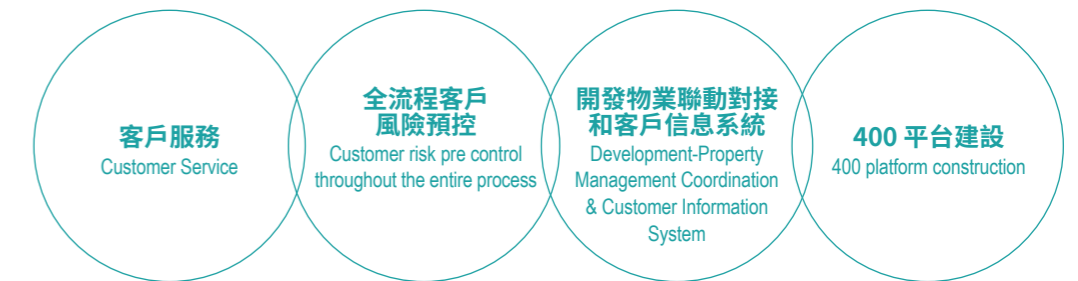
SERVING USERS

服務用戶

客戶服務 CUSTOMER SERVICES

2025 年，結合行業變化、市場壓力和集團發展現狀，我們融合過往幾年提出的經營管理要求，「以使用者為中心」、以「產品無缺陷，服務基本滿意」為目標，圍繞客戶需求，兼顧經營效益，聚焦客戶服務、全流程客戶風險預控、開發物業聯動對接和客戶信息系統及 400 平台建設等工作，統籌協調資源，提升整體服務水平及產品競爭力，助力企業可持續發展。

In 2025, we integrated the operation and management requirements put forward in recent years, responding to industry changes, market pressures, and the Group's current development status. In line with the "user-oriented" principle, with an aim to provide "defect-free products and satisfactory services", while also focusing on operational efficiency, we prioritised the coordination of resources for customer services, whole-process proactive customer risk control, synergy between the development and property management entities, development of the customer information system, as well as construction of the 400 customer service platform. These efforts were aimed at improving the overall service standard and product competitiveness, thereby supporting the sustainable development of the enterprise.



● **CUSTOMER-SIDE RISK CONTROL 客戶端風險預控** 透過推廣線上線下結合的節點檢查方式，針對我司銷售階段的重點宣傳與承諾內容，開展前置風險排查，精準把控風險事項，挖掘客戶敏感點，進而推動風險整改。建立實體樣板聯合驗收標準，增強對產品風險與品質的保障，促進產品力提升。

Through the implementation of both online and offline phase inspections, we carry out pre-emptive risk assessments on key issues related to promotions and commitments during the sales process, enabling us to accurately control risks and identify customer pain points, thereby facilitating risk rectification. We also establish joint acceptance standards for physical samples, providing greater assurance for product risk and quality, enhancing product competitiveness.

● **CUSTOMER SATISFACTION MANAGEMENT 客戶滿意度管理** 按節點對客戶全生命週期進行滿意度調研，了解業主對產品與服務的評價。組織各專業圍繞客戶意見，針對重點問題深入現場調研，充分交圈研討，制定具針對性的提升計劃，指導項目服務工作開展。透過組織日常或專題活動，結合社群建設與社區文化營造等，持續提升客戶體驗。

Customer satisfaction surveys are conducted at key stages throughout the customer's entire lifecycle to gather feedback on their evaluation of products and services. Cross-functional teams are organised to focus on customer feedback, with in-depth on-site investigations carried out for critical issues. Through thorough cross-functional discussions, targeted improvement plans are formulated to guide service delivery in projects. Additionally, by organising regular or thematic activities—combined with community building and the cultivation of a community culture—customer experience is consistently enhanced.

● DELIVERY MANAGEMENT
交付管理

堅決落實交付前「631」風險自查機制，提前了解並化解客戶端或品質端風險；協同物業試點開展客戶視角一體化聯合查驗，進一步保障交付品質。強化集團端管理，持續落實准許交付評估機制，把好最後一道關。創新交付服務，聯動各方資源，充分發揮保交樓成果，實現交付與銷售的協同聯動。

The pre-delivery "631" risk self-inspection mechanism is rigorously implemented to identify and resolve client-side or quality-related risks in advance. In collaboration with property management, integrated joint inspections from the customer's perspective are piloted to further ensure delivery quality. Group-level oversight is strengthened through the continuous implementation of a pre-delivery approval assessment mechanism, securing the final checkpoint. Delivery services are innovated by coordinating resources across parties, fully leveraging the achievements of the "guaranteed building delivery" initiative, and achieving synergistic alignment between delivery and sales.

● PROPERTY SERVICE
QUALITY MANAGEMENT
物業服務品質管理

聯動物業對重點難點項目進行服務品質專項檢查，督促問題整改與服務標準提升。

Coordinating with property management to conduct dedicated inspections on service quality for key and challenging projects, driving issue resolution and enhancing service standards.



● CUSTOMER ACTIVITIES
客戶活動

通過一站式會員平台「遠洋會」等渠道，組織日常或專題活動，結合社群建設和社區文化營造等，持續提升客戶體驗感，為會員帶來智慧化、定制化的全新服務體驗，同時還提供專屬福利與權益。

Through the one-stop membership platform "Ocean Family" and other channels, and on the basis of community building and community culture creation, we hosted routine or themed activities to continuously improve customer experience, so as to bring members a new intelligent and tailored service experience, in addition to exclusive benefits and privileges.

● PROPERTY SERVICE QUALITY
物業服務品質

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

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

● QUALITY ENHANCEMENT
質量優化

以終為始，根據客戶報修、投訴事項，進行分析，回饋前端各專業，對產品和服務進行優化；同時注重產品缺陷案例的收集和整理，通過產品缺陷案例的共享，進一步預防重複問題的發生，提升產品質量。

We conducted analyses based on customers' repair requests and complaints and informed professionals at the frontline of the analysis results for them to improve products and services. Moreover, we put efforts in collecting and sorting out product defect cases, and shared the product defect cases to prevent the occurrence of repeated problems and improve product quality.

● TRAINING AND COMMUNICATION
培訓交流

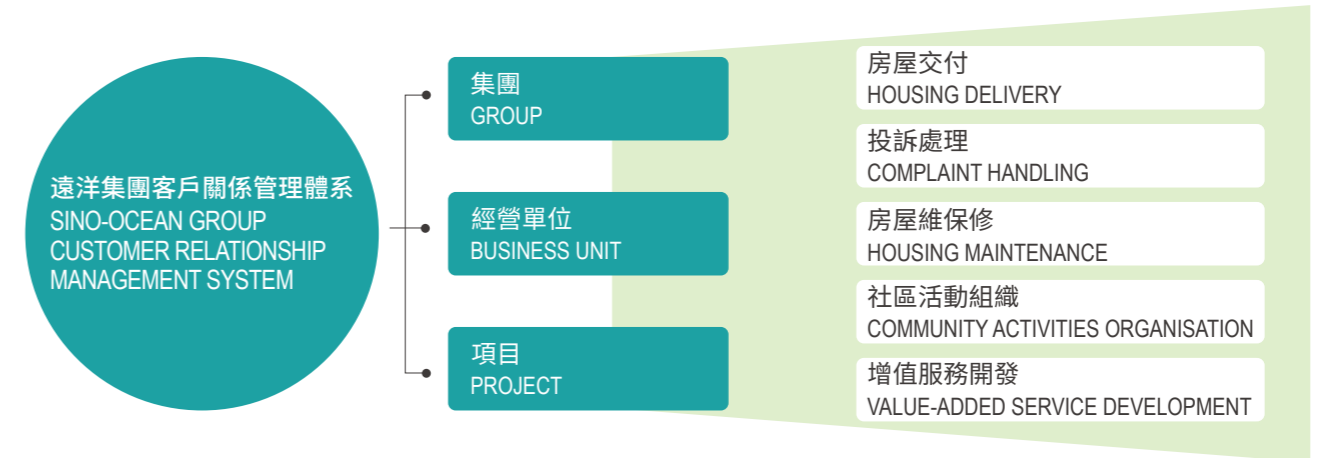
針對客服人員召開多次交流營及培訓課程，包括高管與一線開發客服人員面對面交流。

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

CUSTOMER RELATIONSHIP MANAGEMENT SYSTEM
客戶關係管理體系

遠洋集團設置了集團、經營單位、項目三級的客戶關係管理體系。在房屋交付、投訴處理、房屋維修、社區活動組織、增值服務開發等各方面為業主提供優質高效的服務。

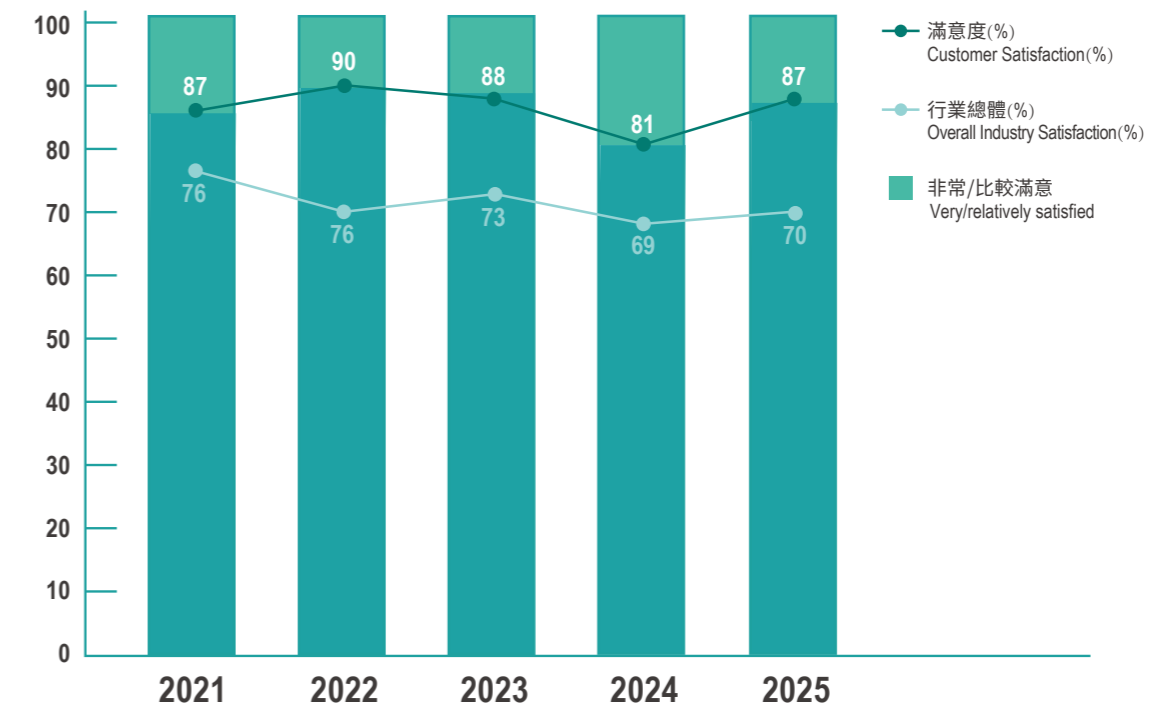
Sino-Ocean Group has established the Customer Relationship Management System at the Group, Business Unit and Project levels. We provide property owners with quality and efficient services in areas including housing delivery, complaint handling, housing maintenance, community activities organisation and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



CUSTOMER SATISFACTION
客戶滿意度

遠洋集團客戶滿意度過去 7 年整體保持行業前列。2025 年度，全集團客戶滿意度 87 分，保持行業高位水平。

Sino-Ocean Group has maintained a leading position in overall customer satisfaction for the past 7 years. In 2025, the Group's customer satisfaction was 87 points, remaining at a high level in the industry.



- SATISFACTION WITH DIFFERENT SECTORS
不同專業滿意度

2025 年多項業主滿意度處於行業高位，銷售服務、簽約後溝通和服務處於標桿水平。

Owner satisfaction in 2025 was at a high level in the industry, with sales services, post-signing communication and service at benchmark levels.
- SATISFACTION WITH DIFFERENT STAGES OF LIFE CYCLE
不同生命週期滿意度

2025 年準業主滿意度得分，持續達到行業 90 分位優秀水平。

Customer satisfaction with the approaching period in 2025 continued to rank within the top 10% of the industry.

為系統化地提升客戶滿意度，我們在不同生命週期採取以下措施提升服務質量：

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

- APPROACHING PERIOD
準業主

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

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

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

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

加強維修及日常物業基礎服務質量管理，做好客戶關係維繫工作。

Strengthen maintenance and daily basic service quality management of property, and perform better in maintaining customer relations.
- LONG-TERM RESIDENCE PERIOD
老業主

做好日常基礎服務管理提升以及客戶關係維繫。

Perform better in improving daily basic service management and maintaining customer relations.

CUSTOMER COMPLAINT MANAGEMENT 客戶投訴管理

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

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

同時，我們建立客戶投訴處理體系：

Meanwhile, we have established a customer complaint management system:

- IN THE EARLY STAGE OF THE PROJECT
項目前期

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

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

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

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

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

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

本年度，客戶投訴處理新增超期預警升級機制，根據處理時長、管理級別自動升級，以確保對投訴處理的重視與時效性。2025 年，遠洋集團全年共接受客戶投訴 7,442 條，處理 7,442 條，有效投訴解決率 100%。

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

This year, an overdue early warning escalation mechanism was added to customer complaint handling, which automatically escalates complaints according to the processing time and management level to ensure the importance and timeliness of complaint handling. In 2025, Sino-Ocean Group received a total of 7,442 customer complaints, all of which have been successfully settled, representing a 100% resolution rate of effective complaints.

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

接受客戶投訴
Customer Complaints Received **7,442**

處理客戶投訴
Customer Complaints Resolved **7,442**

解決率
Resolution Rate **100%**

TENANT MANAGEMENT AND COMMUNICATION

租戶管理溝通

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

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

負責任營銷

RESPONSIBLE MARKETING

遠洋集團十分重視對於客戶的承諾，踐行負責任營銷推廣，在嚴格遵守《中華人民共和國廣告法》等基礎上，制定並發佈《遠洋集團營銷案場銷售工作辦法》《遠洋集團全民營銷工作辦法》《遠洋集團渠道管理工作辦法》等一系列制度標準，規範遠洋集團營銷管理動作，提升案場銷售團隊風險管控能力，保障一線業務規範，提升公司效益，充分保障客戶利益，遵守公平競爭原則。

Sino-Ocean Group attaches great importance to its commitment to customers and it implements responsible marketing and promotion practices. In strict compliance with the "Advertising Law of the People's Republic of China", the Group has developed and issued a series of institutional standards, including the "Measures for Handling Sales on Marketing Sites of Sino-Ocean Group", the "Measures for Participative Marketing of Sino-Ocean Group", and the "Measures for Channel Management of Sino-Ocean Group". These standards aim to standardise marketing management at Sino-Ocean Group, enhance the capabilities of on-site sales teams in managing and controlling risks, ensure the standardisation of frontline business operations, improve corporate efficiency, and fully protect customer interests while upholding the principle of fair competition.

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

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

- **EARLY WARNING 前期預警** 針對項目產品/服務宣傳與使用方面，前置制定預警方案，全面宣貫；
For the promotion and usage of project products/services, we develop early warning plans in advance for group-wide promotion and implementation;
- **INTERIM INSPECTION 中期檢查** 項目定期做自檢自查，經營單位定期暗訪做飛行檢查，集團隨機抽檢；
Regular self-inspections and self-examinations are conducted on projects, which are subject to regular, unannounced visits and inspections by business units, as well as random inspections by the Group;
- **RISK MANAGEMENT 風險處理** 如發現問題要求項目制定整改方案，經營單位監督執行，避免不正當的廣告與宣傳。
If issues are identified in projects requiring rectification plans, these plans shall be supervised and implemented by business units to avoid improper advertising and promotion.

為保護客戶權益，控制營銷風險，我們規範所有銷售人員的工作要求，100% 銷售人員參加培訓並通過考核後方可上崗。我們通過制定《遠洋集團營銷專業廉潔從業規範》，對職業操守類、信息保密類、費用招採類、工作紀律類管理規範和處罰措施予以明確要求，進一步促進營銷人員誠信從業、廉潔自律。2025 年，結合示範區四聯檢、案場物業服務檢查等方式，在重點檢查首開項目示範區品質的同時，對案場一線銷售人員的說辭中風險因素也同步考核，結合智慧案場對數字化工具使用進行培訓，通過線上人臉風控系統、智能工牌等數字化工具，採用半年度曬單等方式，極大限度規避了廉潔從業、不實承諾風險。

To protect the rights and interests of customers and to control marketing risks, we regulate the work requirements of all salespersons, and 100% of salespersons attend training and pass the assessment before they are allowed to work. By formulating the "Code of Conduct on Integrity for Sales Professionals of Sino-Ocean Group", we set out clear requirements of management and penalties for professional ethics, information confidentiality, expenditures, bidding & procurement, and disciplines, so as to further promote the integrity and self-discipline among salespersons. In 2025, we adopted methods such as four joint inspections at demonstration areas and on-site property service examinations, focusing on assessing the quality of newly launched projects at the demonstration areas. Meanwhile, risk factors put forward by frontline salespersons were incorporated into the assessment process. We also conducted a training for the smart sales sites on the use of digital tools, employing online facial recognition risk control systems, smart employee badges and other digital tools. We implemented semi-annual check-up reports to minimize risks related to integrity and false commitment.

客戶隱私 CUSTOMER PRIVACY

集團一貫重視對客戶信息及消費者隱私的保護，我們將客戶信息視作商業機密，通過建立《遠洋集團商業秘密保護辦法》《遠洋集團員工行為規範管理辦法》等制度對相關工作進行管理；同時，明確客戶信息管理職責、對信息重要程度及信息類型進行分類、規範信息傳遞流程、完善客戶信息保密機制等系列動作保護客戶隱私，實現完善的客戶信息管理機制；對內部平台、企業微信、置業遠洋小程序等系統使用，均制定客戶數據保護規範。包括：

The Group has always attached great importance to the protection of customer information and consumer privacy, treating customer information as commercial confidential data. In order to manage relevant matters, we have formulated institutional documents, such as the "Regulations of Sino-Ocean Group on Protection of Trade Secrets" and the "Management Measures of Sino-Ocean Group for Staff Code of Conduct". Meanwhile, we have taken a series of actions, including clarifying the responsibilities for customer information management, classifying the importance and types of information, standardizing the information transmission process, and improving the customer information confidentiality mechanism, aiming to protect customer privacy and establish a sound customer information management mechanism. We have developed specifications for customer data protection for internal platforms, enterprise WeChat accounts, our property listing mini-programme and other systems. Among others:

- 集團信息管理系統等獲得國家《信息系統安全等級保護》三級認證，保證客戶隱私保護；
The Group's Information Management System and other systems have obtained national Level 3 Certification for the Classified Protection of Information System Security (《信息系統安全等級保護》), ensuring the protection of customer privacy;
- 系統上對客戶信息的查詢許可權進行了嚴格設置，銷售員只能查詢到自己的客戶，項目銷售負責人也只能查詢本項目客戶，且僅能查詢，無法導出；
We have implemented strict permissions on querying customer information in terms of systems; salespeople can only make queries on their own customers, while persons in charge of sales of projects can only make queries on customers of related projects, and query results cannot be exported;
- 不允許將通過企業平台獲取的客戶信息用於任何未經客戶允許的用途，或向任何第三方顯示、展示；
Customer information obtained through corporate platforms is not allowed to be used for any purpose unless with customer consent, or to be displayed to any third party;
- 針對所有權限人員的系統密碼定期更新功能，保證許可權人員的帳戶安全；
System passwords of all personnel with authority are regularly updated to ensure the security of their accounts;
- 針對銷售代理公司，尤其對於不同公司之間互相交流客戶信息的情況，一經查實，嚴懲不貸；
Sales agencies confirmed to have exchanged customer information between different agencies will be severely punished.

2025 年度，我們對於客戶信息及隱私保護的遵循情況良好，未發生過洩露客戶信息（導致的投訴或其他重大影響）事件。

In 2025, our protection of customer information and privacy was well complied with, and there were no incidents of customer information leakage (leading to complaints or other major impacts).

SUSTAINABLE SUPPLY CHAIN

可持續供應鏈

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

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

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

遠洋集團將可持續發展工作延伸拓展至供應鏈。為了更明確貫徹責任理念，帶動供應商共同踐行，我們有針對性地制定了要求供應商共同履行社會責任的《遠洋集團供應商行為守則》，以及《遠洋集團供應商入庫標準》；明確供應商考察團隊職責與團隊績效相關；在資信初審階段，系統自動核查供應商關聯性關係，以避免利益衝突；在此階段要求所有供應商必須簽署《廉潔自律承諾書》《供應商行為守則》並共同遵守。集團所有供應商均承諾遵守上述相關文件，供應商責任培訓比例達 100%。

Sino-Ocean Group has expanded its sustainable development efforts to the supply chain. To reinforce a sense of duty among suppliers, we have revised the "Code of Conduct for Suppliers of Sino-Ocean Group", which requires our suppliers to undertake their social responsibilities and amended the "Criteria for Entry into Suppliers List of Sino-Ocean Group". We have clarified the correlation between responsibilities and work performance of suppliers' review teams. During initial credit review, the system automatically checks supplier affiliation to avoid conflict of interest. And each supplier is required to sign and abide by the "Statement of Undertaking on Anti-Corruption and Self-Discipline" and the "Code of Conduct for Suppliers" at this stage. All of our suppliers have pledged to observe the above relevant documents. The coverage of training on supplier responsibilities reached 100%.

本年度，針對履約中不合格供應商，包括安全文明施工方面對環境產生惡劣影響、對勞工權益保障不合規的供應商進行約談整改，整改後仍不合格則出庫。2025 年度，審查的供應商數量達 2,733 家，因為社會責任不合規被中止合作的供應商數量 106 家，其中沒有因腐敗有關違規而終止的情況。

In the current year, we conducted interviews and rectifications for suppliers with unqualified contract performance, including those with negative environmental impacts in terms of safe and disciplined construction and non-compliance with the protection of migrant workers' rights and interests. Following rectification, unqualified suppliers were removed from the list. Throughout 2025, 2,733 suppliers were reviewed, with 106 suppliers suspended from cooperation due to non-compliance with social responsibility standards. No terminations were made for corruption-related violations.

供應商責任培訓比例
Supplier responsibility training ratio

100%

審查的供應商數量
Number of reviewed suppliers

2,733

因為社會責任不合規被中止合作的供應商數量
The number of suppliers whose cooperation has been suspended due to non-compliance with social responsibility regulations

106

集團亦重視勞工合理權益，要求各項目對各類勞務分包和材料供應商進行系統梳理和排查，要穿透到班組及工人，高度協同，全力保障和嚴密監控合作方勞務工資、材料賬款等款項，規範勞工工資支付監管流程並督促供方嚴格執行。2025 年，遠洋開展勞工勞務管理專題培訓，加強施工總承包單位對勞務用工風險的正確認識，保障勞工權益。

The Group also attaches great importance to the reasonable rights and interests of migrant workers, and requires each project to systematically sort out and investigate various work subcontracting and material suppliers, penetrating from the team to workers with high level of coordination. We make every effort to protect and strictly monitor amounts including the staff wages and material accounts of our partners, regulate the supervision process of migrant workers' wage payment and urge suppliers to strictly implement the process. In 2025, Sino-Ocean organised specialised training on labour management of migrant workers to enhance the proper understanding of labour risks by construction contractors and to protect the rights and interests of migrant workers.

供應商責任倡導 ADVOCACY ON SUPPLIER RESPONSIBILITY

遠洋也將「微公益、共參與、可持續」的公益價值觀傳遞給所有的供應商夥伴，在「共益」倡導下，已經有越來越多的合作夥伴與遠洋攜手加入到了共同為世界創造多一份美好的遠洋大家庭。為激勵合作夥伴共同履責、踐行可持續發展，2025 年，我們評選並向 11 個優秀單位頒發「遠洋集團責任風尚獎 - 可持續先鋒供應商」，表彰在環境、社會和管治方面具有突出表現的供應商。

At the same time, Sino-Ocean has also passed on the charity values of "micro charity, joint participation and sustainability" to all suppliers. Under the advocacy of "common benefit", more and more partners have joined Sino-Ocean to create a better Sino-Ocean family for the world. In order to encourage partners to undertake responsibilities and put sustainable development into practice together, we selected 11 outstanding entities to be granted the "Sino-Ocean Group Responsibility Role Model Award - Sustainable Pioneer Supplier" in 2024, to commend suppliers with outstanding ESG performance.

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

Sino-Ocean relentlessly seeks to progress alongside its upstream and downstream supply chain partners, and to drive the industry towards green and sustainable development. In April 2021, Sino-Ocean Group, using Sino-Ocean Charity Foundation as a platform, partnered with the China Real Estate Association and the National Housing and Residential Environment Engineering Technology Research Centre to launch the "Building Health 2030" Alliance (the "Alliance"). In recent years, in response to global warming trends and the call of the Paris Agreement, the Alliance has collaborated with relevant government agencies, industry association, international institutions, as well as upstream and downstream partners to continuously engage in various activities that align with the Paris Agreement, with a focus on and prioritising sustainability, and take actions to address global climate change, in a relentless effort to achieve the "Healthy China 2030" objective and build green, eco-friendly and healthy communities.

遠洋集團每年為供應商提供 ESG 培訓內容，頻率不低於每年一次，使其瞭解 ESG 的重要性和實施方法，從而提高整個供應鏈的 ESG 水平。本年度，供應商社會責任培訓績效主要通過戰採交底會及 ESG 理念傳遞視頻進行，共計約 80 小時。內容主要涉及材料的第三方飛檢要求、戰採協議中關於不良履約及反貪腐的宣貫、可持續發展理念傳遞等。遠洋持續通過多種舉措，加強與供應商理念同頻，共同提升自身品牌價值和市場競爭力，推動供應鏈可持續發展。

Sino-Ocean Group provides ESG training to suppliers at least once a year to help them understand the importance and implementation methods of ESG practices, thereby improving ESG standards across the entire supply chain. This year, supplier social responsibility training was mainly delivered through strategic procurement briefings and ESG concept transmission videos, totalling approximately 80 hours. The content mainly involved the requirements for third-party unannounced inspections of materials, the publicity of non-compliance and anti-corruption measures in strategic procurement agreements, and the transmission of sustainable development concepts. Sino-Ocean continues to take various measures to strengthen philosophical alignment with suppliers, jointly enhance the value of self-owned brands and market competitiveness, and promote the sustainable development of the supply chain.

供應商監督與評估 SUPPLIER SUPERVISION AND EVALUATION

遠洋集團制定《遠洋集團供應商管理辦法》，內容涵蓋供應商分類、入庫考察、供應商評估等相關內容，《供應商總評估分計算及等級評定標準》詳細闡述了供應商評估分數計算邏輯。遠洋還一直關注供應商的環境和社會表現，識別供應鏈各環節的環境及社會風險，並執行監察和評估。遠洋在挑選供應商、分包商時考量其包括質量管理標準、環境管理等資格。按照供應商入庫考察底線要求，遠洋要求 100% 施工總承包單位必須提供「三認證」，即環境管理體系、質量管理體系、職業健康管理體系認證書。2025 年，遠洋集團 100% 施工總包單位取得環境管理體系、質量管理體系、職業健康管理體系認證書。

We have formulated the "Administrative Measures for Suppliers of Sino-Ocean Group", which covers supplier classification, supplier qualification examination, supplier evaluation, etc., and the "Calculation of Total Score and Rating Standards for Supplier Evaluation", which elaborates the score calculation logic of supplier evaluation. Sino-Ocean has also been concerned about the environmental and social performance of suppliers, identified the environmental and social risks from all respects of the supply chain and carried out supervision and evaluation. Sino-Ocean considers qualifications including quality management standards and environmental management standards when selecting suppliers and subcontractors. According to the minimum requirements of supplier qualification examination, Sino-Ocean requires that all construction contractors should provide the "three certifications", namely Environmental Management System Certification, Quality Management System Certification and Occupational Health Management System Certification. In 2025, all construction contractors of Sino-Ocean Group obtained Environmental Management System Certification, Quality Management System Certification and Occupational Health Management System Certification.

為保障供應鏈可持續發展，2020 年起，遠洋依據房地產行業特性搭建了供應商環境、社會和管治（ESG）評估體系，結合遠洋集團特色，從環境目標、環境表現、勞資關係、職業健康安全、社會責任、反貪反腐等 10 餘個維度，面向核心供應商開展 ESG 評估，並將此作為供應商選取的參考信息。對於未能在規定期限內滿足最低 ESG 標準（如合規底線等）的供應商，公司明確將其排除在合同合作之外。我們亦對供應商進行了評估內容專題培訓，提供評估指導手冊，加強供應商對 ESG 事項的重視程度。該評估每年執行一次，截至 2025 年已評估五次，參與 ESG 評估的供應商數量進一步擴大。

To ensure sustainability across its supply chain, Sino-Ocean set up an ESG evaluation system for suppliers in 2020, and made sure that screening process for suppliers fully considers sector-specific risks and characteristics. Taking into account its distinctive characteristics, Sino-Ocean Group evaluates the ESG performance of its core suppliers across more than ten dimensions, including environmental targets, environmental performance, staff relations, occupational health and safety, social responsibility, and anti-corruption, which has been used as reference information for supplier selection. Suppliers that fail to meet the minimum ESG standards (such as compliance bottom line) within the specified time limit shall be explicitly excluded from contract cooperation by the company. We also conduct specialised training for suppliers on evaluation criteria, providing guidelines and manuals to underscore the importance of ESG issues among suppliers. This evaluation is carried out on an annual basis. As of the end of 2025, this annual ESG evaluation had been completed five times, with a further increase in the number of participating suppliers.

我們還制定了流程化的管理機制與合作夥伴定期交流，按照《遠洋集團供應商管理辦法》要求，各經營單位供應商管理崗每季度組織區域內各項目相關專業 A 崗共同到供應商處進行訪談和交流，摸底供應商層面的履約回饋意見和評價，並將結果匯總反饋至集團供應商管理崗；《遠洋集團供應商履約評估規範（營造類工程、貨物、服務類）》制度中明確規定每半年對戰略採購供應商進行評估，每兩個月收集合作情況回饋表，隨時瞭解合作夥伴情況。2025 年，戰略採購供應商評估比例為 100%。

We have also developed a process management mechanism for regular communication with partners. In accordance with the requirements of the "Administrative Measures for Suppliers of Sino-Ocean Group", each business unit supplier management office must arrange relevant professional A-level personnel from projects within their region to conduct quarterly interviews and exchanges with suppliers to find out the feedback and evaluation on contract performance at the supplier level. The results must be summarised and reported to the Group's supplier management office. It is clearly stipulated in the "Specification of Sino-Ocean Group for Supplier Performance Assessment (Construction Engineering, Goods and Services)" that suppliers for strategic sourcing must be evaluated every six months, and that cooperation feedback forms must be collected every two months to learn about the situation of partners at any time. In 2025, the percentage of strategic suppliers evaluated was 100%.

負責任採購 RESPONSIBLE PROCUREMENT

集團遵循《採購管理規範》，從環境保護、支持當地經濟、降低成本等角度出發，鼓勵內部更多選用與項目距離較近供應商。由於項目遍佈全國，集團管控範圍內供應商遍佈全國，公司通過系統和規範標準對供應商進行分類管理，其中包括相應的考察評分。我們根據項目所在地優先選用本地供應商，並遵循「透明公正、合理低價、保密與回避」等原則，全部通過「海鷗II招標平台」線上採購運行。每個步驟、環節均可以查閱網路資料審核驗證，確保採購結果的公正公平。

遠洋集團重視和珍惜自然資源，並認識到可持續採購、可持續消費的長遠影響力和重要性。因此，遠洋開展供應商綠色採購調研，制定並發佈《遠洋集團綠色採購政策》，力爭在採購環節優先採用綠色材料和健康材料，減少對環境和社會的不利影響。

遠洋集團建立健康材料庫，遵循健康建築品質要求，全方位、嚴苛甄選建築材料、部品部件和合作夥伴，保證原材料質量，從源頭把控產品品質。我們制定形成第三方材料送檢方案，對原材料定期檢驗，包括對室內外環境採用不低於國家標準的檢測標準進行送檢。同時，定期清理供應商庫內資源，針對履約中不合格供應商，包括安全文明施工方面對環境產生惡劣影響的供應商進行約談整改，整改後仍不合格則出庫。

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

- **ENHANCING ENVIRONMENTAL AWARENESS**
環保意識提升
- 從產品生產管理到現場實施管控管理，促使企業人員提升對環保意識的重視與把控。
We enhance employees' awareness of the importance of environmental protection and sharpen their environment management skills throughout the project development process, from production management to on-site management and control.

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

Sino-Ocean Group values and cherishes natural resources and understands the long-term impact and importance of sustainable procurement and consumption. Therefore, Sino-Ocean has carried out surveys on suppliers' green procurement, formulated and released the "Sino-Ocean Group Policy on Green Procurement". It strives to give priority to green and healthy materials in the procurement process, so as to reduce the adverse impact on the environment and society.

Sino-Ocean Group has established a healthy material database, adhering to the requirements for healthy building quality, while comprehensively and rigorously selecting building materials, components and partners to ensure the quality of raw materials and control product quality from the source. We have formulated and formed a third-party material inspection scheme to conduct regular inspections of raw materials, using indoor and outdoor environment testing standards that meet or exceed national standards for inspection. Meanwhile, we regularly clear supplier resources, conduct interviews and rectifications for suppliers with unqualified contract performance, including those with negative environmental impacts in terms of safe and disciplined construction. Following rectification, unqualified suppliers were removed from the list.

- **ENVIRONMENTAL PROTECTION PERFORMANCE CONTROL**
環保性能管控

產品環保性能的管控不僅針對成品材料，針對產品原材料環保選擇，生產過程的設備環保管控以及生產標準的制定均確保嚴格管控。
The management of environmental protection performance of the product is not only for finished materials and raw materials, but also for the rigorous control of environmental protection equipment in the production process and the formulation of production standards.

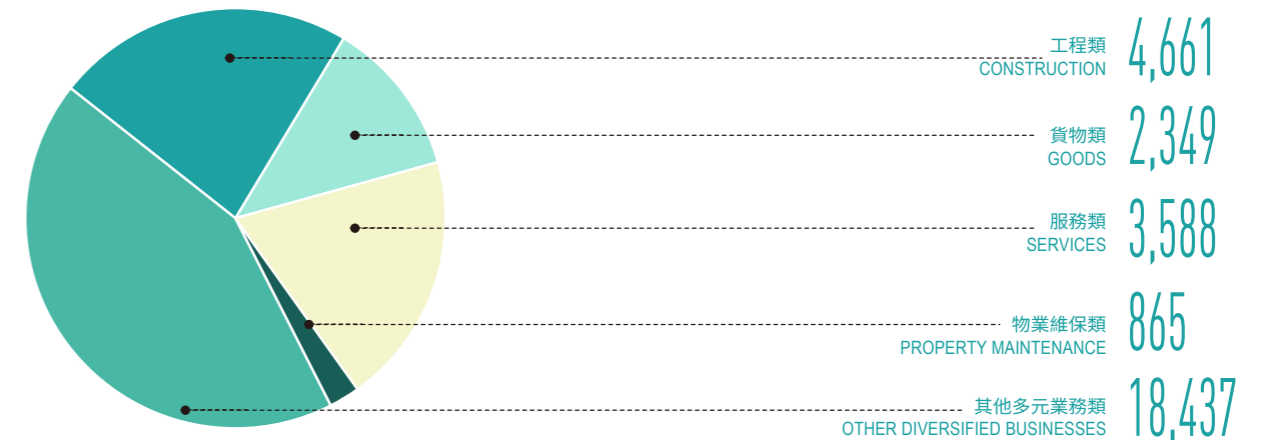
- **ENVIRONMENT-FRIENDLY CONSTRUCTION REQUIREMENTS**
環保施工要求

制定更全面的產品施工工藝措施，推廣無膠化和少木化的關鍵管控工藝以及除塵降塵的環保施工措施。
We have developed a complete set of product construction process measures, and introduced key control processes and environmental protection policies to reduce the use of adhesives and wood materials and eliminate dust.

供應商總數目
Total number of suppliers **29,900** 個
Units

新入庫供應商數目
Number Of New Suppliers **2,733** 個
Units

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



- **NUMBER OF SUPPLIERS BY REGION (UNITS)⁶**
按地區劃分的供應商數目 (個)⁶

北京公司 BEIJING COMPANY	環渤海公司 BOHAI RIM COMPANY	華東公司 EAST CHINA COMPANY	華南公司 SOUTH CHINA COMPANY	華中公司 HUAZHONG COMPANY	華西公司 HUAXI COMPANY	非開發業務 NON-DEVELOPMENT BUSINESS	集團營造管理中心 GROUP CONSTRUCTION MANAGEMENT CENTER
4,629	3,929	7,636	3,438	2,098	1,873	5,411	886

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

Environment

Environmental Well-being and Green Sustainability

環境健康 綠色永續

遠洋積極守護生態環境健康，在提供優質產品與服務的同時，更致力於推動人、建築與環境的協調共生。我們將綠色健康標準深植於企業戰略，積極回應國家「雙碳」目標，以實際行動落實「十五五」規劃中關於「加快經濟社會發展全面綠色轉型，建設美麗中國」的戰略部署。我們的實踐貫穿於綠色產品、低碳運營、環保辦公及產業鏈合作之中，並透過透明的信息披露，持續引領健康、綠色、氣候友好型可持續城市和社區建設。

Sino-Ocean actively upholds the health of the ecological environment. While providing high-quality products and services, we are also committed to promoting the harmonious coexistence of people, architecture and the environment. We embed green and healthy standards deeply into our corporate strategy, and actively respond to the national "carbon peaking and carbon neutrality" goals. Through concrete actions, we implement the strategic directive outlined in the "15th Five-Year Plan" to "accelerate the comprehensive green transformation of economic and social development and build a beautiful China". Our practices extend across green products, low-carbon operations, eco-friendly office initiatives and supply chain collaboration. Through transparent information disclosure, we continue to lead the way in building healthy, green, climate-friendly and sustainable cities and communities.

CLIMATE CHANGE RESPONSE

應對氣候變化

氣候相關財務信息披露 (TCFD)⁷
CLIMATE-RELATED FINANCIAL DISCLOSURES⁷



遠洋集團將應對氣候變化視為驅動企業長期穩健發展與提升核心競爭力的關鍵，並深度融入發展戰略，系統構建氣候風險與機遇的識別、評估與管理機制，全面識別氣候變化帶來的風險與機遇，通過創新行動提升氣候韌性與綠色競爭力，把握綠色建築、能效提升及低碳轉型的發展機遇。

Sino-Ocean Group regards climate change response as a key factor driving the Company's long-term stable development and enhancement of core competitiveness, and has deeply integrated climate considerations into its development strategy. The Group has systematically established mechanisms for the identification, assessment and management of climate-related risks and opportunities, comprehensively identifying risks and opportunities arising from climate change. Through innovative actions, the Group enhances climate resilience and green competitiveness, and captures development opportunities related to green buildings, energy efficiency improvement and low-carbon transition.

集團遵循香港聯交所《環境、社會及管治框架下氣候信息披露的實施指引》，參照國際可持續發展標準理事會 (ISSB) 發佈的《國際財務報告可持續披露標準第 2 號——氣候相關披露》(IFRS S2) 披露建議，圍繞管治、策略、風險管理、指標和目標四大維度系統推進應對氣候變化工作。

The Group follows the Guide to Climate-related Disclosures under the ESG Reporting Framework issued by the Hong Kong Stock Exchange and refers to the disclosure recommendations of the International Financial Reporting Sustainability Disclosure Standard No. 2 — Climate-related Disclosures (IFRS S2) issued by the International Sustainability Standards Board (ISSB). Climate change response is advanced systematically across four dimensions: governance, strategy, risk management, and metrics and targets.



7. 2023 年 7 月 10 日，二十國集團 (G20) 金融穩定理事會 (FSB) 宣佈，2024 年起，將氣候相關財務信息披露工作組 (TCFD) 的對公司氣候相關信息披露進展情況的監督職責全部移交給 IFRS 基金會建立的國際可持續會計準則理事會 (ISSB)。https://www.fsb-tcfid.org/supporters/
7. On July 10, 2023, the Financial Stability Board (FSB) of the Group of Twenty (G20) announced that starting from 2024, the monitoring responsibilities of the Task Force on Climate Related Financial Disclosures (TCFD) for the progress of corporate climate related information disclosure will be fully transferred to the International Sustainable Accounting Standards Board (ISSB) established by the IFRS Foundation. https://www.fsb-tcfid.org/supporters/

GOVERNANCE 管治

遠洋集團將氣候變化管理職責納入可持續發展管理架構中，構建「決策層 - 管理層 - 執行層」三級管理機制。董事局負責監督可持續發展管理委員會在集團氣候相關策略及減碳績效管理方面的工作，並針對其匯報進行年度審閱。董事局下設可持續發展管理委員會，由公司高級管理層組成，並獲董事局授權統籌集團可持續發展戰略制定與年度監督工作，全面推動應對氣候變化政策的落地實施；在委員會指導下，可持續發展工作組協同各專業和經營單位開展日常氣候風險評估與應對工作，確保氣候相關策略與舉措自上而下有效傳導、閉環落實，推動應對氣候變化工作規範、有序推進。

同時，遠洋集團重視決策層及管理團隊在風險管理與氣候議題方面的專業能力建設，通過定期提供熱點資訊、組織培訓課程，並結合外部專家與顧問意見，為科學決策與管理提升提供支持，持續增強管理團隊在氣候變化等 ESG 議題上的專業認知、管理能力與執行效能。

此外，集團正逐步優化氣候相關績效激勵約束機制，計劃將氣候相關目標達成情況等 ESG 核心指標納入管理層年度綜合績效考評體系，強化責任傳導與績效導向，促進氣候管理要求在經營決策與日常管理中持續落地。有關可持續發展績效考核相關描述詳見本報告「可持續發展管理架構及管理原則」章節。

Sino-Ocean Group has incorporated climate change management responsibilities into its sustainable development management framework and established a three-level management mechanism of "decision-making, management, execution". The Board of Directors is responsible for overseeing the work of the Sustainable Development Management Committee in relation to the Group's climate-related strategies and carbon reduction performance management, and conducts an annual review based on its reports. The Sustainable Development Management Committee is established under the Board of Directors, consisting of the company's senior management and authorized by the Board to coordinate the formulation of the group's sustainable development strategy and annual supervision work, comprehensively promoting the implementation of climate change policies. Under the guidance of the committee, the Sustainable Development Task Force collaborates with various professions and business units to carry out daily climate risk assessment and response work, ensuring effective transmission and closed-loop implementation of climate related strategies and measures from top to bottom, and promoting standardized and orderly progress in addressing climate change.

At the same time, Sino-Ocean Group attaches great importance to the professional capacity building of the decision-making and management teams in risk management and climate issues. By regularly providing hot information, organizing training courses, and combining external experts and consultants' opinions, it provides support for scientific decision-making and management improvement, continuously enhancing the professional awareness, management ability, and execution efficiency of the management team in ESG issues such as climate change.

In addition, the Group is gradually optimizing the climate related performance incentive and constraint mechanism, and plans to incorporate ESG core indicators such as the achievement of climate related goals into the management's annual comprehensive performance evaluation system, strengthen responsibility transmission and performance orientation, and promote the continuous implementation of climate management requirements in business decision-making and daily management. For detailed descriptions of sustainable development performance evaluation, please refer to the "Sustainability Management Structure and Management Principles" section of this report.

SINO-OCEAN GROUP'S CLIMATE GOVERNANCE STRUCTURE AND RESPONSIBILITIES 遠洋集團氣候風險管治架構及職責		
組織層級 Hierarchy	組織架構 Structure	職責 Responsibility
決策層 Decision-making Level	董事局 Board of Directors	<p>董事局負責監督可持續發展管理委員會在集團氣候相關策略及減碳績效管理方面的工作，並針對其匯報進行年度審閱。</p> <p>The Board of Directors is responsible for overseeing the work of the Sustainable Development Management Committee in relation to the Group's climate-related strategies and carbon reduction performance management, and conducts an annual review based on its reports.</p>
管理層 Management Level	可持續發展管理委員會 Sustainable Development Management Committee	<ul style="list-style-type: none"> 負責集團可持續發展戰略制定，並每年審閱戰略執行進展，統籌協調氣候相關管理事宜所需資源配置，全面監督包括應對氣候變化在內的各項 ESG 管理工作，並定期向董事局彙報重大氣候變化風險及主要應對措施的推進與落實情況； Responsible for formulating the sustainable development strategy of the group, reviewing the progress of strategy implementation annually, coordinating the allocation of resources required for climate related management matters, comprehensively supervising various ESG management work, including addressing climate change, and regularly reporting to the board of directors on the progress and implementation of major climate change risks and major response measures; 負責《遠洋集團應對氣候變化政策》等 ESG 相關政策的制定、修訂與落地實施； Responsible for the formulation, revision, and implementation of ESG related policies such as the "Sino-Ocean Group Policy on Climate Change"; 負責對碳排放、能源消耗等環境目標進行年度回溯評估，並定期審閱目標達成進展； Responsible for conducting annual retrospective assessments of environmental goals such as carbon emissions and energy consumption, and regularly reviewing progress in achieving these goals; 每年召開不少於兩次溝通會議，就氣候變化等環境相關議題進行彙報與討論； Convene at least two communication meetings annually to report and discuss environmental issues such as climate change.
執行層 Execution Level	可持續發展工作組 Sustainable Development Task Force	<ul style="list-style-type: none"> 協同戰略、運營、風險、工程、設計等專業和各經營單位，開展日常氣候風險評估，組織推進氣候變化相關工作落地。 Collaborate with various business units in areas such as strategy, operations, risk, engineering, and design to conduct daily climate risk assessments and organize the implementation of climate change related work. 統籌應對氣候變化工作的實施與信息匯總，定期跟蹤評估執行進展與成效，並向管理層彙報相關情況。 Coordinate the implementation and information collection of climate change response work, regularly track and evaluate the progress and effectiveness of implementation, and report relevant situations to the management level.

STRATEGY 策略

2025 年，遠洋集團將氣候因素系統融入戰略規劃與決策流程，並參考國際公認的氣候情景框架，評估不同氣候情景下的業務影響。集團識別了關鍵氣候風險與機遇，深化應對策略並評估其財務影響，從而提升戰略韌性、優化資源配置，為利益相關方提供前瞻性決策支持。

In 2025, Sino-Ocean Group systematically integrated climate factors into its strategic planning and decision-making processes. Referencing internationally recognized climate scenario frameworks, the Group assessed the business impacts under various climate scenarios. We identified key climate-related risks and opportunities, deepened our response strategies, evaluated the financial implications, thereby enhancing strategic resilience, optimizing resource allocation, and providing forward-looking decision support for stakeholders.

CLIMATE SCENARIO SELECTION 氣候情景選擇

遠洋集團綜合參考政府間氣候變化專門委員會 (IPCC) 發佈的共享社會經濟路徑 (SSP) 情景，以及央行與監管機構綠色金融網絡 (NGFS) 的情景，具體選取 IPCC SSP1-2.6 與 SSP5-8.5 情景，用以評估不同溫升路徑下的物理風險；採用 NGFS 「淨零排放 2050 (Net Zero 2050)」與「現行政策 (Current Policies)」情景，用以分析不同政策強度下的轉型風險。我們分析覆蓋短期 (2025-2028)、中期 (2028-2035) 及長期 (2035-2050) 三個時段，評估物理風險與轉型風險對集團所有運營及管理業務板塊的潛在影響。

Sino-Ocean Group comprehensively references the Shared Socioeconomic Pathways (SSP) scenarios published by the Intergovernmental Panel on Climate Change (IPCC) and the scenarios from the Network for Greening the Financial System (NGFS). Specifically, we select the IPCC SSP1-2.6 and SSP5-8.5 scenarios to assess physical risks under different warming pathways. We adopt the NGFS "Net Zero 2050" and "Current Policies" scenarios to analyze transition risks under different policy intensities. Our analysis covers short-term (2025-2028), medium-term (2028-2035), and long-term (2035-2050) periods, evaluating the potential impacts of physical and transition risks on all our operation and management business segments.

情景類型 Scenario	至 2100 年，全球平均氣溫上升將超過工業化前水平 Global Average Temperature Rise by 2100 Relative to Pre-industrial Levels	情景描述 Scenario Description	參考情景 Reference Scenarios
綠色情景 / 加速轉型情景 Green Scenario / Accelerated Transition Scenario	<2°C	<p>物理影響: 將全球溫升控制在 2°C 以內，全球能源結構將加速轉型，實現溫室氣體顯著減排。儘管部分區域極端天氣的頻率與強度可能加劇，但各國正通過系統性的適應與減緩措施，積極應對由此帶來的實體風險。</p> <p>Physical Impact: Limiting global warming to below 2°C requires an accelerated transition in the global energy structure and significant greenhouse gas emission reductions. Although the frequency and intensity of extreme weather events may intensify in some regions, countries are actively addressing the resulting physical risks through systematic adaptation and mitigation measures.</p>	<p>物理風險: 政府間氣候變化專門委員會 - 共享社會經濟路徑 (SSP1—2.6)</p> <p>Physical Risk: IPCC Shared Socioeconomic Pathways (SSP1-2.6)</p> <p>轉型風險: 央行與監管機構綠色金融網絡 (NGFS-Net Zero 2050)</p> <p>Transformation Risk: NGFS - Net Zero 2050</p>

		<p>社會經濟影響：全球正加速轉向可持續增長路徑，表現為化石能源消費強度下降與綠色消費興起。在日趨嚴格的氣候政策與持續創新的推動下，全球碳價格預計持續上升，各國共同努力邁向 2050 年左右實現二氧化碳淨零排放的目標。</p> <p>Socioeconomic Impact: The world is accelerating its shift towards a sustainable growth path, characterized by declining fossil fuel consumption intensity and the rise of green consumption. Driven by increasingly stringent climate policies and continuous innovation, global carbon prices are expected to rise steadily, with countries collectively striving towards the goal of achieving net-zero carbon dioxide emissions around 2050.</p>	
<p>棕色情景 / 高溫升情景 Brown Scenario / High Warming Scenario</p>	>3°C	<p>物理影響：若化石燃料持續無序消耗，社會經濟將維持高碳高能耗發展，全球平均氣溫升幅可能超過工業化前水平 4°C 以上。這將導致極端氣候事件的頻率與強度顯著增強，影響範圍覆蓋全球大部分區域與人口。</p> <p>Physical impact: If the disorderly consumption of fossil fuels continues and socioeconomic development remains high-carbon and energy-intensive, the global average temperature rise may exceed 4°C above pre-industrial levels. This would lead to a significant increase in the frequency and intensity of extreme climate events, affecting most regions and populations globally.</p> <p>社會經濟影響：在全球氣候政策推進乏力與高碳生活模式持續的背景下，能源結構調整進程遲滯，清潔能源普及受阻。這進一步導致消費明顯收縮，宏觀經濟環境惡化，並伴隨通貨膨脹加劇與失業率上升。</p> <p>Socioeconomic Impact: Against a backdrop of weak global climate policy advancement and persistent high-carbon lifestyles, the energy structure adjustment process lags, hindering the widespread adoption of clean energy. This, in turn, leads to a noticeable contraction in consumption, a deterioration in the macroeconomic environment, accompanied by intensified inflation and rising unemployment.</p>	<p>物理風險：政府間氣候變化專門委員會 - 共享社會經濟路徑 (SSP5-8.5)</p> <p>Physical Risk: IPCC Shared Socioeconomic Pathways (SSP5-8.5)</p> <p>轉型風險：央行與監管機構綠色金融網絡 (NGFS-Current Policies)</p> <p>Transition Risk: NGFS - Current Policies</p>

MATERIAL RISKS AND OPPORTUNITIES

重大風險和機遇

遠洋集團積極開展氣候風險識別與分析工作，系統梳理氣候變化可能帶來的主要風險與潛在機遇，並結合業務實際制定針對性應對舉措。

Sino-Ocean Group actively conducts climate risk identification and analysis, systematically reviewing the major risks and potential opportunities that climate change may bring, and formulates targeted response measures based on business operations.

物理風險類別 Type of physical risk	潛在影響 Potential impact	應對措施 Response measures
<p>極熱 Extreme heat</p>	<p>能耗與運維成本上升：極端高溫可能增加公司在營商業、物流及辦公項目的空調制冷負荷，制冷效率大幅降低，進而推高能耗及運維成本。</p> <p>Increasing energy consumption and operation and maintenance costs: Extreme high temperatures may increase the air conditioning cooling load of the company's commercial, logistics, and office projects, significantly reducing cooling efficiency, and thereby driving up energy consumption and operation and maintenance costs.</p> <p>租金收入損失：制冷不穩或設備頻繁故障可能引發租戶投訴、要求租金減免或退租，造成租金收入損失。</p> <p>Loss of rental income: Unstable refrigeration or frequent equipment failures may cause tenants to complain, request rent reduction or cancellation, resulting in loss of rental income.</p> <p>運營成本上升：高溫環境下需增設降溫設施、發放防暑物資、實行錯時作業，增加日常運營管理支出。</p> <p>Rising operating costs: In high-temperature environments, it is necessary to add cooling facilities, distribute heatstroke prevention materials, implement staggered operations, and increase daily operational management expenses.</p>	<p>制冷設備改造：對倉庫及辦公區空調系統開展能效評估，優先更換使用超 10 年低能效設備，分階段推進節能改造。</p> <p>Refrigeration equipment renovation: Conduct energy efficiency assessments on the air conditioning systems in warehouses and office areas, prioritize replacing low energy efficiency equipment that has been in use for over 10 years, and promote energy-saving renovation in stages.</p> <p>租戶保障機制：建立高溫天氣租戶溝通機制，提供移動空調、風扇等臨時降溫措施。</p> <p>Tenant protection mechanism: Establish a communication mechanism for tenants in hot weather, and provide temporary cooling measures such as mobile air conditioning and fans.</p> <p>應急預案完善：制定極端高溫應急預案，明確設備故障、停電等突發情況的響應流程。</p> <p>Improvement of emergency plan: Develop an emergency plan for extreme high temperatures, clarify the response process for equipment failures, power outages, and other emergencies.</p> <p>員工健康保障：為一線物業人員發放高溫補貼與防暑物資；在高溫作業區配備空調休息室和飲水設施；聯合醫療機構開展防暑培訓，制定中暑應急預案。</p> <p>Employee health protection: Provide high-temperature subsidies and heatstroke prevention materials to frontline property personnel; Equip air-conditioned lounges and drinking water facilities in high-temperature work areas; Collaborate with medical institutions to conduct heatstroke prevention training and develop emergency plans for heatstroke.</p>
<p>極寒 Extremely Cold</p>	<p>能源成本上升：建築保溫性能不足或供暖系統效率低下，可能導致採暖能耗與電費支出上升。</p> <p>Rising energy costs: Insufficient insulation performance of buildings or inefficient heating systems may lead to an increase in heating energy consumption and electricity bills.</p>	<p>設計與選材前置：在項目規劃階段導入低溫適應性設計，優化外牆、屋面保溫構造，並優先選用抗凍材料。</p> <p>Pre design and material selection: Introduce low-temperature adaptive design during the project planning phase, optimize the insulation structure of exterior walls and roofs, and prioritize the use of antifreeze materials.</p>

	<p>設施設備維修成本上升：供水、消防等管線及公共設施可能因凍裂、積雪或凍脹受損，引發緊急維修與更換支出。</p> <p>Increasing maintenance cost of facilities and equipment: Water supply, fire protection, and other pipelines and public facilities may be damaged due to frost cracking, snow accumulation, or frost heave, leading to emergency maintenance and replacement expenses.</p>	<p>設備保溫升級：排查易凍損設備，對供水、消防等關鍵管線實施保溫包覆、電伴熱及防凍設計。</p> <p>Equipment insulation upgrade: Identify equipment that is prone to freezing damage, and implement insulation coating, electric heat tracing, and anti-freezing design for key pipelines such as water supply and fire protection.</p>
<p>極端降水 Extreme precipitation</p>	<p>設施維修成本上升：極端降水易引發地下車庫、配電室、水泵房等區域水浸，導致設備維修更換與應急處置支出增加。</p> <p>Increasing facility maintenance cost: Extreme precipitation can easily cause flooding in areas such as underground garages, distribution rooms, and water pump rooms, leading to increased expenses for equipment maintenance, replacement, and emergency response.</p> <p>租金收入損失與履約風險：可能因積水倒灌、排水不暢、滲漏等缺陷引發租戶投訴、租金減免與退租，以及業主退房索賠與合同糾紛。</p> <p>Loss of rental income and breach risk: Tenant complaints, rent reduction and cancellation, as well as claims and contract disputes due to defects such as water accumulation, poor drainage, and leakage.</p> <p>運營支出與人工成本上升：防汛期間需加密安保、清潔、維修值守與巡查，額外人工與調度投入增加。</p> <p>Increasing operating expenses and labor costs: During the flood prevention period, security, cleaning, maintenance duty, and inspections need to be strengthened, and additional labor and scheduling investment has increased.</p>	<p>運營與應急強化：定期清理排水系統並開展關鍵設備防水檢查，儲備防汛物資，建立極端天氣巡查值守與輪崗機制，聯動第三方應急支援並購買保險保障。</p> <p>Operations and emergency strengthening: Regularly clean the drainage system and conduct waterproof inspections of key equipment, reserve flood prevention materials, establish extreme weather patrol and duty rotation mechanisms, coordinate third-party emergency support, and purchase insurance protection.</p> <p>營銷與溝通強化：在營銷中心展示海綿城市設計要點並做好預期管理；建立極端天氣後客訴快速響應機制。</p> <p>Marketing and communication strengthening: Show key points of sponge city design in the marketing center and managing expectations effectively; Establish a rapid response mechanism for customer complaints after extreme weather.</p>
<p>颱風 Typhoon</p>	<p>建造成本與理賠成本上升：可能導致在建項目施工設施受損、在營商業與辦公項目外立面 / 幕牆破壞，增加修復支出及人身傷害理賠成本。</p> <p>Rising construction and claims costs: May result in damage to ongoing construction sites, or damage to the exteriors or curtain walls of operating commercial and office properties, increasing repair expenditures and liability costs related to personal injury claims.</p> <p>運營成本與人工成本上升：颱風期間可能增加安保、清潔、維修等人力與調度投入。</p> <p>Increasing operating and labor costs: Additional manpower and scheduling efforts may be required for security, cleaning, and maintenance during typhoon periods.</p>	<p>設計與技術強化：項目設計應用綠建三星標準，採用局部三層夾膠玻璃提升抗風性能。</p> <p>Design and technical enhancement: The project design adopts the Green Building Samsung standard and uses local three-layer laminated glass to enhance wind resistance performance.</p> <p>應急預案完善與隱患治理：建立分級應急響應機制，定期開展防風防汛檢查，加固高空設施。</p> <p>Improvement of emergency plans and hazard management: Establish a graded emergency response mechanism, regularly carry out wind and flood prevention inspections, and reinforce high-altitude facilities.</p> <p>物資與外部聯動保障：儲備防汛物資和防護裝備，並與第三方簽訂應急支援協議。</p> <p>Material and external linkage guarantee: Reserve flood control materials and protective equipment, and sign emergency support agreements with third parties.</p>

LIST OF TRANSITION RISKS
轉型風險清單

轉型風險類別 Transition risk category	潛在影響 Potential Impact	應對措施 Our Response Measures
<p>現有產品和監管服務的要求 Existing Product and Service Requirements and Regulation</p>	<p>設計成本上升：綠色建築與能效標準趨嚴，開發項目可能面臨方案調整增多、報批週期拉長，推高設計與時間成本。</p> <p>Rising Design Costs: Stringent green building and energy efficiency standards may lead to increased design adjustments and prolonged approval cycles for our development projects, pushing up design and time costs.</p> <p>採購與合規成本：建築材料碳足跡與健康要求提高、工地環保監管加嚴，若開發項目不達標可能引發整改換料、處罰甚至停工，造成額外成本與工期損失。</p> <p>Procurement and Compliance Costs: Higher requirements for the carbon footprint and health aspects of building materials, coupled with stricter on-site environmental supervision. Non-compliance in our development projects may trigger rectification, material replacement, penalties, or even work stoppages, resulting in additional costs and schedule delays.</p>	<p>設計標準與技術創新：在設計階段預留必要接口與條件，對新建商寫項目開展能耗分析。</p> <p>Design Standards and Technological Innovation: We reserve necessary interfaces and conditions during the design phase and conduct energy consumption analysis for new commercial and office projects.</p> <p>供應商管理：制定《綠色採購政策》，優先採用綠色材料和健康材料，強化供應商調研與材料送檢，建立健康材料庫。</p> <p>Supplier Management: We formulate a "Green Procurement Policy," prioritize green and healthy materials, strengthen supplier research and material testing, and establish a healthy materials database.</p> <p>綠色工地管理：通過在線監測、噴淋降塵與現場封閉管控等措施強化揚塵噪聲治理，並完善車輛清洗與垃圾站管理。</p> <p>Green Construction Site Management: We strengthen dust and noise control through online monitoring, spray dust suppression, and on-site enclosure management, and improve vehicle cleaning and waste station management.</p>
<p>政策 & 法規 Policy & Regulation</p>	<p>提高溫室氣體排放定價 Increased Pricing of Greenhouse Gas Emissions</p> <p>供應鏈成本上升：隨著碳排放交易體系完善，鋼鐵、水泥等建材行業正式納入碳市場，碳成本可能通過供應鏈傳導至企業；</p> <p>Rising Supply Chain Costs: As carbon emission trading systems mature, with industries like steel and cement formally included in carbon markets, carbon costs may be transmitted to us through the supply chain.</p> <p>合規處罰風險上升：未能滿足監管要求的碳排放數據披露可能面臨處罰，增加合規成本。</p> <p>Increased Risk of Compliance Penalties: Failure to meet regulatory requirements for carbon emission data disclosure may face penalties, increasing our compliance costs.</p>	<p>強化供應鏈管理：優先選用綠色認證 / 再生建材，與核心供應商簽訂長期合作以穩成本。</p> <p>Strengthen Supply Chain Management: We prioritize the use of green-certified/recycled building materials and sign long-term cooperation agreements with core suppliers to stabilize costs.</p> <p>數據監測與碳管理能力強化：加強碳排放數據的監測、覈算與披露，定期開展能源審計。</p> <p>Strengthening data monitoring and carbon management capabilities: Strengthen the monitoring, accounting, and disclosure of carbon emission data, and regularly conduct energy audits.</p>
<p>技術 Technology</p>	<p>低碳技術轉型 Low-Carbon Technology Transition</p> <p>施工建造成本上升：建築及能源領域技術要求快速提升，若企業技術儲備不足或應用不當，可能導致施工效率低下、建設週期延長。</p> <p>Rising Construction Costs: Rapid advancement in technology requirements for buildings and energy. Insufficient technological reserves or improper application may lead to low construction efficiency and extended project timelines.</p>	<p>建造體系與施工工藝應用：採用新建造體系，加強智能爬架、裝配式等工藝工法應用，並對一線人員開展標準培訓考核。</p> <p>Application of Construction Systems and Techniques: We adopt new construction systems, enhance the application of processes like intelligent climbing frames and prefabrication, and conduct standardized training and assessment for frontline personnel.</p>

		<p>運營能耗上升： 未能及時應用可再生能源及智能化技術於物業運營，可能導致增加能耗費用。</p> <p>Rising Operational Energy Consumption: Failure to promptly apply renewable energy and smart technologies in our property operations may lead to increased energy costs.</p>	<p>能效管控與可再生能源應用： 搭建能源管控檢測系統平台，增設中央空調能源管理控制系統，擴大可再生能源技術應用。</p> <p>Energy efficiency control and renewable energy application: Build an energy control and detection system platform, add a central air conditioning energy management and control system, and expand the application of renewable energy technologies.</p>
市場 Market	客戶行為轉變 Shift in Customer Behavior	<p>營業收入損失： 隨著購房者對綠色建築、健康空間需求增加，若公司未能及時開發綠色建築，可能導致銷售週期延長，造成營銷費用增加及營業收入減少。</p> <p>Loss of Operating Income: As homebuyers' demand for green buildings and healthy spaces increases, our failure to promptly develop green buildings may lead to prolonged sales cycles, increased marketing expenses, and reduced operating income.</p> <p>租金競爭力下降： 隨著租戶對綠色建築、物業服務與節能運營需求增長，若公司未能及時推進低碳物業開發與運營，可能導致租金競爭力下降及優質客戶流失。</p> <p>Decline in Rental Competitiveness: As tenants' demand for green buildings, property services, and energy-efficient operations grows, our failure to promptly advance low-carbon property development and operations may lead to decreased rental competitiveness and loss of high-quality clients.</p>	<p>綠色建築開發： 制定《住宅綠色建築設計指引》等制度，執行節能 65% 與 30% 綠地率標準，並對標三星 /LEED/WELL/ 淨零碳等標準。</p> <p>Green Building Development: We formulate systems like the "Green Building Design Guidelines for Residence", implement energy-saving standards of 65% and a green space ratio of 30%, and benchmark against standards like Three-Star, LEED, WELL, and Net Zero Carbon.</p> <p>物業運營與服務品質優化： 搭建能源管理監測系統，開展設備節能改造，提升綠色辦公與健康空間服務。</p> <p>Optimization of Property Operations and Service Quality: We build energy management and monitoring systems, implement energy-saving equipment retrofits, and enhance green office and healthy space services.</p> <p>向輕資產代建轉型： 剝離 / 減少重資產，推進存量重資產盤活處置及合作開發，夯實代建業務的標準化能力與項目管理輸出體系。</p> <p>Transition to Light-Asset Project Management: We divest/reduce heavy assets, advance the revitalization and disposal of existing heavy assets and cooperative development, and solidify the standardized capabilities and project management output system of our project management business.</p>
聲譽 Reputation	來自利益相關方的顧慮或負面反饋增加 Increased Concerns or Negative Feedback from Stakeholders	<p>品牌修復與營銷成本上升： 施工環保與氣候韌性措施不到位可能引發周邊投訴與負面輿情，導致銷售轉化率下降，增加品牌修復成本。</p> <p>Rising Brand Remediation and Marketing Costs: Inadequate construction environmental protection and climate resilience measures may trigger surrounding complaints and negative public opinion, leading to decreased sales conversion rates and increased brand remediation costs.</p> <p>融資成本上升： 企業氣候治理與減排表現偏弱可能導致 ESG 評價承壓，影響投資者信心與融資條件，推高融資成本，削弱品牌形象與客戶信任。</p> <p>Rising financing costs: Weak climate governance and emission reduction performance may pressure our ESG ratings, affecting investor confidence and financing conditions, pushing up financing costs, and weakening our brand image and customer trust.</p>	<p>環保施工與現場管理強化： 採用環保工藝並配置防塵降噪設施，降低投訴與負面影響。</p> <p>Strengthen Environmental Construction and On-Site Management: We adopt environmentally friendly processes and equip with dust and noise control facilities to reduce complaints and negative impacts.</p> <p>強化利益相關方溝通： 面向利益相關方主動回應 ESG 評級表現及相關關切，提升信息透明度與市場溝通成效。</p> <p>Strengthen stakeholder communication: Proactively respond to ESG rating performance and related concerns from stakeholders, enhance information transparency and market communication effectiveness.</p>

LIST OF OPPORTUNITIES
機遇清單

機遇類別 Opportunity category	潛在影響 Potential Impact	應對措施 Response Measures
可再生能源應用 Renewable Energy Application	<p>運營成本下降： 推進園區、商業及物業項目分布式光伏等可再生能源應用，降低對傳統能源依賴與價格波動暴露，推動降本增效。</p> <p>Reduction in Operational Costs: By promoting the application of distributed photovoltaic and other renewable energy sources in parks, commercial and property projects, reliance on traditional energy and exposure to price volatility can be reduced, driving cost reduction and efficiency improvement.</p>	<p>可再生能源應用： 安裝太陽能光伏發電與太陽能熱水系統，利用可再生能源供能。</p> <p>Renewable Energy Application: Install solar photovoltaic power generation and solar water heating systems to utilize renewable energy for power supply.</p> <p>綠色食堂： 在部分員工食堂使用生物質燃料替代傳統燃氣，推進綠色運營。</p> <p>Green Cafeterias: Replace traditional gas with biomass fuel in some staff cafeterias to promote green operations.</p>
資源使用效率 Resource utilization efficiency	<p>建造及運營成本下降： 通過推進節能改造、智慧能源管理等，可提升資源利用效率、降低水電熱等能源消耗，減少運營成本。</p> <p>Reduction of Construction and Operational Costs: By promoting energy-saving retrofits and smart energy management, resource utilization efficiency can be enhanced, consumption of resources such as electricity, water, and heating can be reduced, thereby lowering operational costs.</p>	<p>能源管理與節能改造： 搭建智慧能源監測平台，對空調、鍋爐、照明等系統實施節能改造與控制優化。</p> <p>Energy Management and Energy-Saving Retrofits: Establish a smart energy monitoring platform and implement energy-saving retrofits and control optimizations for systems such as air conditioning, boilers, and lighting.</p> <p>節能方案與績效考核： 制定節能方案，建立能效績效考核與獎懲制度。</p> <p>Energy-Saving Solutions and Performance Evaluation: Formulate energy-saving plans and establish an energy efficiency performance assessment and incentive mechanism.</p> <p>綠色建築認證： 推動項目獲取綠色建築認證，提升建築能效與可持續性能。</p> <p>Green Building Certification: Enhance building energy efficiency and sustainable performance to promote the acquisition of green building certifications for projects.</p>
開發或新增 低碳產品和服務 Develop or Introduce Low-Carbon Products and Services	<p>市場競爭力上升： 通過開發綠色建築、低碳園區及健康居住等低碳產品與服務，增強優質客戶黏性，拓展綠色運營相關增值服務空間，提升市場競爭力。</p> <p>Enhanced Market Competitiveness: By developing low-carbon products and services such as green buildings, low-carbon parks and healthy residences, client loyalty among high-quality customers can be strengthened, the scope for value-added services related to green operations can be expanded, and then market competitiveness improved.</p>	<p>打造綠色產品體系： 推進綠色健康建築建設，系統應用綠色環保建築技術，並鼓勵項目申請更高等級綠色建築認證。</p> <p>Build a Green Product System: Promote the construction of green and healthy buildings, systematically apply environmentally friendly building technologies, and encourage projects to pursue higher-level green building certifications.</p> <p>低碳服務： 在新住宅項目中配置電動汽車充電設施，作為低碳配套服務。</p> <p>Low-Carbon Services: Install electric vehicle charging facilities in new residential projects as a low-carbon supporting service.</p> <p>綠色契約： 在購房及租賃合同中增設環境保護條款，倡導綠色行為。</p> <p>Green Leases: Incorporate environmental protection clauses in property purchase and rental agreements to advocate for green practices.</p> <p>強化信息披露： 提升氣候變化相關信息披露的全面性與透明度。</p> <p>Strengthen Information Disclosure: Enhance the comprehensiveness and transparency of climate-related information disclosure.</p>

CLIMATE SCENARIO ANALYSIS

氣候情景分析

為深入分析氣候變化實體風險與轉型風險對遠洋集團業務運營的潛在影響，我們開展了系統的氣候情景分析，以識別不同氣候路徑下的風險，並為戰略決策提供依據。

To conduct an in-depth analysis of the potential impacts of climate change physical and transition risks on our business operations, we perform a systematic climate scenario analysis to identify risks under different climate pathways and provide a basis for our strategic decision-making.

PHYSICAL RISK ANALYSIS AND ASSESSMENT

物理風險分析評估

我們基於選定的氣候變化情景（SSP1-2.6 及 SSP5-8.5），採用北京氣候中心（BCC）發佈的氣候預估數據集，以 2028 年、2035 年及 2050 年作為短、中、長期時間劃分維度，選擇集團主要業務運營的 15 個城市組別，覆蓋住宅開發、物業服務及不動產開發運營等業務，評估不同時段下面臨的極熱、極寒、極端降水及颱風四大物理風險的潛在影響，為強化風險管理能力與部署應對行動提供依據。

Based on the selected climate change scenarios (SSP1-2.6 and SSP5-8.5), we utilize climate projection datasets released by the Beijing Climate Center (BCC). Using 2028, 2035, and 2050 as the short-, medium-, and long-term time dimensions, we select 15 city groups where our main operations are located, covering businesses such as residential development, property services, and real estate development and operation. We assess the potential impacts of four major physical risks—extreme heat, extreme cold, extreme precipitation, and typhoons—faced in different periods, providing a basis for strengthening our risk management capabilities and deploying response actions.

綠色情景 / 加速轉型情景 (SSP1-2.6) 遠洋集團各業務所在地區面臨的較顯著風險 Table: More Significant Risks Faced by Regions Where Our Businesses are Located Under the Green Scenario/Accelerated Transition Scenario (SSP1-2.6)			
地區 Region	SSP1-2.6		
	短期 (2025 年 -2028 年) Short-term (2025-2028)	中期 (2028 年 -2035 年) Medium-term (2028-2035)	長期 (2035 年 -2050 年) Long-term (2035-2050)
華北 North China	極熱、極寒 Extreme Heat, Extreme Cold	極熱、極寒 Extreme Heat, Extreme Cold	極熱、極寒 Extreme Heat, Extreme Cold
華東 East China	極熱、極端降水、颱風 Extreme Heat, Extreme Precipitation, Typhoon	極熱、颱風、極端降水 Extreme heat, typhoons, and extreme precipitation	極熱、颱風、極端降水 Extreme heat, typhoons, and extreme precipitation
中南 Central & South China	極熱、極端降水、颱風 Extreme Heat, Extreme Precipitation, Typhoon	極熱、颱風 Extreme Heat, Typhoon	極熱、極端降水、颱風 Extreme Heat, Extreme Precipitation, Typhoon
東北 Northeast China	颱風 Typhoon	颱風 Typhoon	颱風 Typhoon
棕色情景 / 高溫升情景 (SSP5-8.5) 遠洋集團各業務所在地區面臨的較顯著風險 Table: More Significant Risks Faced by Regions Where Our Businesses are Located Under the Brown Scenario/High Warming Scenario (SSP5-8.5)			
地區 Region	SSP5-8.5		
	短期 (2025 年 -2028 年) Short-term (2025-2028)	中期 (2028 年 -2035 年) Medium-term (2028-2035)	長期 (2035 年 -2050 年) Long-term (2035-2050)
華北 North China	極熱、極寒 Extreme Heat, Extreme Cold	極熱、極寒 Extreme Heat, Extreme Cold	極熱 Extreme Heat
華東 East China	極熱、颱風、極端降水 Extreme Heat, Typhoon, Extreme Precipitation	極熱、極端降水、颱風 Extreme Heat, Extreme Precipitation, Typhoon	極熱、颱風、極端降水 Extreme Heat, Typhoon, Extreme Precipitation
中南 Central & South China	極熱、極端降水、颱風 Extreme Heat, Extreme Precipitation, Typhoon	極熱、極端降水、颱風 Extreme Heat, Extreme Precipitation, Typhoon	極熱、極端降水、颱風 Extreme Heat, Extreme Precipitation, Typhoon
東北 Northeast China	颱風 Typhoon	颱風 Typhoon	颱風 Typhoon

TRANSITION RISK ANALYSIS AND ASSESSMENT

轉型風險分析評估

針對轉型風險，遠洋集團基於不同氣候情景，綜合考慮政策與監管導向、市場需求變化、技術發展路徑及客戶偏好演進等因素，並結合集團已開展的相關管理實踐，從緊迫性、風險意識、應對行動三個維度，開展系統性的影響與重要性評估。基於識別結果，集團將重點關注現有產品和服務的要求及監管、提高溫室氣體排放定價、來自利益相關方的顧慮或負面反饋增加等高風險類別的轉型風險。未來，遠洋集團將持續跟蹤政策法規、市場需求及行業趨勢變化，動態監測轉型風險暴露，並結合業務策略與運營管理優化應對舉措，提升低碳轉型適應能力與競爭力，支持集團實現高質量、可持續發展。

Regarding transition risks, based on different climate scenarios, Sino-Ocean Group conducts a systematic assessment of impact and materiality from three dimensions: urgency, risk awareness, and response actions. This assessment comprehensively considers factors such as policy and regulatory trends, changes in market demand, technological development pathways, and the evolution of customer preferences, combined with our existing management practices. Based on the identification results, the Group will focus on high-risk categories of transition risks, including existing product and service requirements and regulation, increased pricing of greenhouse gas emissions, and increased concerns or negative feedback from stakeholders. In the future, Sino-Ocean Group will continuously monitor changes in policies and regulations, market demand, and industry trends, dynamically track transition risk exposure, and optimize response measures in conjunction with our business strategy and operational management. This aims to enhance our low-carbon transition adaptability and competitiveness, supporting the achievement of high-quality and sustainable development.

根據評估分析將轉型風險等級分為 3 個等級，分別為：低度、中度、高度：

Based on the assessment analysis, transition risk levels are categorized into three grades: Low, Medium, and High:

類別 Category	轉型風險 Transformation risk	風險等級 Risk level	
		Net Zero 2050 (淨零排放情景)	Current Policies (現行政策情景)
政策 & 法規 Policies&Regulations	現有產品和服務的要求及監管 Existing Product and Service Requirements and Regulation		
	提高溫室氣體排放定價 Increased Pricing of Greenhouse Gas Emissions		
技術 Technology	低碳技術轉型的成本 Cost of Low-Carbon Technology Transition		
市場 Market	客戶行為轉變 Shift in Customer Behavior		
	原材料價格上漲 Rise in Raw Material Prices		
聲譽 Reputation	來自利益相關方的顧慮或負面反饋增加 Increased Concerns or Negative Feedback from Stakeholders		

FINANCIAL IMPACT ANALYSIS

財務影響分析

我們採用系統化、規範化的財務評估方法，評估氣候變化可能對集團經營與財務表現產生的影響，並將評估結果作為制定氣候行動與管理舉措的重要依據。集團據此明確氣候適應與減緩的重點方向與推進路徑，為資源配置、項目管理及綠色轉型決策提供支持，持續提升經營韌性與可持續發展能力。

We adopt a systematic and standardized financial evaluation method to assess the potential impact of climate change on the Group's operations and financial performance, and use the evaluation results as an important basis for formulating climate action and management measures. The Group hereby clarifies the key directions and promotion paths for climate adaptation and mitigation, providing support for resource allocation, project management, and green transformation decision-making, and continuously improving business resilience and sustainable development capabilities.

遠洋集團氣候風險財務影響評估結果⁸

Climate Risk Financial Impact Assessment Results of Sino-Ocean Group⁸

	短期 (2025 年 -2028 年) Short term (2025-2028)		中長期 Medium to Long Term
風險類型 Type of Risk	開發業務影響 Development business impact	運營業務影響 Operational business impact	未來趨勢 Future trends
極熱 Extreme heat	極熱天氣對公司現階段開發業務整體影響暫不顯著。 Extreme heat has no significant impact on the overall development of the company's business at this stage.	在極熱天氣影響下，當前階段預計對能源消耗開支、運營成本及租金收入預計產生輕微影響。 Under the influence of extreme heat, the current stage is expected to have a slight impact on energy consumption expenses, operating costs, and rental income.	極端高溫未來或更趨頻繁且強度提升，項目能耗與運營成本可能相應增加。 Extreme heat may become more frequent and intense in the future, leading to a corresponding increase in project energy consumption and operating costs.
極寒 Extreme cold	極寒天氣對公司現階段開發業務整體影響暫不顯著。 Extreme cold has no significant impact on the overall development of the company's business at this stage.	在極寒天氣影響下，供暖系統負荷增加，能源消耗與運維成本預計將在當前階段產生輕微影響。 Under the influence of extreme cold, the heating system load will increase, and energy consumption and operation and maintenance costs are expected to have a slight impact at the current stage.	儘管極寒天氣的不確定性有所上升，但對公司業務及成本的整體影響預計仍相對可控。 Although the uncertainty of extreme cold has increased, the overall impact on the company's business and costs is expected to be relatively controllable.
極端降水 Extreme precipitation	極端降水事件可能引發在建項目施工中斷、材料損毀及窩工，造成建造、運營及維修成本上升，導致營業收入下降，預計在短期內產生顯著影響。 Extreme precipitation events may cause construction interruptions, material damage, and work slowdown in ongoing projects, resulting in increased construction, operation, and maintenance costs, leading to a decrease in operating income, and are expected to have a significant impact in the short term.	極端降水可能導致在營項目出現內澇、設施損壞，引發緊急維修與運營中斷，導致租金收入下降，預計短期內對運營業務造成顯著影響。 Extreme precipitation may cause waterlogging and facility damage to ongoing projects, leading to emergency maintenance and operational interruptions, resulting in a decrease in rental income, and is expected to have a significant impact on operational business in the short term.	極端降水事件未來頻率與強度預計將上升，項目排水系統壓力加大，開發與運營階段的應急與修復成本可能顯著增加，帶來持續性財務壓力。 Frequency and intensity of extreme precipitation events are expected to increase, leading to increased pressure on the project's drainage system. The emergency and repair costs during the development and operation stages may significantly increase, bringing sustained financial pressure.
颱風 Typhoon	颱風可能導致在建項目停工、設備損毀及施工中斷，導致維修、運營成本上升，對開發業務造成顯著影響。 Typhoons may cause project shutdowns, equipment damage, and construction interruptions, leading to increased maintenance and operating costs, and significantly impacting development business.	颱風可能造成在營項目外立面破損、設施損壞及人員安全風險，引發緊急維修與運營中斷，對運營業務造成顯著影響。 Typhoons may cause damage to the exterior facade of ongoing projects, facilities, and personnel safety risks, leading to emergency maintenance and operational interruptions, and significantly affecting operational business.	颱風風險影響或將進一步加深，相關項目的抗風加固與應急保障投入可能增加，沿海區域設施維護壓力尤為突出，潛在損失規模亦可能隨之上升。 The impact of typhoon risks may further deepen, and investment in wind reinforcement and emergency support for related projects may increase. The maintenance pressure of facilities in coastal areas is particularly prominent, and the potential scale of losses may also increase accordingly.

政策 & 法規 Policies & Regulations	政策和法規風險對公司現階段開發業務整體影響顯著。在綠色建築標準趨嚴的影響下，設計修改、合規認證、材料重新採購及施工合規成本預計將在當前階段產生較為顯著的影響。 Policy and regulatory risks have a significant impact on the overall development of the company's business at this stage. Under the influence of stricter green building standards, design modifications, compliance certification, material procurement, and construction compliance costs are expected to have a significant impact at the current stage.	政策和法規風險對公司現階段運營業務產生輕微影響。既有建築節能改造要求將引發能源系統升級與合規審計成本小幅上升。 Policy and regulatory risks have a slight impact on the company's current operational business. The energy-saving renovation requirements of existing buildings will lead to a slight increase in the cost of energy system upgrades and compliance audits.	政策與法規約束力度預計持續加大，開發業務在合規設計、材料認證及施工整改等方面的成本或將上升；運營業務亦可能因能源改造與合規審計要求提高而增加相關投入。 The constraints of policies and regulations are expected to continue to increase, and the costs of development business in compliance design, material certification, and construction rectification may increase; The operational business may also increase related investment due to increased requirements for energy transformation and compliance auditing.
技術 Technology	技術風險對公司現階段開發和運營業務整體影響暫不顯。 The overall impact of technical risks on the company's current development and operation business is currently not significant.		技術創新與迭代預計進入深化階段，開發業務在低碳技術應用與工藝升級方面的投入或將持續增加；運營業務亦可能因智慧能源系統運維及可再生能源替代推進而顯著抬升相關成本。 Technological innovation and iteration are expected to enter the deepening stage, and the investment in low-carbon technology application and process upgrading in development business may continue to increase; The operational business may also significantly increase related costs due to the operation and maintenance of smart energy systems and the promotion of renewable energy substitution.
市場 Market	市場風險對公司現階段開發和運營業務整體影響暫不顯著。 The overall impact of market risk on the company's current development and operation business is currently not significant.		市場對綠色低碳項目的需求將逐步提升，企業開發業務的綠色材料採購與差異化營銷成本將相應增加，運營業務的零碳運營改造與租戶留存成本將進一步擴大。 The demand for green and low-carbon projects in the market will gradually increase, and the costs of green material procurement and differentiated marketing for enterprise development business will correspondingly increase. The zero carbon operation transformation and tenant retention costs for operational business will further expand.

8. 本年度，遠洋集團暫未對氣候相關風險開展系統性量化評估。未來，集團將持續完善氣候風險財務影響評估體系，提升對氣候相關風險的識別、量化與研判能力，並推動評估結果更好融入戰略規劃及 ESG 信息披露體系。
8. During the year, Sino-Ocean Group had not yet carried out a systematic quantitative assessment of climate-related risks. Going forward, the Group will continue to refine its climate risk financial impact assessment framework, strengthen its capabilities to identify, quantify and evaluate climate-related risks, and further integrate the assessment results into strategic planning and ESG disclosure.

<p>聲譽 Reputation</p>	<p>聲譽風險對公司現階段開發業務產生輕微影響。因氣候適應性不足引發的輿情管理、品牌維護及施工環保整改成本預計將在當前階段產生輕微影響。</p> <p>Reputation risk has a slight impact on the company's current business development. The cost of public opinion management, brand maintenance, and construction environmental protection rectification caused by insufficient climate adaptability is expected to have a slight impact at the current stage.</p>	<p>聲譽風險對公司現階段運營業務產生輕微影響。因環保管理不足引發的租戶信任維護成本預計將在當前階段產生輕微影響。</p> <p>Reputation risk has a slight impact on the company's current operational business. The maintenance cost of tenant trust caused by insufficient environmental management is expected to have a slight impact at the current stage.</p>	<p>公眾對企業氣候行動的關注度持續提高，公司 ESG 溝通與品牌維護成本將隨之增加，租戶信任維護與資產價值管理成本也將持續上升。</p> <p>The public's attention to corporate climate action continues to increase, and the cost of ESG communication and brand maintenance for the company will also increase. The cost of tenant trust maintenance and asset value management will also continue to rise.</p>
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RISK MANAGEMENT
風險管理

為強化氣候風險應對能力，遠洋集團已將氣候相關風險與機遇全面納入集團企業風險管理體系。

To strengthen climate risk management capabilities, Sino-Ocean Group has fully integrated climate-related risks and opportunities into the Group's Enterprise Risk Management framework.

● GOVERNANCE AND RESPONSIBILITY INTEGRATION
治理與職責融入

集團建立了「決策 - 管理 - 執行」的三級治理架構。可持續發展委員會負責統籌重大氣候風險的戰略審視；安全委員會則將氣候與極端天氣風險納入日常安全運營監測與應急預案，確保氣候風險與常態化經營風險管理同頻。

The Group has established a three-tier governance structure of "Decision-Making – Management – Execution". The Sustainable Development Committee oversees the strategic review of significant climate risks, while the Safety Committee incorporates climate and extreme weather risks into routine safety operations monitoring and emergency response planning, ensuring climate risk management is synchronized with ongoing operational risk management.

● ASSESSMENT AND PRIORITIZATION
評估與優次排列

集團建立了覆蓋氣候風險識別、評估、應對與監測的全流程管理體系。我們通過組織內部跨專業團隊與外部專家支持，對房地產全產業鏈所涉及的氣候風險開展系統性篩查。在此基礎上，我們通過定期組織跨部門氣候專題研討會，採用定量評分方法對各類風險發生概率與影響程度進行科學評估，將氣候風險與傳統財務、營運風險進行對標排序。

The Group has established a comprehensive end-to-end management system covering the identification, assessment, response and monitoring of climate risks. By organizing cross-disciplinary internal teams and collaborating with external experts, we conduct systematic screening of climate risks across the entire real estate value chain. Following this, we regularly hold cross-departmental climate-focused workshops, applying quantitative scoring methods to scientifically evaluate the likelihood and impact of various risks, thereby benchmarking climate risks against traditional financial and operational risks for prioritization.

● DEEP INTEGRATION
深度融入

各業務單元將氣候風險評估結果作為年度業務計劃與預算編制的考慮因素之一。根據整體評估結果，我們針對重大風險制定專項應對措施，同時積極識別低碳轉型背景下的戰略性發展機遇。

All business units incorporate the results of climate risk assessments as one of the key considerations in annual business planning and budgeting. Based on the overall assessment outcomes, we develop targeted response measures for significant risks, while proactively identifying strategic development opportunities in the context of the low-carbon transition.

METRICS AND TARGETS
指標和目標

遠洋集團持續關注氣候變化帶來的風險與挑戰，將氣候相關指標與目標管理融入長期發展戰略，並對關鍵目標的達成進展開展常態化跟蹤、監察與回顧，以提升管理的前瞻性與可執行性，致力於 2050 年實現涵蓋範圍 1、2、3 溫室氣體排放，即全價值鏈的「淨零排放」。我們每半年一次監察本集團的能源資源使用量和碳排放表現，並按年度予以披露。2025 年，我們在回顧現有目標完成情況的基礎上，進一步完善目標管理機制，並據此制定面向 2030 年的階段性目標，為後續減緩與適應行動的資源配置與路徑推進提供明確指引。

Sino-Ocean Group continues to pay close attention to the risks and challenges posed by climate change. We have integrated climate-related metrics and target management into our long-term development strategy, and conduct regular tracking, monitoring and review of progress toward key targets to enhance the forward-looking nature and executability of our management approach, striving to achieve "Net Zero" across its value chain by 2050, encompassing Scope 1, 2, and 3 greenhouse gas emissions. We monitor the Group's energy and resource consumption and carbon emissions performance on a semi-annual basis and disclose such performance annually. In 2025, based on a review of progress toward existing targets, we further refined our target management mechanism and accordingly formulated phased targets for 2030, providing clear guidance for subsequent resource allocation and pathway advancement in support of our mitigation and adaptation actions.

指標 METRICS	2030 年目標 2030 TARGETS
<p>碳排放 / 能源消耗 Carbon Emissions / Energy Consumption</p>	<p>到 2030 年，集團住宅開發及不動產開發營運、其他業務範圍 1 及範圍 2 碳排放強度 (以噸二氧化碳當量 / 萬元營業額為單位) 下降 2%(以 2025 年為基準年)。</p> <p>To reduce the Scope 1&2 carbon emission intensity (in tCO₂e/RMB10,000 of revenue) by 2% by 2030 for the Group's residential development, property development & operation business, as well as other businesses (compared with the base year of 2025).</p>
<p>水資源 Water</p>	<p>到 2030 年，集團耗水強度減少 10%(以 2025 年為基準年)。</p> <p>To reduce the Group's water consumption intensity by 10% by 2030 (compared with the base year of 2025)</p>
<p>廢棄物 Waste</p>	<p>到 2030 年，集團無害廢棄物第三方回收強度下降 7%(以 2025 年為基準年)，並持續推進源頭減量、分類回收及資源化利用水準。</p> <p>To reduce the Group's intensity of third-party recycled non-hazardous waste by 7% by 2030 (compared with the base year of 2025), while continuing to advance source reduction, waste segregation and recycling, and resource recovery.</p>
<p>綠色建築 Green Building</p>	<p>2021 年開始，集團 100% 新建項目達到國家綠色建築標準，並鼓勵獲得更高等級認證 (如：國家綠色建築二星級，三星級，美國 LEED 認證，WELL 認證)。</p> <p>Starting from 2021, all new projects of the Group shall meet the National Green Building Standard and pursue higher level certifications (such as the National Two-star/Three-star Green Building Label, US LEED certification, and WELL certification).</p> <p>到 2030 年，自持項目 100% 達到高星級綠色建築標準。</p> <p>By 2030, 100% of our self-held projects shall achieve high-star level of green building standards.</p>

遠洋集團將持續識別氣候變化對經營與資產組合的潛在影響，系統評估物理風險、轉型風險及相關機遇對業務全鏈條的作用機制與潛在影響，並綜合項目屬性、暴露程度及既有管理措施等因素審慎研判其財務影響。集團將動態完善風險識別、監測預警與應對體系，推動適應性管理在項目開發與運營各環節落地，不斷增強資產韌性與經營穩定性。

Sino-Ocean Group will continue to identify the potential impacts of climate change on its operations and asset portfolio, systematically assessing the mechanisms through which physical risks, transition risks, and related opportunities may affect the entire business value chain, as well as their potential implications. We comprehensively consider factors such as project characteristics, exposure levels, and existing management measures to prudently evaluate the associated financial impacts. The Group will also continue to dynamically refine its risk identification, monitoring, early warning, and response systems, promote the integration of adaptive management throughout all stages of project development and operations, and continuously enhance asset resilience and operational stability.

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

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

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

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

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

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

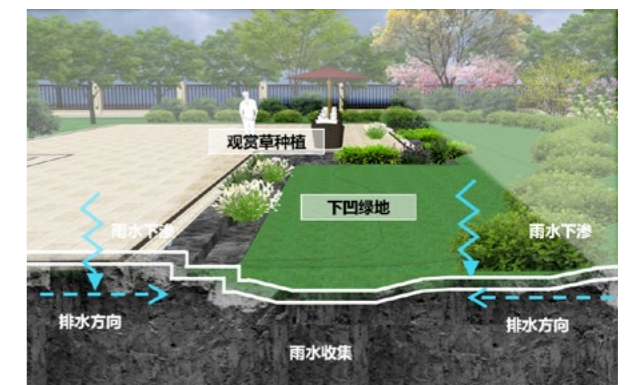
Sino-Ocean has introduced the concept of "sponge city" to a wide range of communities and parks, upholding the principle of giving priority to ecology and adapting to local conditions, so as to enhance water ecological functions, improve the ability to cope with climate change and reduce the impact of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

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

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

遠洋物流園區在建設的細節上也融入了更多對自然環境的考量，將低影響開發理念融入園區規劃設計，避免園區成為「一塊密不透氣的水泥板」，因地制宜利用「滲、滯、蓄、淨、用、排」等多種技術措施，打造防澇抗旱、吞吐有度的「海綿」園區。以遠洋物流天津北辰產業園為例，園內共規劃 22,300m² 的「下凹式綠地」及 2,245m³ 的「地下調蓄池」，幫助園區在汛期暴雨天氣產生嚴重積水的情況下能高效排水防汛，同時有效收集、淨化雨水。此項設施在雨季預計可吸納、淨化約 4,500m³ 的雨水，在非雨季也可以通過植被根系毛細作用，將地下水提升至土壤層，供植被生長。

Sino-Ocean logistics parks also take into account the natural environment in the construction details. The concept of low-impact development is incorporated into the planning and design to avoid making "an impermeable concrete slab". And various technical measures such as "infiltration, detention, storage, purification, utilisation and discharge" are used in accordance with local conditions to create "sponge" parks resistant to both floods and droughts. Sino-Ocean Logistics Tianjin Beichen Industrial Park, for example, features 22,300m² of "sunken greenbelts" and 2,245m³ of "underground detention tanks" in total, which effectively enhance water drainage and prevent flooding in case of heavy rainfall during the flood season. The facilities can efficiently collect and purify rainwater, with an expected capacity of approximately 4,500m³ during the rainy season. In non-rainy seasons, they can also draw underground rainwater to the soil layer through the capillary action of vegetation roots, supporting plant growth.



淨化約
PURIFYING
ABOUT

4,500 m³ 雨水
m³ of rain

案例：攜手行業巨頭 共推低碳排放鋼在中國加速使用
CASE STUDY: COLLABORATING WITH INDUSTRY LEADERS TO ACCELERATE THE ADOPTION OF LOW-CARBON STEEL IN CHINA

遠洋集團聯合中國主要房地產及鋼鐵企業，共同攜手加入由城市土地學會、世界鋼鐵協會和中國鋼鐵工業協會推出的聯合合作聲明，同時鄭重承諾，自願努力推廣低碳排放鋼的使用，為行業的綠色可持續發展貢獻力量。

Sino-Ocean Group, in collaboration with China's leading real estate and steel companies, has issued a joint statement on cooperation, endorsed by the Urban Land Institute (ULI), the World Steel Association, and the China Iron and Steel Association (CISA). This initiative demonstrates a solemn commitment to voluntarily advancing the adoption of low-carbon steel and encouraging the industries to pursue green and sustainable development.

- 提升鋼鐵產品生命週期的碳排放數據披露和透明度
Enhance disclosure and transparency of carbon emissions data across the lifecycle of steel products
- 在可行的情況下，在房地產項目的採購過程中納入低碳排放鋼的採購選項
Wherever feasible, make low-carbon steel available throughout the procurement processes of real estate projects
- 推動共同認可的適用於全球及本地市場的低碳排放鋼標準
Promoting commonly recognised low carbon emission steel standards for global and local markets
- 加強合作以應對低碳排放鋼的成本和其他挑戰
Enhance collaboration to address the cost and other challenges of low-carbon steel
- 與所有參與的公司和組織保持合作和建設性的對話
Maintain collaborative and constructive dialogues with all participating companies and organisations

案例：作為 WWF 中國 2025 「地球一小時」 年度推廣合作夥伴
CASE STUDY: SERVING AS AN ANNUAL PROMOTION PARTNER FOR "EARTH HOUR" OF THE WORLD WILDLIFE FUND (WWF) IN CHINA IN 2025

2025 年，遠洋集團繼續策劃組織十餘座寫字樓、商業購物中心參與 WWF 「地球 1 小時」主題活動，面向社會各界，倡導商戶、租戶等合作夥伴宣傳低碳環保意識，持續號召社會各界參與環保行動，踐行遠洋「2050 淨零排放」計劃，大力推動社會「淨零」，助力環境可持續發展。活動中，遠洋寫字樓及商場統一關閉一切不必要照明，共同為地球發聲，活動總觸達人數超過 1,200 萬人次，共節省超過約 10,100 千瓦時，相當於 1,025 個家庭一天的用電量。

In 2025, Sino-Ocean Group served as the planner and organiser for the participation of more than 10 office buildings and commercial shopping centres in the WWF's themed initiative "Earth Hour", in which it came face to face with all walks of life, encouraged merchants, tenants and other partners to raise awareness about carbon-reduction and eco-friendly practices, as part of its ongoing commitment to calling on members of our society to take part in environmental protection activities. In executing the Sino-Ocean "2050 Net Zero" Project, it vigorously promoted the concept of a "net-zero" society to promote environmental sustainability. Sino-Ocean had its office buildings and malls collectively turn off all unnecessary lighting, making a unified statement for protecting our planet. The initiative reached a total headcount of over 12 million and resulted in total electricity savings of approximately 10,100 kWh.



GREEN HEALTHY CONSTRUCTION

綠色健康建造

綠色建築 GREEN BUILDINGS

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

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

截至 2025 年底，遠洋集團已註冊 196 個綠色建築項目⁹，註冊總面積約 40,194,087 平方米；已完成綠色建築認證的項目共 126 個，認證總面積約 18,433,820 平方米。

As at the end of 2025, Sino-Ocean Group registered 196 green building projects⁹, with a total registered area of approximately 40,194,087 sq.m, and it completed green building certification for 126 projects, with a total certified area of approximately 18,433,820 sq.m.

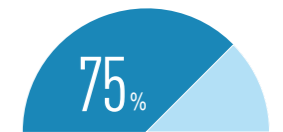
累計註冊綠色建築
Cumulative registered green buildings

196 個 projects
約 40,194,087 平方米 sq.m.

累計認證綠色建築
Cumulative certified green buildings

126 個 projects
18,433,820 平方米 sq.m.

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



綠色建築 / 健康建築目標 TARGETS OF GREEN / HEALTHY BUILDINGS

2021 年開始，集團 100% 新建項目達到國家綠色建築標準，並鼓勵獲得更高等級認證（如：國家綠色建築二星級，三星級，美國 LEED 認證，WELL 認證）。

Starting from 2021, all new projects of the Group shall meet the National Green Building Standard and pursue higher level certifications (such as the National Two-star/Three-star Green Building Label, US LEED certification, and WELL certification).

到 2030 年，自持項目 100% 達到高星級綠色建築標準。

By 2030, 100% of our self-held projects shall achieve high-star level of green building standards.

9. 綠色建築類別包括中國綠色建築標準認證、地方級綠色建築標準認證、WELL 認證、LEED 認證、BOMA 認證。
 9. The green building categories include national green building standard certification, local green building standard certification, WELL certification, LEED certification and BOMA certification.

案例：深圳遠洋城獲綠建三星認可 助力深圳綠色健康發展

CASE STUDY: SHENZHEN OCEAN TOWN WAS AWARDED THE GREEN BUILDING THREE-STAR CERTIFICATION, CONTRIBUTING TO THE GREEN HEALTHY DEVELOPMENT OF SHENZHEN

深圳遠洋城項目倡導綠色、健康設計理念，整體綠化率達到 40%，並嚴格執行國家政策，住宅裝配率達到 52.4%，從而把項目對環境造成的負面影響降至最低。設計通過景觀綠廊，把古樹廣場、下沉廣場、和革命歷史紀念館串聯起來，打造生態人文活力帶，構建綠色有氧走廊，從而改變該片區微氣候。力爭在平湖創造一個現代、人文、綠色、生態的居住典範。項目一期城啓家園、城銘家園均達到綠建三星級。

健康舒適方面，室內空氣中的氨、甲醛、苯、總揮發性有機物、氬等污染物濃度低於現行國家標準《室內空氣質量標準》GB/T18883 規定限值的 10%；室內 PM2.5 年均濃度不高於 25ug/m³，且室內 PM10 年均濃度不高於 50ug/m³。建築室內和建築主出入口處禁止吸煙，並在醒目位置設置禁煙標誌。

智慧運行方面，設置分類、分級用能自動遠傳計量系統，且設置能源管理系統實現對建築能耗的監測、數據分析和管理的。

資源節約方面，採取措施降低部分負荷、部分空間使用下的空調系統能耗，空調冷源的部分負荷性能系數 (IPLV)、綜合制冷性能系數 (SCOP) 均高於國家和地方標準的規定。

噪音預防方面：噪聲級、構件及相鄰房間之間的空氣聲隔聲性能達到現行國家標準《民用建築隔聲設計規範》GB 50118 中的低限標準限值和高质量標準限值的平均值。

利用自然光：住宅建築室內主要功能空間至少 60% 面積比例區域，其採光照度值不低於 300lx 的小時數平均不少於 8h/d。

The Shenzhen Ocean Town Project advocates a green and healthy design concept, with an overall greening rate of 40% and a residential assembly rate of 52.4%, strictly adhering to national policies to minimize its negative environmental impact. In an effort to create an exemplary residence featuring modern, human-centric, green and ecological elements in Pinghu, the design incorporates a landscaped green corridor that connects the ancient tree square, sunken plaza, and revolutionary historical memorial hall to build an ecological and cultural vitality belt while forming a green aerobic corridor that alters the microclimate of that area. Under Phase I of the Project, both Chengqi Jiayuan and Chengming Jiayuan are certified three-star green buildings.

In terms of health and comfort, the indoor air pollutant concentrations of ammonia, formaldehyde, benzene, total volatile organic compounds and radon must fall below 10% of the limits specified in the current national standard, "Indoor Air Quality Standard" GB/T18883. The annual average concentration of PM2.5 and PM10 in the indoor air shall not exceed 25 µg/m³ and 50 µg/m³, respectively. Smoking is prohibited inside the buildings and at the main entrances and exits, with no-smoking signs prominently displayed.

In terms of intelligent operation, an automatic remote measurement system for classification and grading has been set up, alongside an energy management system designed to monitor, conduct data analysis and manage building energy consumption.

In terms of resource conservation, measures have been implemented to reduce the energy consumption of air conditioning systems during partial load and partial space usage, with the Integrated Part Load Value (IPLV) and the Seasonal Coefficient of Performance (SCOP) of the air conditioning cooling source both exceeding the requirements set by national and local standards.

In terms of noise prevention: the noise level, and the airborne sound insulation performance of components and between adjacent rooms, shall achieve the average of the minimum standard limit value and the high requirement standard limit value as set out in the current national standard, namely Civil Building Sound Isolation Designing Standards GB 50118.

Utilisation of natural light: In residential buildings, for at least 60% of the floor area of the main functional spaces, the average number of hours per day during which the illuminance value is not less than 300 lx shall be no less than 8 hours.



案例：維晟中心地塊項目打造「淨零碳」商業辦公新樣板

CASE STUDY: VISION PLACE BUILDS A NEW MODEL OF "NET ZERO CARBON" COMMERCIAL OFFICES

北京商務中心區 (CBD) 核心區 維晟中心項目秉持「以人為本」、「低碳運營」兩大設計願景，以中國綠色建築三星級、LEED 金級、WELL 鉑金級、以及 TUV&BRE 淨零碳卓越級建築為目標進行設計，項目 2023 年啓動德國萊茵 TUV 淨零碳建築 (卓越級) 認證前期工作，並於 2024 年 3 月獲得該認證，成為中國第一個獲得該認證的超高層建築。2024 年 5 月，「邁向淨零碳」可持續發展論壇暨遠洋 維晟中心地塊淨零碳認證授牌儀式在北京舉行。2025 年，項目定名 Vision Place 維晟中心，並獲得 LEED 鉑金級預認證、WELL 中期認證及綠建三星預評價。



Vision Place, located at the heart of Beijing's Central Business District (CBD), upholds the two major design visions of "people oriented" and "low-carbon operation". It is designed with the aim of creating a new model of "net zero carbon" commercial offices in line with reputable standards, such as national three-star green building, LEED Gold, WELL Platinum and Net Zero Carbon Building (Class of Excellence) by TUV and the British Research Establishment (BRE). The project initiated its pre-certification work for the TUV Rheinland Net Zero Carbon Building (Class of Excellence) certification in 2023 and received the certification in March 2024 becoming the first super high-rise building in China to receive the certification. In May 2024, the "Transition to Net Zero Carbon Sustainable Development Forum cum Net Zero Carbon Certification Award Presentation Ceremony for Sino-Ocean's CBD Plot Z6 were held in Beijing. In 2025, the project was named Vision Place Weisheng (維晟中心) Center and obtained LEED Platinum pre-certification, WELL Interim Certification, and a pre-assessment for the China Green Building Three-Star rating.

項目通過一系列健康低碳措施設計，預估年度總節能量約 **7,558,380 kWh**，實現節能率超 **20%**。Through a series of healthy and low-carbon measures, the project is expected to save approximately 7,558,380kWh of energy in total per annum, with an energy saving rate of over 20%.

- 採用高效冷源設備，辦公樓採用全空氣變風量 (VAV) 系統
High efficiency cooling equipment with the full variable air volume (VAV) system in office buildings
- 循環水泵、風機、空調機組採用變頻控制
Variable frequency control is adopted for circulating water pumps, fans and air conditioning units
- 充分利用天然冷源，冬季和過渡季節通過冷卻塔交換冷水為內區降溫減少開啟冷水機組的時間
The project makes the best use of natural cooling sources, exchanging chilled water through cooling towers to cool the interior during the winter and transitional seasons, so as to reduce the time required to turn on the chiller plant
- 設置太陽能光伏發電，發電量為 100,000kWh
Solar photovoltaic power generation is installed, with a capacity of 100,000kWh
- 取消溫度、沉降後滯帶，採用跳倉法進行施工，本項目共計減少碳排放量約 1685.877 噸
By removing the thermal and settlement post-pouring belts and by adopting the sequence construction method, the project is expected to reduce carbon emission by approximately 1,685.877 tons in total
- 在水資源利用方面，本項目設置綠色雨水基礎設施，採用下凹綠地、透水鋪裝等海綿城市建設措施，提高雨水入滲、徑流污染控制、自然調蓄能力，實現地塊內年徑流總量控制率不低於 85%、下凹式綠地率不低於 60%、透水鋪裝面積不低於 70%、徑流污染削減率不低於 70% 的控制目標。
For the utilisation of water resources, the project is equipped with green rainwater infrastructure and adopts sponge city measures such as sunken greenbelts and permeable pavements to improve rainwater infiltration, runoff pollution control and natural regulation capacity, so as to achieve relevant control targets, including total annual runoff control of at least 85%, sunken greenbelt percentage of at least 60%, permeable pavement percentage of at least 70%, and runoff pollution reduction of at least 70%.

綠色施工 GREEN CONSTRUCTION

集團嚴格遵守《中華人民共和國安全生產法》《中華人民共和國環境保護法》《中華人民共和國建築法》《中華人民共和國環境影響評價法》《中華人民共和國自然保護區條例》等關於環境及綠色建築的法律法規及相關標準規範，2025 年度內，本集團未發生重大違反環境法律法規事件。我們始終依據項目當地政策要求，在項目開工前嚴格履行項目環境影響評價審批程序，認真組織開展新項目的可行性評估和環境影響評價登記，並在當地環保部門批覆後據此進行開發安排、在政府相關網站中進行公示，方便公眾監督。

The Group strictly abides by the applicable laws and regulations, standards and codes on the environment and green building, such as the "Law of the People's Republic of China on Work Safety", the "Environmental Protection Law of the People's Republic of China", the "Construction Law of the People's Republic of China", the "Law of the People's Republic of China on Environmental Impact Assessment", the "Regulations on Nature Reserves of the People's Republic of China", etc. In 2025, no major violations of environmental laws and regulations occurred in the Group. In compliance with the local policy requirements of the project, we have been strictly following the Environmental Impact Assessment (EIA) approval procedures of the project before the commencement of construction, seriously organising the feasibility assessment and registration of the environmental impact assessment of the new project, and making development arrangements accordingly after approval by the local environmental protection department and public announcement on the relevant government website to facilitate public supervision.

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

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

為建立與開發環境間的和諧關係，維護現場施工環境秩序，依據《遠洋集團開發項目安全文明施工技術標準》等相關規定落地執行。集團通過 ISO 14001 環境管理體系認證的專業公司數量佔比約 100%¹⁰，同時集團對於項目監理單位、總承包單位和裝飾單位開展文明施工和環境管理，要求所有總包施工單位取得環境管理體系認證，貫徹供應鏈的環境管理。

To establish a harmonious relationship with the development environment and maintain order in the construction environment of the sites, we carry out construction in accordance with the requirements of relevant regulations such as the "Technical Standards of Sino-Ocean for Safe and Disciplined Construction in Development Projects". Around 100%¹⁰ of the Group's professional companies are certified to the ISO 14001 Environmental Management System. At the same time, the Group also requires project supervision units, general contractors, and decoration units to carry out civilised construction and environmental management, and requires all general construction contractors to obtain the certification of environmental management system and implement supply chain environmental management.

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

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

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

- 避免土地閒置
Reducing Idle Land**

集團在多個項目落地實施全穿插施工，提高工效，避免土地閒置。

The Group fully implemented interspersed construction in various projects to boost productivity and reduce idle land.
- 提高施工效率
Improvement of Construction Efficiency**

推行遠洋特有的 SCS 2.0 新建造體系，加強智能爬架、裝配式、鋁合金模板、鋁框木模、爬模、乾法施工、BIM 等工藝工法的應用，減少施工工程過程的耗水、廢棄物、灰塵污染等。

Sino-Ocean adopted its exclusive new SCS 2.0, enhancing the application of craftsmanship such as intelligent climbing frame, prefabricated construction, aluminium alloy formwork, aluminium frame, wood formwork, climbing formwork, dry construction, BIM, etc. in order to reduce water consumption, waste generation, and dust pollution during the construction process.
- 綠色健康工地
施工管理理念推廣
Promotion of Healthy Building Sites and Construction Management Concept**

嚴格落實省市場塵管控制度及「六個百分百」，推行空氣顆粒物及排放物線上檢測系統、噴淋系統、實時監控系統、場地硬化覆蓋、樓棟封閉等措施有效的控制揚塵。

Dust control rules at provincial and municipal levels and "one hundred percent in six aspects" were strictly implemented. We also adopted the online detection system for air particles and emissions, spray facilities, real-time monitoring systems, site hardening coverage, and building enclosures, for the sake of effective dust control.
- 智慧化工地
Smart Site Management**

現場設置揚塵監控設備及噪聲監控設備，實時掌握現場噪聲及揚塵狀態，及時採取應對措施。

Dust monitoring equipment and noise monitoring equipment were set up onsite to monitor the noise and dust status of the site in real time and take timely measures if necessary.
- 控制傳統污染
Traditional Pollution Control**

設置全封閉垃圾站、主要車輛出入口設置清洗裝置、現場土方施工設置移動式霧炮，對裸露土方進行綠網覆蓋，控制揚塵污染。

Fully-enclosed garbage station, cleaning device at the entrance and mobile fog cannon onsite earthwork construction site were set up, and the exposed earthwork was covered with a green net to control dust pollution.
- 創建綠色工地
Creation of Green Construction Sites**

從施工場地到完工清場的各项環節，合理規劃，建立各項獎懲制度和檢查評比規則，推進綠色工地創建。

We make appropriate plans for various aspects from the construction site to the cleaning after completion, and establish various reward and punishment systems and inspection and evaluation rules to promote the creation of green construction sites.

案例：遠洋裝配式建築助力低碳建造與住宅產業化發展

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

遠洋集團積極推進裝配式建築的實踐，有效控制和降低建造過程中能源資源消耗，同時減少建築廢棄物排放和環境污染。近三年來，遠洋集團裝配式應用面積已超過 500 萬平方米，裝配式面積比例超過 65%。2023 年，遠洋憑借成熟的裝配式管理體系和專業技術標準，整合行業經驗，從工期和節奏、場地秩序、安全管理、主體施工安裝質量等 7 大維度、32 個管控要點，與第三方評估機構深圳瑞捷共同研發並發佈「PC 專項過程評估」體系，形成規模房企中首個對裝配式項目實施過程進行評估的標準體系。

Sino-Ocean Group actively promotes the practice of prefabricated buildings, which effectively controls and reduces the consumption of energy and resources in the construction process, while reducing construction waste emissions and environmental pollution. Over the past three years, Sino-Ocean Group has applied the prefabricated building technology in an area of more than 5 million sq.m. under its projects, with a proportion of over 65%. In 2023, Sino-Ocean leveraged its mature prefabricated construction management system and professional technical standards to integrate sectoral experience. It jointly developed and released the "PC-specific Process Assessment" system with the third-party engineering evaluation institution- Shenzhen Ridge, which covers 32 control points across 7 key dimensions, including construction period and pace, site order, safety management, as well as main structure construction and installation quality. Form the first standard system among large-scale real estate enterprises for evaluating the implementation process of prefabricated projects.

ENERGY AND RESOURCE MANAGEMENT

能源資源管理

能源管理

ENERGY MANAGEMENT

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

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

ENERGY-SAVING DESIGN AND CONSTRUCTION

節能設計及施工

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

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

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

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

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

Establishment of energy conservation and emission reduction standardisation site publicity system: In the construction site exhibition area, we set up energy conservation and emission reduction publicity board, announced the main responsible person, work objectives and indicators and main measures.

GREEN AND ENERGY-SAVING OPERATION

綠色節能運營

- **能源監測管理：**建立源管控監測系統平台，做到分項計量的能源數據每月定期追蹤與查詢，為日後的節能工作打好基礎。
Energy Monitoring and Management: We set up the energy control and monitoring system platform, so that the energy data measured by items could be tracked and checked on a monthly basis, laying a good foundation for future energy conservation.

- **節能改造：**增加中央空調能源管理控制系統，對製冷季的空調系統和制熱季的鍋爐採暖系統進行集中控制，增加必要的控制器、感測器、閥門等；照明系統方面，將原有螢光燈更換為 LED 智慧控制燈具；採暖循環泵加裝變頻設備等。通過投入資源進行技術創新與系統研發，降低整體能耗。

Energy-saving Reconstruction: We added a central air conditioning energy management control system to centrally control the air conditioning system in seasons requiring cooling and the boiler heating system in seasons requiring heating. And we added necessary controllers, sensors, valves, etc. For the lighting system, we replaced the original fluorescent lamp with LED intelligent control lamps. And we added variable frequency equipment and other equipment to the heating circulating pump. Through investing resources in technological innovation and system R&D, we aim to reduce overall energy consumption.

- **節能管理：**根據營業和辦公時間調整製冷、空調、電梯、照明等系統開啟關閉時間，冬季、夏季根據天氣溫度調整製冷、空調系統開啟關閉時間和區域。

Energy Conservation Management: We adjusted the time for switching on and switching off the refrigeration, air conditioning, elevator, lighting and other systems according to business and office hours, and adjusted the time and area for switching on and switching off the refrigeration and air conditioning system according to the weather and temperature in winter and summer.

- **可再生能源使用：**安裝太陽能光伏發電、太陽能熱水系統。
Renewable Energy Use: We installed solar photovoltaic power generation, and solar hot water systems.

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

Formulating Energy-saving Plans and Performance Assessment Measures: Sino-Ocean Data formulated the "Energy Saving Performance and Incentive" standards, and conducted energy performance assessment and delivered rewards and punishments based on the assessment results of energy efficiency indicators. For each of Sino-Ocean's pension apartment projects, we set up an energy-saving supervisory team and formulated an energy saving plan, clearly defining the responsibilities of each department and related penalties, such as verbal warnings and records for those failing to implement energy saving measures for the first time, and different levels of performance impact for those failing to do so for a second time and beyond.

- **碳排放核查、參與碳交易試點：**商業和寫字樓重點項目開展能源審計、年度碳排放核查工作，實現能源消耗追根溯源，為日後節能改善提供堅實基礎；重點排放單位連續 7 年參與碳交易市場試點。

Carbon Emission Verification and Participation in Pilot Carbon Trading: We carried out energy audits and annual carbon emission verification for key commercial and office building projects to trace the source of energy consumption and provide a solid foundation to improve the conservation in the future. Our key emission entities participated in pilot carbon trading markets for seven consecutive years.

- **能源管理體系：**搭建融入項目日常運營的能源管理體系，遠洋數據、頤堤港、遠洋光華國際項目均已通過 ISO 50001 能源管理體系認證。

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

- **綠色契約：**遠洋已於商業協議中（包括購房合同及租賃合同），設置相關環境保護條款，明確購房人及租房人相關行為應當符合節約資源、保護生態環境的要求，不得違反國家規定棄置固體廢物，排放大氣污染物、水污染物、土壤污染物、噪聲、光輻射、電磁輻射等有害物質等。積極倡導激勵住戶及資管經理踐行環境保護。

Green Leases: Sino-Ocean has incorporated relevant environmental protection clauses into commercial agreements (including house purchase contracts and lease contracts), specifying that the relevant actions of purchasers and lessees must comply with resource-saving and ecological protection requirements, without violating national regulations on the disposal of solid wastes, and the discharge of air pollutants, water pollutants, soil pollutants, noise, optical radiation, electromagnetic radiation and other harmful substances. Sino-Ocean actively advocates and encourages residents and asset managers to embrace environmental protection practices.

案例：
CASE STUDY:

2025 年 8 月，集團開發管理中心營銷專業啟動物業案場「夏日清節」專項行動，在不影響項目基礎營運與業績達成的前提下，各經營單位圍繞水電、物耗、物料採購等核心維度的節能減耗工作精準發力，取得顯著成效。後續，該專項行動將持續貫徹、不斷優化案場節能減耗意識，推動案場營運向「低碳、高效、可持續」轉型，建立科學長效的節能管理模式。

·**水電管控精細化**：通過「按需啟停+設備優化+行為規範」三重發力，按客戶量、時段調控空調溫度、用電時長與應用區域，多數項目落實「非工作時段斷能」制度。

·**物料管理高效化**：推行「電子替代+重複利用+精簡優化」模式，銷售資料以電子展示為主，辦公廢紙雙面打印、物料重複使用，精簡水吧品類、固定飲品點心類型等，減少物料消耗。

·**採購管理批量化**：採用批量採購、折扣採購降低物料成本，從源頭進行控制。

In August 2025, the Marketing Division of the Group's Development Management Centre launched the "Summer Energy Saving" initiative on site. The business units focused on precise efforts in energy and consumption reduction across core dimensions such as water and electricity usage, material consumption, and procurement, without impacting the fundamental operations or performance targets of the projects. Significant results were achieved. Going forward, this special initiative will be continuously implemented, aiming to persistently enhance energy-saving awareness on site, drive their operations towards a "low-carbon, high-efficiency, and sustainable" model, and establish a scientific and long-term energy management framework.

·**Refined utility management**: By combining on-demand activation/deactivation, equipment optimisation, and behavioural guidelines, air conditioning temperature, operating hours, and usage zones are adjusted according to customer flow and time slots. Most projects have implemented an "energy cut off during non operating hours" system.

·**Efficient material management**: By implementing a model of 'electronic substitution + reuse + simplification and optimisation', sales materials are primarily displayed electronically. Office waste paper is printed on both sides, materials are reused, and beverage bar categories as well as fixed drink and snack types are streamlined to reduce material consumption.

·**Bulk procurement management**: Bulk procurement and discounted procurement are employed to lower material costs, thereby exercising control from the source.



GREEN AND ENERGY-SAVING OFFICES
綠色節能辦公

●**加強溫控**
Strengthen Temperature Control

加強每日節能巡查，及時關閉會議室照明和空調，辦公區域夏天空調調節到攝氏 26 度。
We strengthened daily energy conservation inspection, turned off the light and air conditioner of conference room in time, and adjusted the air-conditioning in office area to 26°C in summer.

●**「地球一小時」活動**
"Earth Hour" Event

由行政部門牽頭組織，持續通過組織日常宣傳、節能減排知識競賽等方式，促進節能減排工作的開展；2025 年度，全國十餘座商場、辦公樓公區共同開展「地球一小時」活動，共節省用電約 10,100 千瓦時。

The Administrative Department spearheaded ongoing routine publicity activities, as well as energy-saving and emission-reduction quizzes to promote relevant practices. In 2025, the "Earth Hour" Event was held nationwide across more than 10 malls and public areas of office buildings, resulting in an electricity saving of approximately 10,100 kWh.

●**節能倡導和培訓**
Energy Conservation Advocacy and Training

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

●**建立節能減排考核制度**
Establishment of Energy Conservation and Emission Reduction Assessment System

定期組織人員對各節能減排項目進行考核，考核結果與績效掛鉤，以提高參與人員積極性。
We regularly made arrangements for personnel to assess each energy conservation and emission reduction project, and linked the results with performance to arouse the enthusiasm of the participants.

●**綠色會議及差旅**
Green Meetings and Travels

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

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

●**綠色食堂**
Green Canteens

部分員工食堂使用可再生能源生物質，替代傳統燃氣。
Biomass, which is a renewable energy, is used in certain employee canteens to replace traditional fuel gas.

●**鼓勵步行**
Encouraging Walking

鼓勵垂直健身、使用樓梯，減少不必要的電梯運行；通過「遠洋益跑」公益項目，倡導員工步行及公交出行。

Taking the stairs is encouraged as a form of exercise to reduce unnecessary elevator usage. The "Ocean Marathon" charity programme has been launched to promote walking and the use of public transportation among employees.

水資源管理 WATER RESOURCE MANAGEMENT

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

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

●設計階段 PROJECT DESIGN

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

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

●施工現場 CONSTRUCTION SITES

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

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

●運營管理 OPERATION MANAGEMENT

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

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

●辦公場地 WORKPLACE

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

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

廢棄物管理 WASTE MANAGEMENT

遠洋集團制定《遠洋集團環境保護政策》，承諾採取相應措施，攜手相關方，減輕或改善對環境造成的影響，包括生物多樣性、污染防治、水資源管理、減少廢棄物等環境保護意識提升。遠洋集團在項目建設和運營過程中，十分注重減少廢棄物對於環境增加的負擔，集團超過 50% 相關專業員工接受了廢棄物管理培訓，超過 50% 相關承包商接受了廢棄物管理培訓，遠洋具有管理權的在工地 100% 實施了廢棄物分類。我們採取以下措施：

Sino-Ocean Group has formulated the "Sino-Ocean Group Environmental Protection Policy", in which the Group undertakes to take corresponding measures and collaborate with stakeholders to mitigate or ameliorate environmental impacts, while raising awareness on environmental topics such as biodiversity, pollution prevention, water resources and waste reduction. During project construction and operation, Sino-Ocean Group attaches great importance to reducing the environmental burden of waste. More than 50% of the Group's workforce are educated on waste management techniques, and more than 50% of contractors are educated on waste management techniques. Waste separation is implemented at 100% of sites under Sino-ocean's management. We take the following measures:

IN THE PROCESS OF CONSTRUCTION 在施工過程中

●倡導施工材料儘量做到重複使用，由施工單位安排回收，金屬、木質廢棄物均由專業回收單位進行回收，混凝土破碎後運至其他項目臨時道路路基使用、部分金屬類可回收物用於臨時施工圍板的骨架加固等。

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

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

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

●推廣鋁模，提高現場模板週轉利用率，降低損耗。

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

●根據施工圖紙精確計算，編制材料計劃，從源頭減少生產損耗。

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

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

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

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

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

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

On the basis of compliance with the existing relevant national standards, the "Guidebook for the Implementation of Healthy Decoration" has been developed and implemented to further enhance the emission limits of harmful substances. To prevent chemical pollution, on-site inspection is required on harmful substances in materials such as panels, coatings, adhesives and wallpapers. It is also required to provide relevant environmental testing reports and demonstrate the limit requirements for related materials in contracts. We record the environmental grades of materials and pollutant data (including formaldehyde, TVOC, etc.) for arriving materials and archive related information, so as to prevent excessive pollutants during operation. Hazardous and dangerous chemical wastes on construction sites are collected separately, stored in enclosures and clearly labelled, undergoing innocuous treatment or being returned to the plant for recycling by a qualified entity, thereby reducing discharge and pollution.

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

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

We strengthen the classification management of garbage and set up a unified recycling device of hazardous waste, and we contract with professional companies for recycling or safe disposal of garbage. At the same time, we guide tenants to carry out garbage classification. We encourage people to use their own permanent drinking utensils and reduce the use of disposable paper cups and bottled water.

- 鼓勵自帶飲具，減少一次性紙杯、瓶裝水使用。

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

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

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

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

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



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

ECOLOGICAL RESTORATION AND BIODIVERSITY

生態治理與生物多樣性

2024 年，遠洋集團積極響應自然相關財務披露工作組（TNFD）建議，作為首家加入 TNFD Forum 的國內房地產企業，將生物多樣性保護視作企業可持續發展的關鍵拼圖，力求在生態保護與企業成長之間找到平衡點，為行業樹立綠色發展新標桿。

In 2024, Sino-Ocean Group actively responded to the recommendations of the Taskforce on Nature-related Financial Disclosures (TNFD). As the first domestic real estate enterprise to join TNFD Forum, Sino-Ocean Group views biodiversity conservation as a key component to achieving corporate sustainability. Sino-Ocean Group strives to balance ecological protection with corporate growth, aiming to set a new benchmark for green development within the industry.

我們參照標普全球企業可持續發展評估、自然相關財務披露工作組（TNFD）等國際組織對生物多樣性風險的管理要求，針對公司自身運營及供應鏈上下游所在的生態敏感地區開展生物多樣性盡職調查。我們通過深入分析國內外關於生物多樣性保護的法律法規，識別出多項與公司相關的生物多樣性風險，包括：

With reference to the biodiversity risk management methodologies and frameworks set forth by international organisations such as S&P Global CSA and the TNFD, we complete a biodiversity risk assessment in ecologically sensitive areas where our operations, as well as the upstream and downstream of the supply chain, are situated. Through in-depth analysis of domestic and foreign laws and regulations on biodiversity protection, we have identified a number of biodiversity risks related to the company, including:

- 房地產開發導致自然棲息地的破壞和生物多樣性的喪失
Destruction of natural habitats and loss of biodiversity resulting from real estate development activities
- 在建設和運營過程中大量的自然資源消耗導致資源枯竭
Resource depletion due to extensive consumption of natural resources during the construction and operation processes
- 生態失衡等風險事件
Risk events such as disruptions to ecological balance

並評估企業對自然資源的依賴程度和影響程度，判定其風險暴露程度，並將其融入跨學科的企業全面風險管理流程。同時，我們針對各生物多樣性風險議題制定相應的減緩與補救措施，並對潛在議題風險改善情況進行追蹤。

Additionally, we evaluate the enterprise's dependence and impact on natural resources to determine its risk exposure and integrate identified biodiversity risks into multi-disciplinary company-wide risk management processes. In the meantime, we have developed corresponding mitigation and remediation measures for each biodiversity risk issue and track the progress in mitigating risks associated with potential issues.

所有工程開工前，我們將進行詳細的生態環境評估，瞭解施工區域的生物多樣性情況和潛在的生態環境問題。同時，我們嚴格執行國家及地方文物保護法規，主動聯繫當地歷史、文化、宗教遺址及精神文物保護部門，瞭解施工區域文物分佈，全程監控施工過程，確保文物保護受控。

Prior to commencement, we will conduct detailed ecological and environmental assessments on all projects to understand the biodiversity and potential ecological concerns of the construction sites. At the same time, we strictly implement national and local laws and regulations on the protection of cultural relics, proactively engaging with local authorities responsible for historical, cultural, religious, and spiritual sites to understand the distribution of cultural relics within the construction areas. Throughout the process, we will monitor the construction progress to ensure proper protection of cultural relics.

- 在施工過程中，我們積極採取措施避免和減少對原有生態環境的破壞：
During the construction, we take active measures to avoid and reduce damage to the original ecological environment by:
 - 盡量保留現有植被和動物棲息地，避免破壞敏感地區
Preserving existing vegetation and animal habitats as much as possible to avoid damaging sensitive areas
 - 合理規劃施工區域，避免干擾重要生境或遷徙路徑
Reasonably planning construction areas to avoid interference with important habitats or migration paths
 - 對施工現場周圍的生態環境進行臨時或永久性保護，例如建立臨時柵欄或保護區等
Temporarily or permanently conserving the ecological environment around construction sites, such as establishing temporary fences or conservation areas
 - 定期清理施工現場，防止垃圾和污染物對生態環境的影響
Regularly cleaning up construction sites to prevent the impact of wastes and pollutants on the ecological environment
 - 要求所有建築工地採取合理的環境保護措施減少水資源的使用和水污染的產生，盡量降低項目所在社區的水資源壓力
Requiring all construction sites to take reasonable environmental protection measures to reduce the use of water resources and the generation of water pollution, in order to minimize the pressure on water resources in the community where the project is located.

遠洋持續完善《遠洋集團環境保護政策》，承諾避免在重要生態保護區域及附近開展與保護生態無關的經營活動，確保棲息地和生物多樣性保護的完整和有效，攜手供應商、利益相關方、合作夥伴共同實現生態保護。2024 年度，遠洋集團開展生物多樣性盡職調查，不存在位於生態敏感地區的項目，未對周邊生態環境造成影響和任何風險。2025 年度，集團無新增項目位於生態敏感區域。

Sino-Ocean continues to improve the “Sino-Ocean Group Environmental Protection Policy”. It undertakes to avoid carrying out operational activities unrelated to ecological protection in and around key ecological protection areas, thereby safeguarding the integrity and effectiveness of habitat and biodiversity protection. It collaborates with suppliers, stakeholders and partners to achieve ecological protection. In 2024, Sino-Ocean Group carried assessed own operational sites to identify sites with significant biodiversity impacts, confirming that no projects were located in ecologically sensitive areas and that there was no impact or risk to the surrounding ecological environment. In 2025, the Group had no new projects were located in ecologically sensitive areas.

SINO-OCEAN ECOLOGY 遠洋生態

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

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

2025 年，遠洋生態基於遠洋建築健康體系，完善並拓展「沉浸式體驗景觀體系——參與式景觀種植標準化模塊」研發項目。該項目旨在提升社區景觀的互動性與生態價值，突破傳統景觀設計的單向規劃模式，透過客戶參與、場景化營造與全齡友好設計，打造可親近、可互動、可探索的社區自然空間，目前已在遠洋全國各項目廣泛實施。

In 2025, Sino-Ocean Ecology, building upon the Sino-Ocean Building Health System, refined and expanded the R&D project for the "Immersive Experience Landscape System – Standardised Modules for Participatory Landscape Planting". This project aims to enhance the interactivity and ecological value of community landscapes, moving beyond the unidirectional planning model of traditional landscape design. By fostering resident participation, creating scenario-based environments, and implementing all-age-friendly design, it cultivates community natural spaces that are accessible, interactive, and explorable. The initiative has now been widely implemented across various Sino-Ocean projects nationwide.

在生物多樣性層面，強調「師法自然」的種植手法，優先選用本土及適應性強的植物，透過多層次、混合型種植結構，為鳥類、昆蟲等生物提供棲息環境，增強社區生態韌性。同時，推廣長效花境與自然式種植手法，有助於構建穩定、低維護的植物群落，促進城市生態系統的健康與多樣性恢復，實現人與自然在社區中的和諧共生。

In terms of biodiversity, we emphasise a nature-inspired planting approach, prioritising the use of native and adaptable plant species. Through multi-layered, mixed planting structures, we create habitats for birds, insects and other organisms, thereby enhancing the ecological resilience of communities. At the same time, we promote long-lasting flowering landscapes and naturalistic planting techniques, which help to establish stable, low-maintenance plant communities. This fosters the health and restoration of urban ecosystem diversity, achieving a harmonious coexistence between people and nature within the community.



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

BIODIVERSITY AND NO DEFORESTATION 生物多樣性和 零毀林

遠洋集團充分認識森林保護對於維護生態平衡的重要性，嚴格遵守《中華人民共和國森林法》《中華人民共和國森林法實施條例》等法律、法規、規章和標準以及業務開展國家和地區的有關法律和法規的規定，以「零毀林」為目標，停止或減少在開發、運營等環節中的所有毀林行為，以促進森林保育。我們積極推動供應商及和合作夥伴遵循「零毀林」承諾，鼓勵其採取與本集團一致的森林保護措施，致力於打造「零毀林」供應鏈。

Sino-Ocean Group fully recognises the critical importance of forest conservation in preserving ecological balance. We strictly comply with the “Forest Law of the People’s Republic of China”, the “Regulations on the Implementation of the Forest Law of the People’s Republic of China”, other relevant laws, regulations, rules, standards, as well as the legal and regulatory requirements of the countries and regions in which we undertake business developments. With the goal of achieving “zero deforestation”, we have taken measures to halt or reduce deforestation during development, operational and other processes, all in support of forest conservation. We actively prompt our suppliers and partners to uphold the “zero deforestation” commitment, encouraging the adoption of forest protection practices aligned with our own, working together to establish a “zero deforestation” supply chain.

本公司購買的木作類材料（櫥櫃收納及戶內門）中有 40% 通過 FSC 認證。

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

40% of the timber-based materials purchased by the Company (including storage cabinets and interior doors) are certified by the Forest Stewardship Council (FSC).

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

三亞大茅村背靠海南甘什嶺省級自然保護區，坐擁 1,200 畝的三農水庫，蜿蜒 12 公里的大茅河，具備水系、灘塗、平原、山地、雨林等多樣化的自然生態景觀。遠洋集團充分利用大茅村的自然生態資源，堅持不破壞生態環境，不興建大型裝置，專注自然教育和環境保育的推廣，倡導和宣傳生物多樣性保護，現重點保護動植物 40 餘種。在自然博物研學上，大茅遠洋生態村已構建農業科教、自然教育、STEAM 課程、親子拓展等主題鮮明的課程體系，近年來，大茅遠洋生態村獲批三亞市研學旅行基地，引進 RAC Studio 設計課堂、三亞學院藝術學院等院校資源，開展寒暑期藝術裝置搭建實踐課。同時，創建海南省農民田間學校，開展鄉村治理、產業融合、高素質農民培訓等課程。

Sanya Damao Village is situated in Ganshiling Nature Reserve, and embraces an 1,200 mu Sannong Reservoir and a 12-km Damao River. It boasts of a variety of natural ecological landscapes such as water systems, tidelands, plains, mountains and rain forests. Sino-Ocean Group makes full use of the natural ecological resources of Damao Village, in line of the principle of never destroying the ecological environment and never building large installations. It focuses on the promotion of nature education and environmental conservation, and advocates and promotes biodiversity conservation, with over 40 species of animals and plants under existing special protection. In terms of natural science research, Sino-nature Garden has established a curriculum system with clear themes such as agricultural science education, nature education, STEAM courses and parent-child development. Sino-nature Garden has been approved as a research and study travel base in Sanya for recent years, which involved offering practical courses on the construction of artistic apparatuses during winter and summer breaks through the introduction of academic resources, such as the RAC Studio design classroom and Sanya University School of Art. Concurrently, the project also has established the Hainan Provincial Farmers Field School, which will offer courses on rural governance, industry integration and quality training for farmers.

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

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

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

KEY PROTECTED PLANTS
重點保護類植物

鋪地蜈蚣、石上柏、薄葉卷柏、海南複葉爾蕨、海南豬毛蕨等 30 餘種。
More than 30 species including Lycopodium cernuum, Selaginella doederleinii Hieron, Selaginella delicatula, Arachniodes hainanensis, Lucid Phymatodes, etc.



大茅遠洋生態村 Sino-nature Garden

ENVIRONMENTAL PERFORMANCE

環境績效

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

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

● ENVIRONMENTAL PERFORMANCE HIGHLIGHTS OF SINO-OCEAN GROUP IN 2025
2025 年遠洋集團環境表現亮點績效



溫室氣體排放量（範圍一）較上一年度
Greenhouse gas emissions (Scope 1) compared with the previous year

54% ↓



耗水總量較上一年度
Water consumption compared with the previous year

38% ↓



耗水強度較 2019 年度
Water consumption intensity compared with 2019
(2019 年耗水強度為 0.57 立方米 / 人民幣萬元營業額)
(Water consumption intensity in 2019 was 0.57 m³ / RMB Ten Thousand Revenue)

21% ↓



廢棄物總量較上一年度
The total amount of waste compared with the previous year

29% ↓

● ENVIRONMENTAL DATA OF SINO-OCEAN GROUP IN 2025¹¹
2025 年遠洋集團環境數據¹¹

溫室氣體排放 ¹² GREENHOUSE GAS EMISSIONS ¹²			
	2023	2024	2025
範圍一 SCOPE 1 (噸二氧化碳排放當量) (tCO ₂ e)	12,253.81	18,802.34	8,634.24
範圍二 SCOPE 2 (噸二氧化碳排放當量) (tCO ₂ e)	70,846.77	66,649.50	87,284.01
範圍三 SCOPE 3 (噸二氧化碳排放當量) (tCO ₂ e)	2,404.82	2,268.29	1,776.38
溫室氣體排放總量 TOTAL GREENHOUSE GAS EMISSIONS (噸二氧化碳排放當量) (tCO ₂ e)	85,505.4	87,720.13	97,694.63
溫室氣體排放強度 GREENHOUSE GAS EMISSION INTENSITY (噸二氧化碳排放當量 / 人民幣萬元營業額) (tCO ₂ e/RMB Ten Thousand Revenue)	0.018	0.037	0.066

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

計算範圍：本報告中環境績效指標的匯報範圍採用財務控制權法。包括遠洋集團在中國大陸地區的建設、運營項目。

一致性說明：本年度，外購電力所產生的碳排放量因子發生變化，根據中華人民共和國生態環境部、國家統計局《關於發佈 2023 年電力二氧化碳排放因子的公告》，選取電網排放因子 0.5306 kgCO₂/kWh。

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

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

Consistency clarification: This year, the carbon emission factor for purchased electricity changed, in accordance with the "Announcement on the Release of 2023 Electricity Carbon Emission Factors" issued by the Ministry of Ecology and Environment of the People's Republic of China and the National Bureau of Statistics, the grid emission factor of 0.5306 kgCO₂/kWh was adopted.

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

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

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

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

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

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

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

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

Source: <https://ghgprotocol.org>

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

建設運營 CONSTRUCTION AND OPERATION	2023	2024	2025
煤 (噸) Coal (t)	0.00	0.00	0.00
汽油 (升) Gasoline (L)	278,575.00	185,029.00	51,299.00
柴油 (升) Diesel (L)	1,212,027.00	391,416.32	110,531.00
煤油 (噸) Kerosene (t)	0.00	0.00	0.00
天然氣 (立方米) Natural Gas (m ³)	555,278.13	600,889.00	454,555.08
液化石油氣 (噸) Liquefied Petroleum Gas (t)	40.60	6.74	0.38
行政辦公 ADMINISTRATIVE OFFICES	2023	2024	2025
煤 (噸) Coal (t)	0.00	0.00	0.00
汽油 (升) Gasoline (L)	241,011.49	98,215.56	129,319.51
柴油 (升) Diesel (L)	10,256.11	14,046.11	7,246.11
煤油 (噸) Kerosene (t)	18.10	18.20	0.00
天然氣 (立方米) Natural Gas (m ³)	1,326,796.35	1,523,160.01	1,615,694.30
液化石油氣 (噸) Liquefied Petroleum Gas (t)	12.25	3.04	20.56

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

匯總 SUMMARY	2023	2024	2025
可再生能源使用量 (千瓦時) Renewable Energy Consumption (kWh)	30,092.40	35,402.65	18,894,748.00

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

建設運營 CONSTRUCTION AND OPERATION	2023	2024	2025
外購電力 (千瓦時) Outsourcing Electricity (kWh)	73,713,106.20	93,469,484.65	90,304,079.35
外購蒸汽 (吉焦) Outsourcing Steam (GJ)	135,644.43	27,108.94	79,526.74
行政辦公 ADMINISTRATIVE OFFICES	2023	2024	2025
外購電力 (千瓦時) Outsourcing Electricity (kWh)	25,312,423.46	22,026,152.69	40,665,277.04
外購蒸汽 (吉焦) Outsourcing Steam (GJ)	13,055.32	17,289.02	85,145.75

匯總 SUMMARY

	2023	2024	2025
總能源消耗量 (吉焦) Total Energy Consumption (GJ)	645,236.67	571,622.01	833,300.62
能源消耗強度 (吉焦 / 人民幣萬元營業額) Intensity of Energy Consumption (GJ / RMB Ten Thousand Revenue)	0.14	0.24	0.56
總能源消耗量 (千瓦時) Total Energy Consumption (kWh)	179,232,552.75	158,784,018.42	231,472,579.80
能源消耗強度 (千瓦時 / 人民幣萬元營業額) Intensity of Energy Consumption (kWh / RMB Ten Thousand Revenue)	38.58	67.16	156.01
製冷劑總消耗量 (千克) Total Refrigerant Consumption (kg)	1,504.77	17,882.11	5,105.27
氮氧化物排放量 (千克) ¹³ NO _x Emissions (kg) ¹³	10.00	1.85	3.96
硫氧化物排放量 (千克) ¹⁴ SO _x Emissions (kg) ¹⁴	19.69	6.53	1.90

13. 氮氧化物 (NO_x) 來自遠洋集團在施工過程、項目運營和日常辦公中燃燒的液化石油氣所產生的排放。氮氧化物 (NO_x) 排放量 (千克) = 消耗液化石油氣單位 x 低位發熱值 x 排放繫數。

13. NO_x Emissions are from the combustion of LPG during construction, project operations, and daily office work by Sino-Ocean Group. NO_x Emissions (kg) = LPG Units Consumed * Low Calorific Value * Emission Coefficient.

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

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

水資源 (立方米) WATER RESOURCES(M³)

建設運營 CONSTRUCTION AND OPERATION	2023	2024	2025
市政供水 Public Water Supply	1,760,342.45	1,490,331.52	959,157.80
收集雨水 Rainwater Collection	17,010.00	55,715.00	2,530.00
中水 Recycled Water	0.00	2,290.00	1,800.00
飲用純淨水 Purified Drinking Water	10,096.35	5,117.13	516.33
行政辦公 ADMINISTRATIVE OFFICES	2023	2024	2025
市政供水 Public Water Supply	474,553.22	501,212.94	728,954.63
收集雨水 Rainwater Collection	800.00	800.88	803.12
中水 Recycled Water	1,057.00	898.00	13,631.00
飲用純淨水 Purified Drinking Water	6,931.64	8,390.55	14,078.92
匯總 ¹⁵ SUMMARY ¹⁵	2023	2024	2025
總取水量 (立方米) Total Water Withdrawal (m ³)	2,270,790.67	2,064,756.02	1,721,471.80
總排水量 (立方米) Total Water Discharge (m ³)	1,325,645.67	988,758.31	1,050,438.42
總耗水量 (立方米) Total Water Consumption (m ³)	945,145.00	1,075,997.71	671,033.38
取水量強度 (立方米 / 人民幣萬元營業額) Water Withdrawal Intensity (m ³ / RMB Ten Thousand Revenue)	0.49	0.87	1.16
排水量強度 (立方米 / 人民幣萬元營業額) Water Discharge Intensity (m ³ / RMB Ten Thousand Revenue)	0.29	0.42	0.71
耗水量強度 (立方米 / 人民幣萬元營業額) Water Consumption Intensity (m ³ / RMB Ten Thousand Revenue)	0.20	0.46	0.45

資源消耗 RESOURCE CONSUMPTION

行政辦公 ADMINISTRATIVE OFFICES	2023	2024	2025
辦公用紙消耗量 (千克) Total Office Paper Consumption (kg)	138,998.42	101,212.99	127,732.01
辦公用紙消耗密度 (千克 / 平方米) Intensity of Total Office Paper Consumption (kg/sq.m.)	0.61	0.57	0.75

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

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

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

建設運營 CONSTRUCTION AND OPERATION	2023	2024	2025
木質材料垃圾 Wood Waste	2,656.68	2,005.28	231.56
混凝土 Concrete	17,288.07	3,990.56	978.58
金屬類垃圾 Metal Waste	2,191.14	755.71	286.58
其他 Others	2,552.46	2,047.2	22.10
行政辦公 ADMINISTRATIVE OFFICES	2023	2024	2025
殘食垃圾 Residual Food Waste	850.07	1,084.46	2,137.91
辦公室垃圾 Office Trash	676.73	730.91	3,608.16
廢棄家具 Discarded Furniture	63.42	2.61	9.73
其他 Others	519.67	567.65	638.69

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

建設運營 CONSTRUCTION AND OPERATION	2023	2024	2025
廢油漆和油漆容器 Waste Paint and Paint Containers	43.12	17.72	23.83
廢棄的防水塗料 Obsolete Waterproof Coating	33.55	17.26	9.04
過剩的木材防腐劑 Excess Wood Preservatives	0.75	1.38	0.10
醫療廢物 Medical Waste	0.81	2.61	2.40
其他 Others	0.00	1.25	0.24
行政辦公 ADMINISTRATIVE OFFICES	2023	2024	2025
廢棄安保設備 Obsolete Security Equipment	5.48	16.82	0.02
廢棄電子電器產品 Obsolete Electronic and Electrical Products	1.13	2.67	0.46
硒鼓與墨盒 Toner Cartridge and Ink Cartridge	2.03	7.35	17.62
含汞螢光燈或節能燈 Mercury-Containing Fluorescent or Energy-Saving Lamps	4.87	22.36	0.58
其他 Others	7.64	2.58	1.20

匯總 SUMMARY

	2023	2024	2025
無害廢棄物總量 (噸) Total Non-Hazardous Waste (t)	26,798.23	11,184.36	7,913.31
無害廢棄物密度 (噸 / 人民幣萬元營業額) Intensity of Non-Hazardous Waste (t / RMB Ten Thousand Revenue)	0.006	0.005	0.005
有害廢棄物總量 (噸) Total Amount of Hazardous Waste (t)	99.37	92.00	55.49
有害廢棄物密度 (千克 / 人民幣萬元營業額) Intensity of Hazardous Waste (kg / RMB Ten Thousand Revenue)	0.02	0.04	0.04
廢棄物回收總量 (噸) Total Amount of Recycled Waste (t)	24,867.68	9,870.69	4,396.96

Employee

Healthy Workforce With Shared Momentum

員工健康 聚力同行

遠洋視員工為組織最核心的資產與價值創造的源泉，人才的可持續成長是企業長遠發展的根本動力。因此，我們致力於構建一個能充分激發潛能、共享成果、保障福祉的職場生態。

我們持續深化「責任、共享、健康」的文化內涵，以此凝聚共識、塑造行為。通過系統性的職業發展通道與多元化的成長支持，精心營造安全、和諧且充滿活力的工作環境，並在法律框架外，實施更具關懷的福利與保障措施，全方位關注員工的身心健康與安全。

Sino-Ocean regards its employees as the most valuable asset of the Group and the source of value creation. The sustainable growth of talent is the fundamental driving force behind the company's long-term development. Therefore, we are committed to fostering a workplace ecosystem that fully unlocks potential, shares success, and safeguards welfare.

We continuously deepen the cultural ethos of "Responsibility, Sharing, and Health" to build consensus and shape behaviours. Through systematic career development pathways and diversified growth support, we meticulously cultivate a safe, harmonious, and dynamic working environment. Going beyond legal requirements, we implement more considerate welfare and protection measures, holistically focusing on the physical and mental health and safety of our employees.

TALENT PROFILE¹⁶

人才概況¹⁶

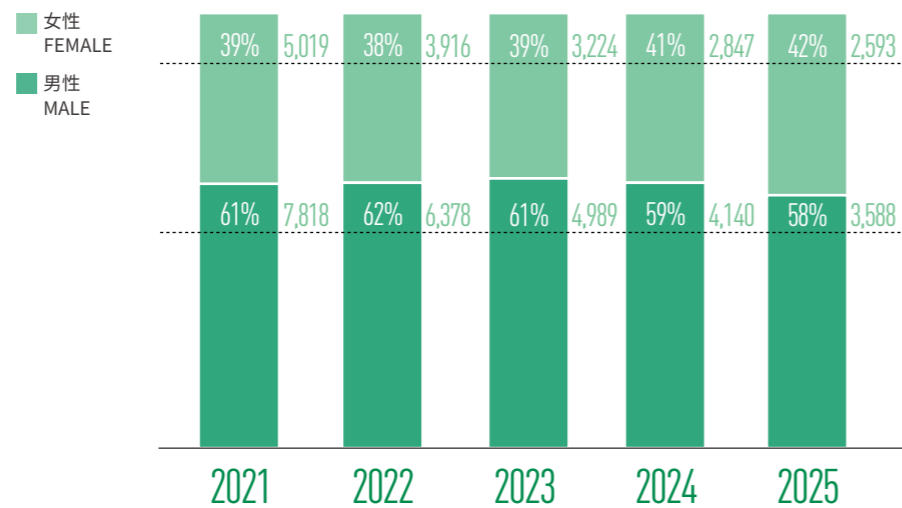
員工總數 TOTAL NUMBER OF EMPLOYEES

● BY EMPLOYMENT TYPE 按僱傭類型

正式員工¹⁷ FORMAL EMPLOYEES¹⁷

2025
6,181 人
PEOPLE

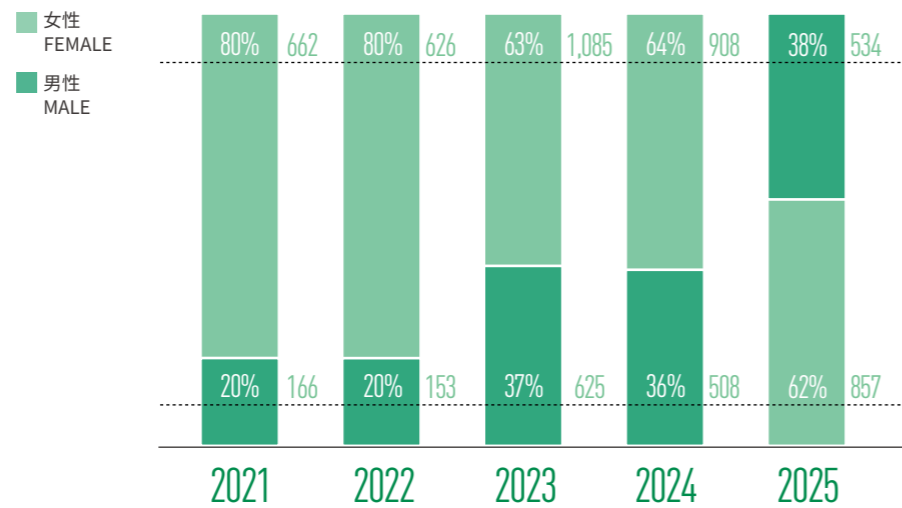
2024 6,987
2023 8,213
2022 10,294
2021 12,837



非正式員工¹⁸ INFORMAL EMPLOYEES¹⁸

2025
1,391 人
PEOPLE

2024 1,416
2023 1,710
2022 779
2021 828



16. 人才概況數據不包含遠洋服務控股有限公司。

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

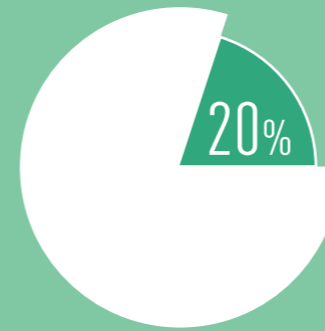
17. 正式員工不含自建保安保潔。

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

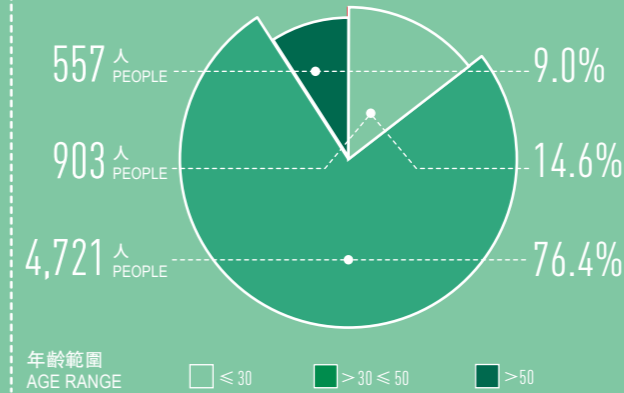
18. 非正式員工包括實習生和返聘，不含派遣員工和外包員工。

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

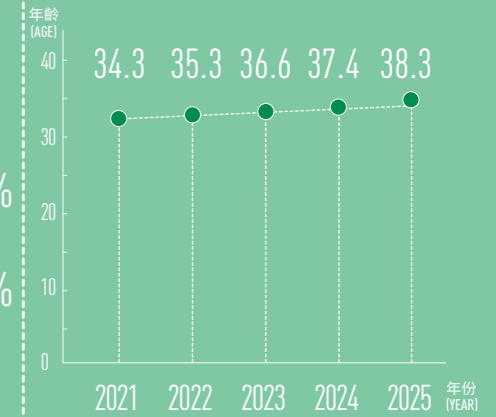
● LOCAL EMPLOYMENT¹⁹ 本地化僱傭¹⁹



● EMPLOYEES BY AGE 員工年齡分佈情況



● AVERAGE AGE OF EMPLOYEES 員工平均年齡情況



● NUMBER OF EMPLOYEES BY OPERATING UNIT 各經營單位員工人數情況

北京公司 BEIJING COMPANY	華東公司 EAST CHINA COMPANY	華南公司 SOUTH CHINA COMPANY	華西公司 WEST CHINA COMPANY	華中公司 CENTRAL CHINA COMPANY	環渤海公司 HAI RIM COMPANY	商業公司 COMMERCIAL COMPANY	不動產公司 PROPERTY COMPANY	商管公司 COMMERCIAL MANAGEMENT COMPANY	香港公司 HONG KONG COMPANY	控股公司 HOLDING COMPANY	上市公司 LISTED COMPANY	通祿公司 TONGLU COMPANY	營造類單位 CONSTRUCTION UNITS	養老公司 ELDERLY CARE COMPANY	資本公司 CAPITAL COMPANY
373	506	356	211	165	533	769	320	284	60	95	86	42	846	1,331	204

員工多元化概況 OVERVIEW OF EMPLOYEE DIVERSITY

● BY ACADEMIC BACKGROUND 按學歷背景



● BY ETHNIC BACKGROUND 按民族背景

遠洋集團員工來自回族、土家族、苗族等 21 個少數民族，佔全國少數民族個數的 38%；少數民族員工人數佔比 4.84%
Sino-Ocean Group's employees came from 21 ethnic minorities such as Hui, Tujia and Miao, accounting for 38% of the national number of ethnic minorities, with ethnic minorities accounting for 4.84% of our employees.

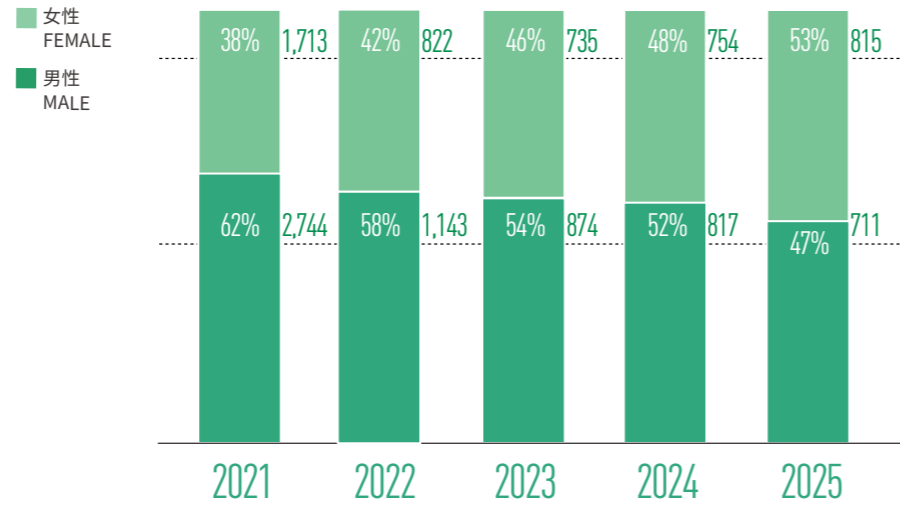


19. 本地化僱傭計算依據為員工所在城市及戶籍所在地是否一致

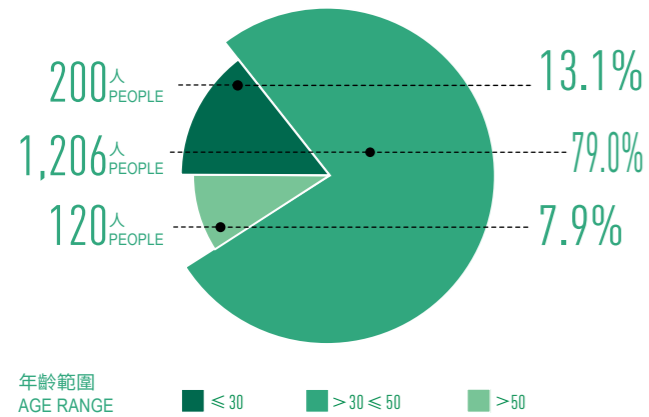
19. The local employment calculation is based on the consistency between the city where the employee is located and the domicile

新員工概況 NEW EMPLOYEES OVERVIEW

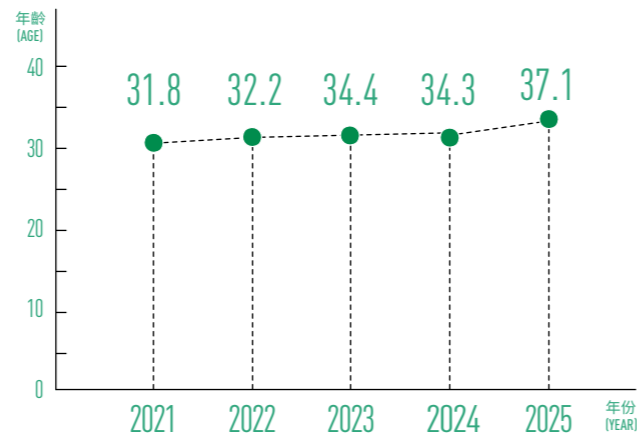
TOTAL NUMBER OF NEW EMPLOYEES 新員工總數



NEW EMPLOYEES BY AGE 新員工年齡分佈情況



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

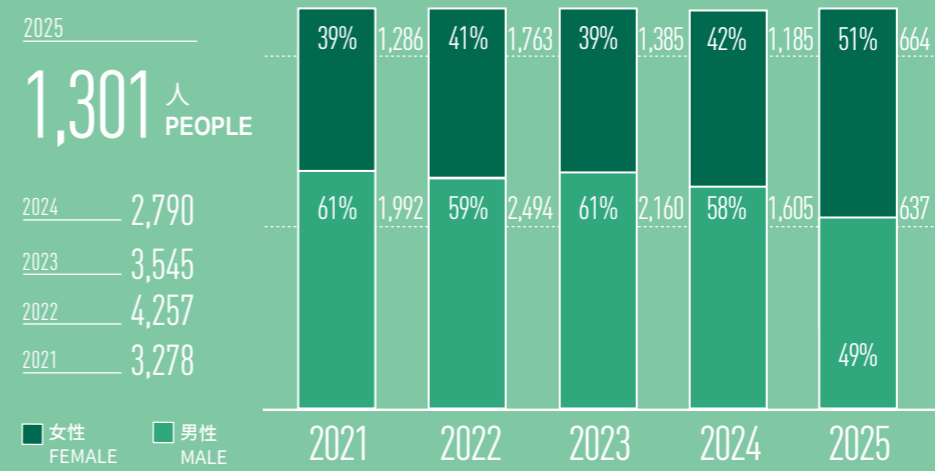


NUMBER OF NEW EMPLOYEES BY OPERATING UNIT 各經營單位新員工人數情況

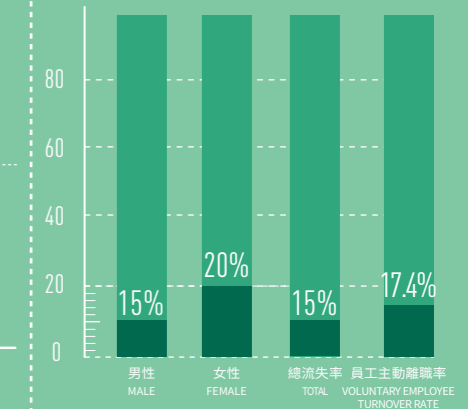
Operating Unit	Count
北京公司	37
華東公司	84
華南公司	33
華西公司	18
華中公司	10
環渤海公司	56
商業公司	166
不動產公司	39
商管公司	201
香港公司	3
控股公司	1
上市公司	2
通祿公司	1
營造類單位	8
養老公司	858
資本公司	9

員工流失概況 EMPLOYEE TURNOVER OVERVIEW

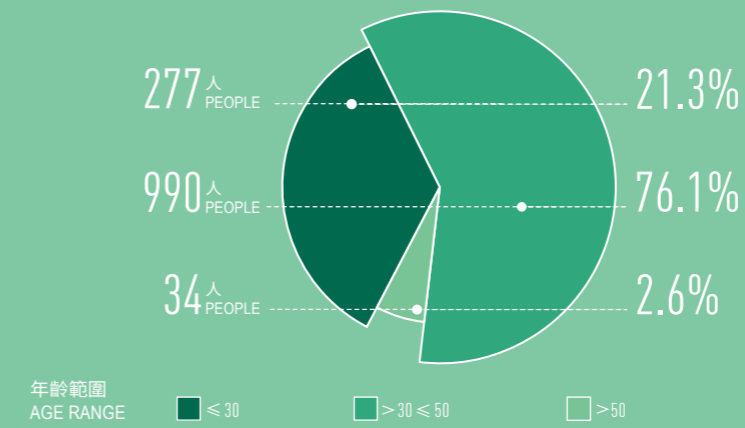
TOTAL NUMBER OF SEPARATED EMPLOYEES 流失員工總數



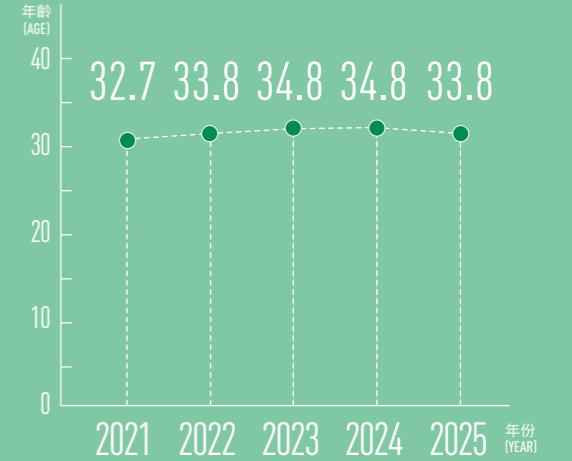
TURNOVER RATE²⁰ 流失率²⁰



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



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



NUMBER OF SEPARATED EMPLOYEES BY OPERATING UNIT 各經營單位流失員工情況

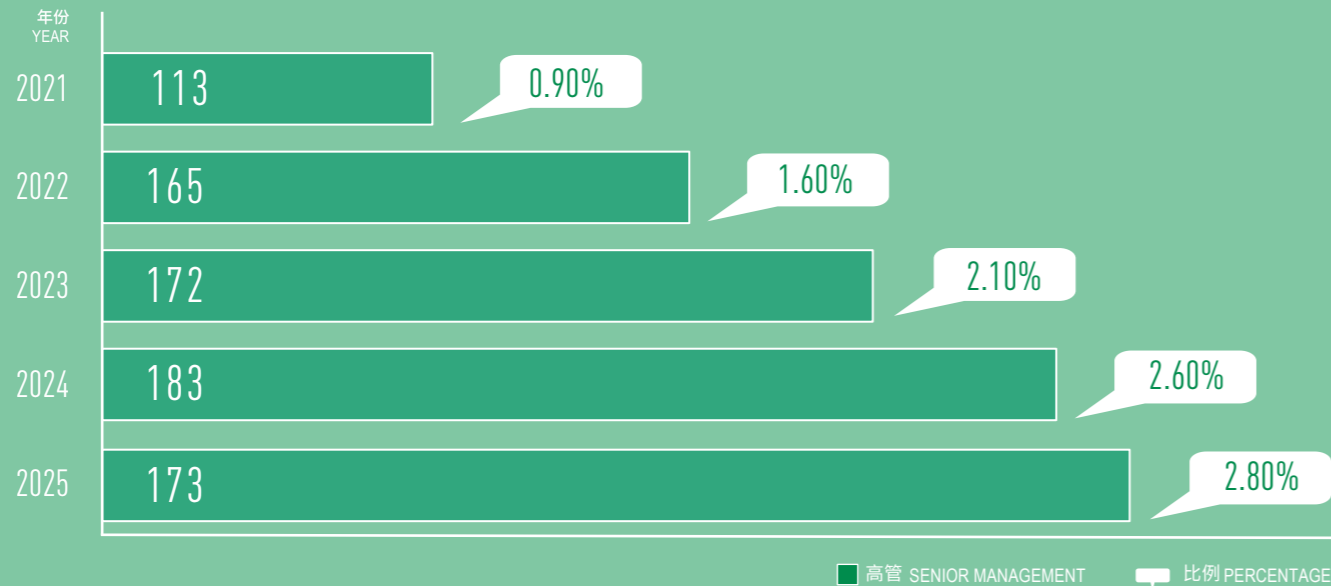
Operating Unit	Count
北京公司	62
華東公司	44
華南公司	29
華西公司	29
華中公司	17
環渤海公司	31
商業公司	178
不動產公司	38
商管公司	47
香港公司	5
控股公司	3
上市公司	14
通祿公司	2
營造類單位	39
養老公司	758
資本公司	5

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

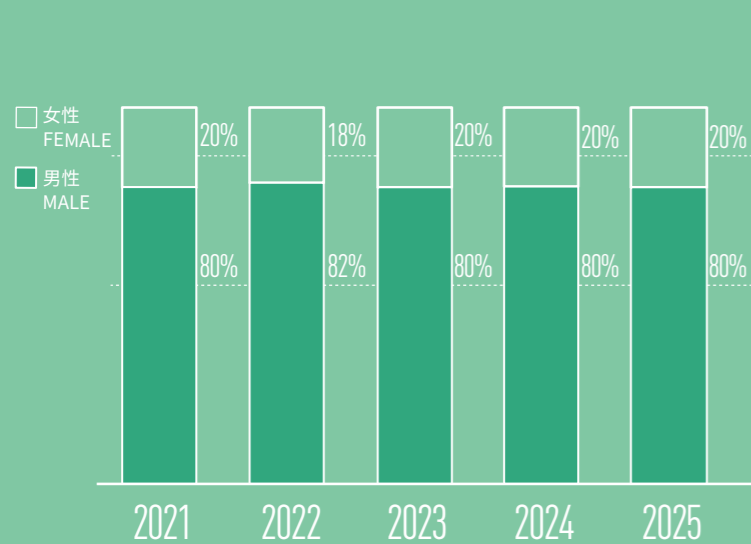
20. Calculation method: Staff turnover rate = Number of employees separated during the year / (Number of employees at the beginning of the year + Number of employees added during the year)

高管情況 SENIOR MANAGEMENT

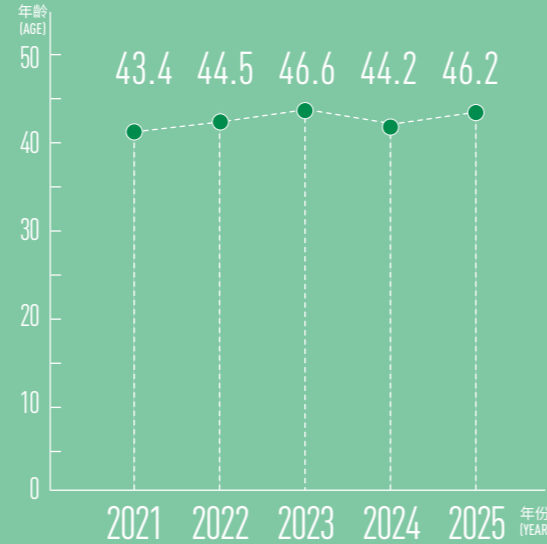
● NUMBER AND PERCENTAGE OF SENIOR MANAGEMENT 高管人數及比例



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



● AVERAGE AGE OF SENIOR MANAGEMENT 高管平均年齡



● RATIO OF HAN AND ETHNIC MINORITIES AMONG SENIOR MANAGEMENT 高管漢族和少數民族比



FAIR EMPLOYMENT 公平僱傭

為保障員工合法權益，建立良好的勞動關係，公司在工作時間、假期保障、招聘、解聘等方面建立了僱傭制度，如《遠洋集團員工行為規範》《遠洋集團員工請休假申請實施辦法》《遠洋集團人員引進實施辦法》《遠洋集團勞動爭議處理辦法》等，相關管理嚴格遵守國家勞動法規定，管理文件參照國家法規進行制定，如《中華人民共和國勞動法》《中華人民共和國勞動合同法》《中華人民共和國勞動爭議調解仲裁法》《企業勞動爭議協商調解規定》。

In order to protect the legitimate rights and interests of employees and establish good labour relations, the Company has formulated employment regulations in terms of working hours, leave protection, recruitment and dismissal, such as the "Code of Conduct for Employees of Sino-Ocean Group", "Implementation Measures of Sino-Ocean Group for Employee's Leave and Vacation Application", "Implementation Measures of Sino-Ocean Group for Staff Introduction" and "Measures of Sino-Ocean Group for Labour Dispute Management". Relevant management strictly complies with the provisions of China's labour laws, while the management documents are formulated with reference to China's laws and regulations, such as the "Labour Law of the People's Republic of China", the "Labour Contract Law of the People's Republic of China", the "Law of the People's Republic of China on Labor-dispute Mediation and Arbitration" and the "Provisions on Consultation and Mediation for Enterprise Labour Disputes".

CHILD LABOUR AND FORCED LABOUR 童工及強制勞工

公司反對童工、強制勞動、勞工奴役，嚴格執行國家關於禁止聘用童工及強制勞工的法律法規，嚴格依法律處理違規事項。系統篩查發現年齡低於 16 週歲的應聘者時將會發出預警，使其無法進行入職流程。2025 年度內未發生違反僱傭、童工和強制勞工相關的重大法規制度的情況。

The Company is against child labour, forced labour and labour slavery. We strictly enforce the government's ban on child labour and forced labour, and any violations will be investigated and handled in accordance with the law. During applicant screening, warnings will be automatically generated if an applicant is found to be under 16, and the applicant will not be considered for employment. No material violations of recruitment or child or forced labour related regulations have occurred in 2025.

DIVERSITY, EQUALITY AND INCLUSION 多元化、平等及包容性

公司鼓勵和尊重人才與文化的多元化，反對任何形式的歧視、霸凌和騷擾行為，在招聘、入職、培訓、晉升、獎勵過程中，禁止因員工性別、年齡、種族、膚色、性取向、國籍、籍貫、宗教等因素而出現歧視行為、進行差別化對待，在招聘時不添加違檢項目，堅決保護員工基本權益，營造工作環境中的開放、平等氛圍，並採取措施進行監督。2025 年，未發生歧視或騷擾事件。

The Company encourages and respects the diversity of talents and cultures. We are against any form of discrimination, bullying and harassment. In the process of recruitment, entry, training, promotion and reward, the Company prohibits discrimination and differential treatment on the basis of employee's gender, age, race, colour, sexual orientation, nationality, place of origin, religion, etc. No illegal inspections are imposed on the recruitment process. We resolutely protect the basic rights and interests of employees. The Company creates an open and equal atmosphere in the work environment, and takes measures to monitor the implementation. In 2025, no incidents of discrimination or harassment occurred.

- 在招聘階段，我們不斷改善招聘體驗、面試過程及整體感受，以「偏見消除」「機會平等」「弱化婚育」「行業多元」「文化多元」為原則，通過刪除簡歷中的性別識別特徵，逐步減少對性別的要求，減少對婚育問題的關注，逐步拓寬跨行業、跨專業、跨背景選人用人視野，主動吸收、接納不同文化背景的人才，給予每一位候選人同樣擇業的機會。

At the recruitment stage, we have constantly improved the recruitment expectations, interview processes and overall experience, in line with the principles of "no prejudice", "equal opportunities", "reduced attention to marital and childbirth status", "industry diversity" and "cultural diversity". We have gradually reduced the gender requirement and the concern about marriage and childbirth by removing gender-identifying features from CVs, and gradually broadening the horizon of hiring candidates across industries, professions and backgrounds. Besides, we proactively absorb and accept talents from different cultural backgrounds, giving every candidate the same opportunity to choose a career.

- 遠洋各單位以年度為單位，盤點所在組織團隊及人員多元化現狀，結合業務實際需求適當調整和改善團隊及人才多元化結構。

All Sino-Ocean entities review the current diversity of their teams and personnel on an annual basis, and make appropriate adjustments and improvements to suit the diverse structure of their teams and talents in line with actual business needs.

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

The Board Nomination Committee reviews the structure, size, composition and diversity of the Board of Directors at least annually (including but not limited to gender, age, cultural and educational background, professional skills, knowledge and experience).

PROTECTION OF SPECIAL GROUPS 特殊群體保護

公司通過簽訂集體勞動合同，建立健全了女性員工在特殊勞動下的保護制度和協商機制，保障女性員工在生產過程中的人身安全和健康。職工工會依法維護和保障女性員工的合法權益，保障女性員工享有與男性員工平等的勞動權、發展權和受教育權，預防和制止對女性員工的性騷擾。同時工會鼓勵和幫助女性員工自尊、自愛、自信、自立、自強，調動女性員工的積極性和創造性，在用人單位改革發展中建功立業。公司亦通過設立母嬰室、根據相關法規要求，向主要或非主要照顧者提供帶薪育兒假、開展「遠洋巾幗」「女性健康」等特別活動，倡導尊重女性員工，營造良好的辦公氛圍。此外，遠洋集團努力解決殘疾人士就業，承擔社會責任，本年共僱傭 19 名殘疾人士就業。

By signing collective labour contracts, the Company has established and improved its protection system and negotiation mechanism for female employees under special labour conditions, thereby ensuring their personal safety and health throughout the production process. The Trade Union protects the legitimate rights and interests of female employees in accordance with the law, guaranteeing them equal labour rights, development rights, and education rights as their male counterparts, while also safeguarding them from sexual harassment. The Trade Union also encourages and supports female employees in developing self-esteem, self-love, self-confidence, self-reliance, and self-improvement, empowering them to contribute to the Company's reform and development with enthusiasm and creativity. The Company also advocates respect for female employees by creating a supportive working environment, which includes setting up Mother's Rooms, offering paid maternal leave for primary and non-primary caregivers in accordance with relevant regulations, and organising female-specific activities such as "Sino-Ocean Heroines" and "Health for Females". Additionally, Sino-Ocean Group strives to promote employment opportunities for people with disabilities as part of its social responsibilities. During the year, we recruited a total of 19 individuals with disabilities.

案例：遠洋集團工會開展國際婦女節「親子溝通技巧」主題講座活動 CASE STUDY: SINO-OCEAN GROUP'S TRADE UNION ORGANISED A THEMATIC LECTURE ON "PARENT-CHILD COMMUNICATION SKILLS" ON INTERNATIONAL WOMEN'S DAY

遠洋集團工會於國際婦女節期間，圍繞員工普遍關注的親子教育議題，組織了「親子溝通技巧」主題講座。活動聚焦職工提出的孩子學習專注力、情緒管理、電子產品使用及家庭勞動參與等六大類實際問題，講師結合典型情境進行深入剖析，並現場運用模擬家庭對話的形式，生動再現日常溝通中的難點與誤區。透過互動講解與技巧示範，幫助員工掌握更有效的親子交流方法，緩解育兒焦慮，進一步營造支持型職場氛圍，助力實現工作與家庭的雙向平衡。



During International Women's Day, the Sino-Ocean Group's Trade Union organised a thematic lecture on "Parent-Child Communication Skills" addressing the widely shared concern among employees regarding parent-child education. The event focused on six categories of practical issues raised by staff, including children's concentration in learning, emotional management, use of electronic devices, and participation in household chores. The lecturer provided in depth analysis based on typical scenarios and conducted simulated family dialogues on site, vividly illustrating common difficulties and misunderstandings in daily communication. Through interactive explanations and skill demonstrations, the event helped employees master more effective parent-child communication methods to alleviate parenting related anxieties, further fostered a supportive workplace atmosphere, and contributed to achieving a better balance between work and family life.

REMUNERATION AND BENEFITS 薪酬福利

集團承諾不低於法律法規要求的最低工資標準，確保工資水平不低於基本生活成本。同工同酬，堅決保護員工基本權益。集團不斷優化、完善薪酬體系，致力於保持合理的薪酬競爭力。基於集團多元化業務發展特性，針對不同業務板塊，提供符合其行業特點和業務發展階段的薪酬管理方式，不斷提高吸引和保留內外部優秀人才的能力。集團福利計劃及退休政策均按照國家法定退休政策執行。

The Group undertakes to offer remunerations no lower than the minimum wage required by the applicable laws and regulations, ensure that the adequate wage level is not lower than the basic cost of living, adheres to equal remuneration, and resolutely protect the basic rights and interests of employees. Furthermore, the Group has been continuously developing and improving the remuneration system to ensure reasonable and competitive remuneration. Given the Group's diversified business lines, compensation management practices for respective trades and growth phases have been developed to attract internal and external talents and retain core staff members. The Group has implemented welfare plans and retirement policies in compliance with national statutory retirement regulations.

2025 年人均帶薪年休假天數
Average paid leave taken in 2025

9 天
Days

員工缺勤率²¹
Employee absence rate²¹ 0.12%

男女員工平均薪酬比(男:女)
Average male-female wage ratio

1.1:1

集團總部員工起薪 / 當地最低工資比例
Starting salary of employees at the Group's Headquarters/Local minimum wage

2.3:1 男 Male 2.5:1 女 Female

21. 員工缺勤率 = (所有員工計劃工作天數 - 所有員工實際工作天數) / 所有員工計劃工作天數 * 100%

21. Employee absence rate = (Planned working days of all employees - Actual working days of all employees) / Planned working days of all employees * 100%

集團建立《遠洋集團員工福利實施辦法》及完善的福利保障體系，根據國家有關法律、法規及當地政策為所有在職員工繳納社會保險及住房公積金等，公司為員工提供：


The Group has formulated the "Implementation Measures of Sino-Ocean Group for Employee Welfare" and a well-established welfare system pursuant to which it makes contributions to social insurance and the housing provident fund for all employees in accordance with relevant national laws, regulations and local policies. Specifically, the Company provides employees with:

五險一金 FIVE TYPES OF SOCIAL INSURANCE AND HOUSING PROVIDENT FUND	補充醫療保險 SUPPLEMENTARY MEDICAL INSURANCE	下午茶 AFTERNOON TEA
生日慰問 BIRTHDAY GIFT	喪葬慰問 FUNERAL CONSOLATION MONEY	福利年假 WELFARE ANNUAL LEAVE
節日慰問 HOLIDAY GIFT	年度健康體檢 ANNUAL PHYSICAL CHECK-UP	中秋慰問金 MID-AUTUMN FESTIVAL CASH GIFT
購房優惠 HOMEBUYER DISCOUNTS	產假、產前檢查假和陪產假，有權享受育兒假比例 100% MATERNITY LEAVE, PRENATAL EXAMINATION LEAVE AND PATERNITY LEAVE (EMPLOYEES ENTITLED TO 100% OF PARENTAL LEAVE)	

EMPLOYEE SATISFACTION 員工滿意度

集團每年度聚焦工作滿意度、目的性、幸福感、壓力等指標開展員工滿意度調研，並定期邀請第三方獨立開展員工敬業度調研（管理有效性調研），傾聽員工心聲，發現、識別和解決問題。我們根據各單位對員工滿意度調研結果給予的反饋，每年進行複盤，制定並執行滿意度提升計劃，根據流程系統優化改善等及時更新滿意度問卷，每月跟進主控流程及服務滿意度反饋，不斷提升公司對員工的管理和服務能力，提升員工滿意度。

With a focus on metrics such as job satisfaction, purpose, happiness, and stress, the Group conducts an annual employee satisfaction survey and regularly invites a third party to independently carry out an employee engagement survey (management effectiveness survey). The Company listens to the feedback from employees, uncovering, identifying and addressing issues. Based on the results of the staff satisfaction surveys from each entity, we conduct an annual review, formulate and implement a plan to improve satisfaction. We update the satisfaction questionnaire in a timely manner, reflecting process system optimisation and improvement, and on a monthly basis, follow up on feedback related to master control processes and service satisfaction. We constantly improve the Company's ability to manage and serve employees, ultimately improving employee satisfaction.

 2025 年員工滿意度分數（滿分 5 分）
EMPLOYEE SATISFACTION IN 2025 (OUT OF 5 POINTS) **4.9** 分 POINTS

 2025 年新入職員工滿意度分數（滿分 5 分）
NEW EMPLOYEE SATISFACTION IN 2024 (OUT OF 5 POINTS) **5** 分 POINTS

EMPLOYEE MORALITY IN BUSINESS 員工商業道德

根據《遠洋集團員工行為規範》，維護公司利益是員工的義務，未經公司批准，員工不得超越本職工作和職權範圍開展經營活動、從事投資業務。員工存在下述任一行為的，無論是否給公司造成了損失、損失數額大小，均視為嚴重違反公司規章制度的行為，公司有權單方立即與之解除勞動合同且無需支付任何經濟補償。包括：有貪污、行賄、欺騙公司的行為；挪用公款的行為；索取或收受業務關聯單位利益的受賄行為。

According to the "Code of Conduct for Employees of Sino-Ocean Group", it is the duty of employees to protect the interests of the Company. Without the approval of the Company, employees are prohibited from carrying out business activities or engaging in investment business beyond their own work and terms of reference. Any employee who has any of the following acts, including: embezzlement, bribery, deception of the Company; embezzlement of public funds; solicitation or acceptance of the interests of business-related units, whether a loss has been caused to the Company or no matter what the amount of the loss is, shall be deemed to be a serious violation of the Company's rules and regulations, and the Company shall have the right to terminate the employment contract with him/her immediately without any financial compensation.

PROTECTION OF RIGHTS AND INTERESTS

權益保障

遠洋嚴格遵照《勞動合同法》等國家相關法律規定，規範勞動合同管理，依法與員工簽訂勞動合同，簽訂率達 100%。

我們參照《世界人權宣言》《聯合國工商企業及人權指導原則》及聯合國可持續發展目標所提及原則，制定《遠洋集團人權政策》，明確對自身運營、供應商及合作夥伴的要求，禁止人口販賣、強迫勞動、僱傭童工、區別對待等行為，保障員工結社自由、集體談判權、同工同酬等基本權益。我們承諾將遵守履行《國際人權憲章》所規定的國際公認人權，讓員工、客戶、投資者、供應商等合作夥伴的人權受到充分尊重和保護。公司不侵犯員工個人隱私，嚴格遵循公司制度規定，秉持實事求是原則，對員工獎勵、違規事項的紀律處分等信息進行披露。在招聘環節，嚴格保守候選人信息，杜絕任何形式的信息洩露。

此外，遠洋通過豐富全面的員工活動，為員工提供關懷。

Sino-Ocean regulates the management of labour contracts in strict compliance with the "Labour Contract Law" and other relevant national laws and regulations, and signs labour contracts with all employees (100% contract signing rate) in accordance with the law.

In alignment with the "Universal Declaration of Human Rights", the "United Nations Guiding Principles on Business and Human Rights", and the principles stated in the United Nations Sustainable Development Goals, we have developed the "Sino-Ocean Group Policy on Human Rights", which clearly defines the expectations for our operations, suppliers, and partners. It strictly prohibits practices such as human trafficking, forced labour, child labour and discrimination, while also safeguarding fundamental employee rights, including the freedom of association, the right to collective bargaining, and equal remuneration. We undertake to observe the human rights with international recognition specified in the "International Bill of Human Rights", so that the human rights of our partners including employees, customers, investors and suppliers are fully respected and protected. The Company prohibits any infringement on employees' privacy; it discloses information on employee rewards and disciplinary sanctions for violations in accordance with corporate policies, rules, and the principle of seeking truth from facts. During the recruitment process, we strictly maintain the confidentiality of job applicants' information to prevent any form of data leakage.

In addition, Sino-Ocean cares for employees through a variety of employee activities.

EMPLOYEES' RIGHTS AND INTERESTS 員工權益

我們由第四屆職工代表大會審議通過了《遠洋控股集團（中國）有限公司職工代表大會議事規則》，確立了以職工代表大會為基本形式的民主管理制度。以示公司尊重和保障職工依法享有的知情權、參與權、表達權和監督權等民主權利，支持職工參加公司管理活動，維護職工合法權益，構建和諧勞動關係，促進公司持續健康發展。

We deliberated and adopted the "Rules of Procedure for the Staff Representative Meeting of Sino-Ocean Holding Group (China) Limited" at the fourth staff representative meeting, thereby establishing a democratic management system based on the staff representative meeting. This move shows that the Company respects and protects the democratic rights of employees according to the law, such as the right to know, the right to participate, the right to express, and the right to supervise, encourages employees to participate in the Company's management activities, and safeguards the legitimate rights and interests of employees, so as to build harmonious labour relations and promote the sustainable and healthy development of the Company.

遠洋集團建立職工民主協商機制，通過簽署《遠洋控股集團（中國）有限公司企業集團集體合同》，職工方和企業方建立起常態化集體勞動合同洽商工作機制，形成遠洋特色的勞動關係和權益保護體系。2024 年度，為構建遠洋集團和諧勞動關係，維護企業和職工雙方合法權益，促進持續健康穩定發展，根據《中華人民共和國勞動法》《中華人民共和國勞動合同法》《中華人民共和國民法典》《中華人民共和國工會法》《集體合同規定》等相關法律法規，及北京市政府、北京市總工會有關政策要求，結合企業當前經營管理、勞動關係等實際情況，遠洋控股集團（中國）有限公司工會委員會作為職工代表大會的工作機構和職工方協商代表，與企業方進行了集體協商。目前，集體勞動合同仍處於三年有效期內。合同中對勞動報酬、工作時間、休息休假、勞動安全與衛生、補充保險與福利、女職工及未成年工特殊保護、職業技能培訓、勞動合同管理、獎懲、裁員等共 15 項條款進行了審定與確認。2025 年，職工民主協商機制覆蓋員工比例為 100%。

Sino-Ocean Group has established a democratic consultation mechanism for its employees. By signing the "Collective Contract of Sino-Ocean Holding Group (China) Limited as an Enterprise Group", employees and the enterprise have established a regular collective labour contract negotiation working mechanism, thus forming a labour relationship and rights protection system unique to Sino-Ocean. In 2024, in order to build harmonious labour relations within Sino-Ocean Group, safeguard the legitimate rights and interests of the enterprise and employees, and promote sustainable and healthy development, the Trade Union Committee of Sino-Ocean Holding Group (China) Limited, serving as the working body of the Staff Representative Meeting and acting as the employee representative, conducted collective consultations with the enterprise, adhering to the "Labour Law of the People's Republic of China", "Labour Contract Law of the People's Republic of China", "Contract Law of the People's Republic of China", "Trade Union Law of the People's Republic of China", "Provisions on Collective Contracts" and other relevant laws and regulations, as well as requirements under applicable policies of the Beijing Municipal Government and the Beijing Federation of Trade Unions, while taking into account the actual state of its corporate affairs, such as its current operation, management and labour relations. Currently, the "Collective Labour Contract" remains valid for a three-year term. The Contract has been reviewed and confirmed, covering a total of 15 clauses including labour remuneration, working hours, leaves, labour safety and hygiene, supplementary insurance and welfare, special protection for female and underage workers, vocational skills training, labour contract management, rewards and punishments, and layoffs. In 2025, the proportion of employees covered by the employee democratic consultation mechanism was 100%.

遠洋亦建立了多種員工溝通渠道，員工可通過工會、公開舉報郵箱、400 平台等進行實名或匿名舉報、投訴及申訴。我們按照閱信、受理、查辦、回覆、歸檔的工作程序，在受理員工投訴後，將與相關部門進行信息核實，積極聯繫員工處理。對於存在異議的申訴，秉持正當性、公平性原則，受理複核申訴的理由、依據與要求。我們對舉報人、申訴人的信息及內容保密，充分保護員工隱私及安全。為建立並維護良好的勞動關係，公司設立勞動爭議調解委員會，遵循尊重當事人申請仲裁和訴訟權利的雙方自願原則，着重調解，及時處理；查清事實，依法處理，在適用法律上一律平等。

Sino-Ocean has also set up a variety of communication channels for employees. Employees can make real-name or anonymous reports, file complaints and appeals through our Trade Union, public whistleblowing mailbox, and 400 hotline. After receiving an employee's complaint, we will contact the employee to deal with it after verifying information with relevant departments, following the work procedures of reading, accepting, investigating, replying and filing. In the event of a complaint being disputed, the principles of propriety and fairness will be upheld and the reasons, grounds and requirements for the complaint will be reviewed. We keep confidential the information of whistle-blowers and complainants and what they report or file, in order to fully protect employee privacy and safety. In order to establish and maintain good labour relations, the Company has set up a Labour Dispute Resolution Committee, which follows the voluntary principle of respecting the rights of both parties to apply for arbitration and litigation, focusing on mediation and timely handling. We will find out the facts and deal with them in accordance with the law, treating everyone equally when in the application of the law.



EMPLOYEE CARE 員工關懷

2025 年，遠洋集團工會配合業務核心工作，全力做好業績沖刺的支持，有效發揮「職工之家」作用，按照「面向基層、支持一線」要求，圍繞助力經營業績發揮促進作用，加大對基層一線的聚焦關注力度，加強員工關懷和撫慰，通過各類慰問活動，將集團大家庭的溫暖送到業務的最前沿。本年度陸續開展了 1 次冬季送溫暖慰問、3 次「業績沖刺」慰問等活動，慰問項目 31 個，慰問一線和基層職工共計 300 餘人次。年終，遠洋集團工會更是發起了「沖刺年終業績」專項工會慰問計劃，向「業績突出優秀項目團隊」、「工程實施的保交房優秀項目」等進行分批次的慰問鼓勵。

In 2025, Sino-Ocean Group's trade union aligned its efforts with the Group's core business priorities, fully supporting the drive to achieve performance targets. It effectively fulfilled its role as a "Home For Employees", adhering to the principle of "Oriented Towards the Grassroots and Supporting the Front Line". By focusing on contributing to business performance, the union increased its attention on frontline operations, strengthened employee care and support, and delivered the warmth of the Group's extended family to the forefront of its business activities through various outreach initiatives. During the year, the union successively carried out one winter care initiative and three "performance sprint" outreach activities, covering 31 projects and reaching over 300 frontline and grassroots employees. At the year-end, the union further launched a special outreach programme titled "Year-End Performance Sprint", providing phased recognition and encouragement to "Outstanding Project Teams with Exceptional Performance" and "Excellent Projects in Guaranteed Delivery for Engineering Implementation".



EMPLOYEE ACTIVITIES 員工活動

2025 年，遠洋集團組織開展了豐富多元的員工活動：
In 2025, Sino-Ocean Group held a variety of employee activities:

- 滿足員工各種需求的員工俱樂部，組織豐富多彩的俱樂部活動：職能中心飛盤大賽，羽毛球、足球分別舉辦了內部聯賽活動，攝影協會、戶外健身協會、傳統文化協會等累計開展了百餘場興趣活動。
- 豐富員工工作生活的各項日常活動：健康主題生日會、手工藝制作、傳統文化賞、中華傳統節日特色活動、非物質文化遺產產品、遠洋益跑活動……

Various regular activities that enriched the work and life of employees: health-themed birthday parties, handicrafts, traditional culture appreciation, traditional Chinese festivals & special events, intangible cultural heritage appreciation, Sino-Ocean Run for Charity, etc.

SAFETY AND HEALTH

安全健康

遠洋不僅提倡「建築·健康」，也關注員工健康與安全，集團遵循國家在員工健康與安全方面的法律法規包括《中華人民共和國勞動法》《勞動合同法實施條例》《工傷保險條例》《女職工勞動保護規定》《中華人民共和國職業病防治法》等。在此基礎上，我們編製了《遠洋集團職業健康與安全政策》，覆蓋集團各單位所有員工、供應商及承包商。

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

員工健康

EMPLOYEE WELL-BEING

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

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

SINO-OCEAN HEALTH DAY 遠洋健康日 每年的4月22日是屬遠洋人自己的節日——「遠洋健康日」，我們為地球日賦予新的內涵，倡導積極、健康、環保的生活方式。

22 April of each year is the "Sino-Ocean Health Day", a holiday for all at Sino-Ocean. By giving new meaning to the Earth Day, we advocate a positive, healthy and eco-friendly lifestyle.

SPACE HEALTH

空間健康

集團以員工身心健康為空間環境設計的核心，提供安全健康的職場環境，實時監測室內環境指標，設置閱讀、休息、健身、瑜伽、冥想、眺望、母嬰室、跑步坡道等多功能區，配置符合人體工程學的辦公桌椅、跑步機辦公桌等。同時，在辦公區中，「員工菜園」中的無土栽培蔬菜一直受到員工好評，員工既可以在綠意盎然中見證成長和健康，也可以享用到新鮮的有機時蔬。

The Group values the physical and mental health of employees as the heart of workspace design. We provide a safe and healthy workplace and monitor indoor environmental indicators in real time. Multi-functional areas including reading, rest, fitness, yoga, meditation, overlooking rooms and baby care rooms, running ramps, are set up and equipped with ergonomic office tables and chairs, treadmills desks, etc. In addition, in the office area, the soilless vegetables in the "Staff Vegetable Garden" have always been well received by employees. Employees not only witness growth and health in the greenery, but also enjoy fresh organic vegetables.

PHYSICAL AND MENTAL HEALTH

身心健康

在改善員工工作環境的同時，集團同樣關注員工的身心健康。2025年，透過線上線下相結合的模式，線下開展心理健康講座、讀書會、冥想、節氣養生、騎行等活動；線上依託「遠洋悅讀會」與「遠洋燃動力」兩大社群進行深度運營，共組織8場主題線上講座，內容涵蓋情緒管理、正念練習、健康習慣養成等，設計並實施了16次主題打卡任務，輔以每日知識推送與助教點評，形成了良好的互助學習氛圍。通過豐富多元的內容，協助員工緩解心理壓力，構建心理支持網絡。2025年度，員工健康體檢覆蓋率為100%。

While improving the working environment for its employees, the Group is equally committed to their physical and mental health. In 2025, through a model that combines online and offline approaches, offline activities such as mental health lectures, book clubs, meditation, seasonal wellness practices, and cycling events were organised. Online, through in-depth engagement within the "Sino-Ocean Reading Club" and "Sino-Ocean Energy Drive" communities, a total of 8 thematic online seminars were held, covering topics including emotional management, mindfulness practice, and healthy habits cultivation. Additionally, 16 themed check-in tasks were designed and implemented, supplemented by daily knowledge push notifications and teaching assistant feedback, fostering a positive atmosphere of mutual support and learning. Through these diverse and rich offerings, employees were assisted in alleviating psychological stress and building a mental support network. In 2025, our staff physical examination coverage rate was 100%.

安全管控

SAFETY CONTROL

遠洋集團堅持「安全第一、預防為主、綜合治理」的方針，本着「責任清晰、監督有力」的原則，時刻把人員生命安全放在首位，樹牢安全發展理念，建立了完善的安全管理制度體系，覆蓋集團各業務單元，為日常安全監管提供了有力支撐，為員工、供應商、合作方及各相關方安全提供有效保障，從源頭防範化解重大安全風險。

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

根據《遠洋集團安全委員會工作指引》，遠洋集團安委會作為遠洋集團最高安全管理機構，主要任務是在集團總裁的領導下，貫徹國家安全管理法律法規和行業標準、規範，研究安全工作中的重大舉措，協調、解決安全管理中的重大問題，指導全集團的安全工作，針對安全管理中帶有普遍性和傾向性的問題提出指導性意見，實現對所有業務單位安全管理全覆蓋。安委會主任由集團主管安全工作的高管擔任。安委會委員由各開發、非開發業務單位安全主管高管、專業公司總經理擔任。安委會全體會議根據內部安全趨勢及業務發展需要不定期召開。公司實行安全事故責任追究制，積極推動職業健康安全管理和提高管理人員的責任感，健康安全表現與相關業務單位主管高管等責任人的績效薪酬相關聯。

Pursuant to the "Work Guidelines of Sino-Ocean Group Safety Committee", the Safety Committee, as the highest safety management organisation of Sino-Ocean Group under the leadership of the Group's president, it's mainly responsible for enforcing national laws and regulations for safety management as well as related industry standards and rules; studying major measures in relation to work safety; coordinating and resolving major issues in safety management; guiding the safety management of the Group; and providing directive opinion for the universal and ordinary issues in relation to safety management, covering the safety management of all business units. The chairman of the Safety Committee is the senior management in charge of safety work of the Group. The members of the Safety Committee comprise of safety officers and senior executives in various business units and other divisions under the Safety Committee. The Safety Committee is composed of safety officers, senior executives from various business units and subsidiaries, as well as general managers of specialised companies. The plenary meetings of the Safety Committee are held on an irregular basis according to the internal safety trends and business development needs. The Company implements an accountability system for safety accidents to proactively promote the management of occupational health and safety and enhance the sense of responsibility of the senior management. The performance-based remunerations of persons-in-charge of relevant business units such as department heads and senior management are linked to the health and safety performance.

SAFE CONSTRUCTION 安全施工

在集團的安全應急管理機制下，制定《遠洋集團安全工作實施辦法》《遠洋集團生產安全事故應急及調查處理工作指引》《遠洋集團開發項目現場安全技術標準》等，成立了安全事故應急救援領導小組，所屬各單位逐級制定應急預案並成立應急領導小組，應急管理體系基本健全。建立「集團—業務公司/專業公司—項目」三級應急管理體系，每一層級均成立事故應急救援領導小組，明確各部門及人員的應急管理職責。執行事故應急分級響應機制，定期組織應急預案培訓及演練，演練結束後及時對應急預案的合理性進行評審，針對暴露的問題和不足，對預案進行調整和完善。集團獲得 ISO 45001 標準的職業健康安全管理体系認證的專業公司數量佔比達到 100%²²。

Under the Group's safety emergency management mechanism, we have formulated the "Implementation Measures of Sino-Ocean Group for Work Safety", "Work Guidelines of Sino-Ocean Group for Emergency Management in Production Safety Accidents" and "Technical Standards of Sino-Ocean Group for On-site Safety in Development Projects", etc., and established a leading group for safety accident emergency aid. All affiliated units have formulated emergency plans and set up emergency leading groups at each level. The emergency management system is substantially completed. A three-level emergency management system of "Group-Department/Professional Company-Project" has been established. Each level is required to set up an emergency rescue team and the emergency management responsibilities of each department and personnel are clearly defined. We implement the hierarchical response mechanism for emergencies and regularly conduct emergency plan trainings and drills. After the drill, we will review the rationality of the emergency plan in time. In view of the exposed problems and shortcomings, we will adjust and improve the plan. Up to 100%²² of the Group's professional companies have obtained certifications under the ISO 45001 Occupational Health and Safety Management System.

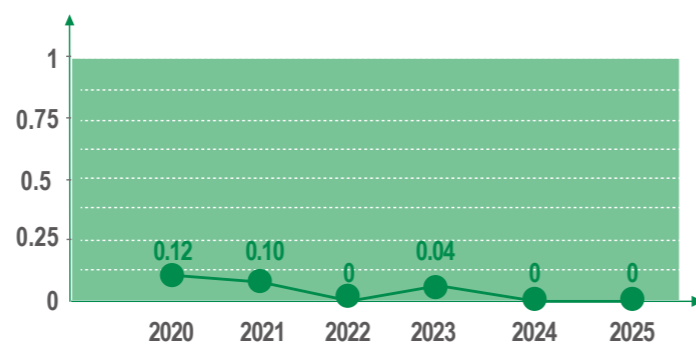
針對兼職工人、臨時工人、外包工人等特殊類別人員，結合法律法規及集團相關規定，組織相關單位按要求開展三級安全教育、安全技術交底等相關工作；並結合相關人員工種特點，配備符合國家或行業標準要求的個人勞動防護用品，並督促其正確佩戴使用。

For personnel under special categories, such as part-time, temporary and outsourced workers, the Group coordinates with relevant units to undertake three levels of safety education, safety and technical briefings, and other related activities in accordance with laws, regulations and relevant Group rules. In line with the specific nature of their work, these personnel are provided with personal labour protective equipment meeting national or industry standards, and are supervised to ensure proper wear and usage.

TARGETS OF SAFE CONSTRUCTION²³ 安全施工目標²³

- 2025 年目標：年度百萬平米事故率²⁴ 持續控制在 0.1 以下
Target for 2025: to maintain an annual accident rate²⁴ per million sq.m. of below 0.1
- 2035 年目標：杜絕發生因工死亡事故，年度百萬平米事故率降低至零
Target for 2035: to eliminate work-related fatalities, with the annual accident rate per million sq.m. reduced to zero.

歷年百萬平米事故率統計 ACCIDENT RATE PER MILLION SQUARE METRES OVER THE YEARS



22. 獲得職業健康安全管理体系認證的專業公司包括遠洋服務、遠洋建設、遠洋生態、遠洋裝飾、遠洋機電及其附屬公司。

22. Professional companies that obtained the occupational health and safety management system certification include Sino-Ocean Service, Sino-Ocean Construction, Sino-Ocean Ecology, Sino-Ocean Decoration and Sino-Ocean Mechatronics and its subsidiaries.

23. 事故界定範圍：集團所屬各單位在生產經營活動中發生的造成人員死亡、重大環境污染的生產安全責任事故；包含供應商及承包商。

23. Defined scope for accidents: accidents involving production safety responsibility leading to fatalities or major environmental pollution that occurred in the production and operation activities of various units under the Group; including suppliers and contractors.

24. 百萬平米事故率 = 事故數量 / (年開復工面積 / 1,000,000)

24. Accident rate per million sq.m. = Number of accidents / (annual area of commencement or resumption / 1,000,000)

2025 年，集團範圍內未發生較大及以上級別生產安全事故²⁵；百萬平米事故率為 0，持續處於行業低位，體系運行平穩，安全風險持續受控。

In 2025, there were no major-level or above production safety accidents²⁵ within the Group. The accident rate per million sq.m. was 0, staying at the lower end of the industry spectrum. The operation system was in good order, with safety risks remaining under control.

- 百萬平米事故率為 0 (含供應商及承包商)
Accident rate per million sq.m. (including suppliers and contractors): 0
- 集團員工死亡人數為 0；連續五年 (2021-2025) 員工死亡人數均為 0，比例為 0
The number of employee fatalities of the Group was 0. The number of fatalities and the fatality rate had been 0 for four successive years (2021-2025)
- 集團承包商死亡人數為 0，比例為 0，百萬工時損工事故率 (LTIFR) 為 0
The number of fatalities reported by the Group's contractors was 0, resulting in a fatality rate of 0, achieving a Lost-Time Injury Frequency Rate (LTIFR) of 0 per million hours
- 工傷人數 6 人²⁶，工傷損失工作天數為 15 個工作日，百萬工時損工事故率 (LTIFR) 為 0.46
There were 6 work-related injuries²⁶, and 15 working days were lost due to work-related injuries, achieving a Lost-Time Injury Frequency Rate (LTIFR) of 0.46 per million hours
- 安全檢查整改合格率 100%，實現安全隱患的閉環管理
Safety inspection pass rate was 100%, realising closed-loop management of safety risks

為實現以上安全目標，集團及各單位持續推進以風險分級管控和隱患排查治理為核心的安全管理雙控體系高效運行，持續營造安全平穩的生產經營環境。

In order to achieve the above safety targets, the Group and its units continue to effectively operate a dual control system for safety management that centers on risk control through classification, as well as hazard inspection and mitigation, thereby maintaining an environment to deliver safe and stable production operation.



25. 較大及以上安全事故指造成 3 人及以上死亡，或者 10 人及以上重傷，或者 1,000 萬元及以上直接經濟損失的事故。

25. An accident at major level or above refers to an accident that causes 3 or more fatalities, or 10 or more serious injuries, or RMB10 million or more direct economic losses.

26. 均為輕微工傷，未對工作造成影響

26. All of them were minor work-related injuries without impact on work

IDENTIFICATION AND CONTROL OF MAJOR SAFETY RISKS 重大安全風險識別與管控

我們編製《遠洋集團開發項目重大安全風險管控實施指引》，根據行業安全生產形勢和所屬各業務項目特點，及時、準確識別各業態安全事故風險。2025 年，組織開展階段性主題活動及專項保障行動 3 次；通過內網、郵件、集團安全工作微信群發佈動態風險識別及事故預警預控相關通知 30 餘次。

We have formulated the "Implementation Guidelines of Sino-Ocean Group for Management and Control of Major Safety Risks in Development Projects". Based on the work safety landscape within the industry and the characteristics unique to each business project, we promptly and accurately identify safety accident risk across business segments. In 2025, we carried out 3 periodic thematic activities, and issued over 30 relevant notices regarding dynamic risk identification and early accident warning and control via the intranet, emails, and the safety work WeChat group.

2025 年，充分識別集團範圍內各開發項目重大安全風險，對開發項目全年涉及的 842 項重大安全風險進行清單式管理；督促、支持各項目對行業內高頻事故隱患制定專項管控措施。

In 2025, we fully identified the major safety risks of each development project within the Group, and carried out list management for 842 major safety risks involved in the development projects throughout the year. We urged and supported all projects to develop special management and control measures for common accident hazards in the industry.

SAFETY RISK ASSESSMENT 安全風險評估

依據《遠洋集團安全事故隱患排查治理實施指引》，集團安委會統一組織集團層面安全檢查，包括定期檢查、突擊檢查和專項檢查三種形式。

In line with the "Implementation Guidelines of Sino-Ocean Group for the Inspection and Mitigation of Safety Accident Hazards", the Safety Committee of the Group organises all safety inspections at the Group level, including regular inspections, surprise inspections and special inspections.

- 開發項目實行季度檢查；運營及物業項目每年組織不少於兩次檢查。
Quarterly inspections are carried out for development projects. And at least two inspections are organised annually for operation and property projects.
- 組織第三方過程評估，對在施項目安全管理進行量化評價。
Third-party process assessments are organised on a quarterly basis to quantify and evaluate the safety management of projects in progress.

高質量完成經營單位月檢、項目週檢及隱患整改工作，持續提升各層級隱患排查治理工作效率。完成 495 次安全檢查評估，發現問題 7,140 項，進一步提升量化打分評價效果。2025 年，通過「遠洋質造」工程數字化平台，實現風險分級管控和隱患排查治理核心功能全面上線，重大方案管理及安全生產、文明施工實施過程專項檢查 100% 線上操作管理。本年度：

We completed relevant tasks with quality performance, including monthly inspections of business units, weekly inspections of projects, and rectification of potential hazards, continuously improving the efficiency of hazard inspection and mitigation at all levels. A total of 495 safety inspections and assessments were completed, identifying 7,140 issues and further improving the effectiveness of our quantitative scoring and evaluation. In 2025, the core functions of risk classification and hazard inspection & mitigation were fully deployed online through the "Sino-Ocean Quality Construction" digital platform, enabling the 100% online operation and management of major project schemes and thematic inspections during the implementation of production safety and civilised construction. During the year:

- 完成重大安全風險識別 **842** 項，方案審批 **842** 項、三方會審 **698** 項，專家論證 **241** 項，過程檢查評估 **570** 次，通過線上「對表」，強化管理聚焦。

We completed 842 major safety risk identifications, 842 programme approvals, 698 tripartite reviews, 241 expert evaluations and 570 process inspections & assessments, strengthening management focus through online "benchmarking".

- 高質量完成經營單位月檢、項目週檢及隱患整改工作，持續提升各層級隱患排查治理工作效率。
We completed relevant tasks with quality performance including monthly inspections of business units, weekly inspections of projects, and rectification of potential hazards, continuously improving the efficiency of hazard inspection and mitigation at all levels.

SAFETY EDUCATION AND TRAINING 安全教育與培訓

2025 年，遠洋組織全員參與《中華人民共和國安全生產法》《建設工程安全生產管理條例》等國家安全管理相關法律法規宣貫、學習，強化各級管理人員安全意識，提升安全管理水平。為助力核心人員綜合能力提升，我們編製《遠洋集團安全教育培訓實施指引》，將工程安全培訓體系化、定製化，建立「遠洋學院」安全管理視像培訓資源庫，按業態和類別整理 90 餘項優質培訓資源，持續提升各單位安全管理能力，實現年度內工程參建方（包括員工及承包商主要人員）培訓 100% 覆蓋。本年度，共組織安全消防演練活動 1,104 次（包含逃生訓練），安全教育培訓 3,312 次，職業安全健康培訓總時長約為 4,986 小時。為實現精準賦能，結合各業務單位特點組織開展「大型設備安全管理」、「消火栓及噴淋系統安全管理」2 次專題培訓。

In 2025, Sino-Ocean arranged all employees to participate in the publicity and study of the applicable national laws and regulations in respect of safety management, such as the "Law of the People's Republic of China on Work Safety" and the "Regulations of the People's Republic of China on Safety Production Management of Construction Projects", aiming to strengthen the safety awareness of officers at all levels and enhance safety management. To help core personnel improve their comprehensive capabilities, we have formulated the "Implementation Guidelines of Sino-Ocean Group for Safety Education and Training" to provide systematic and tailored construction training. Having established a safety management video training resource library within the "Ocean College", collating over 90 high-quality training resources by business type and category to continuously improve the safety management capabilities of all units, covering 100% of the project participants (including employees and major personnel of contractors) during the year. During the year, we organised a total of 1,104 fire safety drills (including escaping training) and 3,312 safety training sessions, reporting approximately 4,986 hours of occupational safety and health training. To achieve targeted capacity building, and by incorporating the specific characteristics and practical issues of various business units, we organized three thematic training sessions, including "Safety Management for Temporary Use of Permanent Elevators" and "Safety Management During the Transition from Temporary to Permanent Power Supply in the Later Stages of Construction."



安全消防演練活動
Safety and fire drill activities

1,104 次
Frequency



安全教育培訓
Safety education and training

3,312 次
Frequency



職業安全健康培訓總時長
Total duration of occupational safety and health training

4,986 小时
Hour

DEVELOPMENT AND TRAINING

發展培訓

INSTITUTIONAL DEVELOPMENT 組織發展

遠洋集團視人才為最寶貴的核心資產與發展的根本動力，公司不僅致力於吸引優秀人才，更將構建一個能夠持續激發潛能、賦能成長的生態環境作為組織的重要使命。我們深信，個體的成長與組織的進化密不可分。因此，確立了「以成長為導向」的核心人才理念，積極發現並著力培養具備成長型思維的員工——那些擁抱變化、主動學習、敢於挑戰並追求卓越的奮鬥者。

Sino-Ocean Group regards talent as its most valuable core asset and the fundamental driving force for development. The Company is not only committed to attracting outstanding talent, but also considers it a key organisational mission to build an ecosystem that continuously stimulates potential and enables growth. We firmly believe that individual growth and organisational evolution are inseparable. Therefore, we have established a core talent philosophy of "growth orientation," actively identifying and focusing on cultivating employees with a growth mindset who embrace change, proactively learn, dare to take on challenges, and strive for excellence.

通過系統化的賦能體系，遠洋集團持續將投資注入員工的職業發展全過程，旨在夯實組織的核心競爭力，激發團隊的創新活力，並鍛造引領變革的內生力量，從而驅動組織在複雜多變的市場環境中實現可持續發展，助力組織與人才共同實現「破繭新生」。

Through a systematic empowerment framework, Sino-Ocean Group continues to invest in the entire career development process of its employees, aiming to consolidate the organisation's core competitiveness, stimulate the team's innovative vitality, and forge an internal driving force that leads change. This drives the organisation to achieve sustainable development in a complex and ever-changing market environment, and helps both the organisation and its talents break free from constraints and emerge renewed.

人才發展工作緊密圍繞業務需求，通過覆蓋全員的培養體系，系統性地開展關鍵專業能力建設與人才能力提升，並依托規範的培訓運營與持續的資源支持，確保學習活動緊密貼合業務發展，有效轉化為組織與個人的發展動能。這一過程本身就是一場持續的「破繭」之旅，旨在打破能力邊界，煥發新的組織活力。

Talent development initiatives are closely aligned with business needs. Through a comprehensive training system that covers all employees, we systematically advance the development of key professional competencies and enhance individual capabilities. Supported by standardised training operations and continuous resource provision, we ensure that learning activities remain closely integrated with business growth and are effectively translated into momentum for organisational and individual development. This process itself represents an ongoing journey of "breaking free from constraints", aimed at pushing beyond existing capability boundaries and revitalising the organisation with renewed energy.

遠洋集團全力打造「遠洋學院」線上學習平台，通過專業培訓、四點鐘課堂、案例萃取等靈活多樣的學習活動。該平台與系列活動的核心在於鼓勵內部經驗分享與知識沉澱，營造積極開放、互學共進的學習型組織氛圍，使學習融入工作日常，讓知識在組織中高效流動。

集團員工晉升、績效管理都嚴格按照《遠洋集團職級實施辦法》《遠洋集團員工績效實施辦法》、按照季度及年度週期進行，通過多維度績效考核、目標設定與跟進、團隊績效評估、敏捷對話等方式開展員工績效考核管理，考核後進行溝通及反饋，接受績效和職業發展考核的員工達 100%。

Sino-Ocean Group is committed to building the "Ocean College" online learning platform, delivering a wide range of flexible learning activities such as professional training, the Four O'clock Class, and case study extraction. The core aim of this platform and its related initiatives is to encourage internal experience sharing and knowledge accumulation, fostering a positive, open, and collaborative learning culture within the organisation. This platform integrates learning into daily work routines and enables knowledge to circulate efficiently across the organisation.

Employee promotion and performance management are both carried out in strict compliance with the "Implementation Measures of Sino-Ocean Group for Ranks" and the "Implementation Measures of Sino-Ocean Group for Employee Performance", on a quarterly and yearly basis. Through a multi-dimensional performance appraisal system that incorporates objective setting and tracking, team-based performance appraisal, and agile dialogue, employees are assessed based on their performance, followed by communication and feedback, ensuring that 100% of the Group's employees receive performance and career development appraisals.



TRAINING AND ENABLEMENT
培訓賦能

我們制定《遠洋集團人才發展工作實施辦法》《遠洋集團培訓運營規範化工作指引》等制度，明確規定了集團所建立的員工培訓體系，包括各級培訓主管部門工作職責、範圍，培訓主要形式、內容。

We have formulated the "Implementation Measures of Sino-Ocean Group for Talent Development" and "Work Guidelines of Sino-Ocean Group for Standard Training and Operation", which clearly stipulate the employee training system of the Group, including the duties and scopes of the training divisions at all levels, as well as the main form and content of training.

遠洋內部針對人才培養有完善的機制配套，搭建遠洋學院線上培訓平台，要求各專業以線上線下相結合的方式開發課程。公司設置分層分類的培訓項目，還針對重點培訓項目進行培訓考核評估和學員滿意度調查。同時，公司也鼓勵資助員工獲取工程師、註冊建築師等專業資質，支持提升專業能力。

Sino-Ocean has its own sound talent training mechanism, with the online training platform of "Ocean College", requiring all disciplines to develop courses in a combination of online and offline forms. The Group has set up stratified training programmes by category, together with training assessment and appraisals as well as student satisfaction survey for key training programmes. The Company also encourages employees to obtain professional qualifications such as engineers and registered architects, supporting the enhancement of their professional capabilities.

培訓實施項目緊密圍繞核心業務挑戰，重點聚焦三大領域開設系列課程：

The training implementation projects are closely aligned with core business challenges, focusing on three key areas to deliver a series of courses:



Delivery Assurance Series
保交付系列課程

圍繞項目品質交付的核心任務，系統開展工程管理、質量管控、客戶服務等專題培訓，賦能一線團隊攻克交付難關。

Centred on the core task of ensuring project quality delivery, systematic training is provided on engineering management, quality control, and customer service, empowering the front-line teams to overcome delivery challenges.



Light Asset Series
輕資產系列課程

為支持公司戰略轉型，重點打造代建模式、資產運營等課程，助力團隊開拓輕資產業務。To support the Company's strategic transformation, courses such as project management on behalf of owners and asset operation are emphasised, helping teams expand into light-asset businesses.



Risk Mitigation Series
化風險系列課程

圍繞債務化解、破產重整、不良資產處置等專項培訓，提升全員風險意識與處置能力。Specialised training on debt resolution, bankruptcy restructuring, and non-performing asset disposal is conducted to enhance overall risk awareness and handling capabilities.

<p>FOR GRADUATE TRAINEES 面向校招生</p>	<p>培訓實施項目緊密圍繞核心業務挑戰，重點聚焦三大領域開設系列課程 The training implementation programmes are closely aligned with core business challenges, with a focus on offering a series of courses in three key areas</p>
<p>FOR MANAGEMENT STAFF 面向管理人員</p>	<p>培訓實施項目緊密圍繞核心業務挑戰，重點聚焦三大領域開設系列課程 The training implementation programmes are closely aligned with core business challenges, with a focus on offering a series of courses in three key areas</p>
<p>FOR OPERATIONAL STAFF 面向業務人員</p>	<p>培訓實施項目緊密圍繞核心業務挑戰，重點聚焦三大領域開設系列課程 Delivery series courses, light asset series courses, risk management series courses, AI transformation series courses, etc</p>
<p>SPECIALISED LEARNING 特色學習</p>	<p>培訓實施項目緊密圍繞核心業務挑戰，重點聚焦三大領域開設系列課程 The training implementation programmes are closely aligned with core business challenges, with a focus on offering a series of courses in three key areas</p>

遠洋集團堅信，優秀的管理者首先是人才的培育者。因此，我們著力構建並強化管理者在團隊人才培養中的核心責任機制，通過制度引導與文化倡導，將培養與發展下屬內化為管理者的關鍵職責與自覺行動，確保人才成長獲得來自一線的持續關注與支持。同時，公司建立了規範的員工績效管理與晉升發展通道，通過清晰的目標牽引、多維度的科學評估與建設性的持續反饋，實現個人成長與組織發展的同頻共振。

Sino-Ocean Group firmly believes that exceptional managers are, first and foremost, cultivators of talent. Therefore, we focus on establishing and strengthening a core responsibility mechanism for managers in team talent development. Through institutional guidance and cultural advocacy, we internalise the cultivation and development of subordinates as a key duty and conscious action of managers, ensuring that talent growth receives consistent attention and support from the frontline. Meanwhile, the Company has established a structured employee performance management and promotion pathway. Through clear objective alignment, multi-dimensional scientific assessment, and constructive ongoing feedback, we achieve synchronised growth between individuals and the organisation.



碩果計劃 - 後備幹部成長訓練營
HARVEST PROGRAMME-FUTURE EXECUTIVE DEVELOPMENT TRAINING CAMP

碩果計劃 - 後備幹部成長訓練營，是椿萱茂「椿萱計劃」（包括「青苗」- 實習生、「茂葉」- 主管後備、「繁花」- 經理後備、「碩果」- 幹部後備、「育樹」- 高級幹部後備人才）人才梯隊培養的重要一環。培養對象為項目部門經理，通過 3 次集訓、3 輪工作實戰，培養養老項目後備院長。

碩果計劃打通了經理成長為院長的通道，增強了員工對椿萱茂的認同感和歸屬感，提升了員工的服務意識和專業素養，提升了椿萱茂的品牌形象。同時，學員在工作實戰階段結合所學發揮潛能，促成新增入住客戶 30 人、促成銷售回款 20 筆、推動客戶拼房入住、調整服務級別上百人次，為養老機構的經營、運營帶來了極大助力。一期學員 16 人、二期學員 17 人，佔目標人群即部門經理的 24%。

Harvest Programme-Future Executive Development Training Camp is a key component of Senior Living L'amore's talent pipeline under the "Chun Xuan Scheme", which includes "Fresh Sprouts" (interns), "Lush Leaves" (future supervisors), "Flourishing Blooms" (future managers), "Harvest" (future executives), and "Supportive Trees" (future senior executives). Comprising three intensive training sessions and three rounds of practical work experience, the programme is designed to nurture project department managers into future directors for elderly care projects.

By establishing a clear pathway for managers to advance into director roles, the Harvest Programme has successfully enhanced employee recognition and fostered a stronger sense of belonging at Senior Living L'amore. It has empowered employees with sharper service awareness and greater professional competency, contributing to an improved brand image for the business. Meanwhile, participants have applied their knowledge to unlock potential during the practical work phase, resulting in the addition of 30 new resident clients, 20 sales transactions, increased room sharing among clients, and service-level adjustments for over a hundred individuals. These efforts have significantly supported the operations and management of our elderly care facilities. The first cohort included 16 participants, and the second cohort had 17, collectively representing 24% of the target group, namely department managers.

集團中期經營工作會議團隊工作坊
GROUP-WIDE MID-TERM BUSINESS CONFERENCE TEAM WORKSHOP

集團中期經營工作會議團隊工作坊，是一次深入的交流與分享，是一場別開生面的團建之旅，彼此賦能，敞開心扉，促進交流。鼓勵大家敢直面當前的困境與未知的挑戰，提升韌性、持續成長和突破。

通過開展團隊工作坊，推動與會核心人員實現高質量交流，進而帶動整個團隊，改善組織氛圍，提升組織信心。參與者在深度參與中看見自己、看見團隊，理解當下挑戰是組織與個人必須面對的經歷，也是共同成長的過程，促進溝通、提升韌性、提振信心。參與工作坊的核心人員 70 餘人，約佔集團中高管人數的 41%。

The Group-wide Mid-Term Business Conference Team Workshop, structured as an in-depth exchange and sharing session, creates a unique team-building journey that aims to foster shared empowerment, open dialogue, and improved communication. It encourages participants to confront current challenges and uncertainties head-on, build resilience, and pursue further growth and breakthroughs.

Through this team workshop, key participants benefitted from quality exchanges that, in turn, propelled their entire teams forward, fostering a more positive atmosphere and greater confidence across the organisation. Building on in-depth engagement, participants embarked on a journey that allowed them to reflect on their roles both as individuals and as team members. This helped them realise that the current challenges are not only an inevitable experience for both the organisation and its members, but also a story of shared growth, facilitating communication, enhancing resilience, and strengthening confidence. Over 70 key participants, representing approximately 41% of the Group's middle and senior executives, took part in the workshop.

椿萱計畫—養老業務員工能力提升項目
Chunxuan Plan - Elderly Care Employee Capability Enhancement Project

公司關心每一位員工的職業發展，建立管理與專業技能發展雙通道「椿萱計畫」，包括碩果計畫、繁花計畫、茂葉計畫和青苗計畫，通過管理能力及專業技能培養體系，為員工創造廣闊的職業發展前景。

2025 年，碩果計畫面向養老機構部門負責人開展，目標是培養養老機構院長或專業線總監。一期畢業學員 14 人，其中 7 人晉昇院長、1 人晉昇專業總監，二期學員 14 人將於 2026 年畢業，其中 1 人已晉昇院長。

繁花計畫面向各單位首長級員工開展，目標是培養養老機構相關部門負責人，2025 年共培養學員 49 人，其中 5 人已晉昇為部門負責人。

茂葉計畫面向各機構骨幹員工開展，目標是培養部門和專業首長。2025 年共培養學員 80 人，其中 21 人已晉昇為首長。

青苗計畫面向校招實習生開展，目標是培養勝任機構各崗位的合格員工。2025 年 389 人參訓，為全國各機構培養了大量高學歷、年輕化、專業化的基層護理和服務人才。

通過椿萱計畫，員工可以清晰地看到自己的職業發展路徑、借助公司搭建的平臺實現快速成長，公司則依靠員工持續的成長實現高質量發展。

The Company cares about the career development of every employee and has established a dual channel "Chunxuan Plan" for management and professional skills development, including the Fruit Plan, Flower Plan, Maoye Plan, and Qingmiao Plan. Through a management ability and professional skills training system, it creates broad career development prospects for employees.

In 2025, the Fruit Plan will be launched for department heads of elderly care institutions, with the goal of cultivating deans or professional line directors of elderly care institutions. There are 14 graduating students in the first phase, of which 7 have been promoted to dean and 1 has been promoted to professional director. 14 students in the second phase will graduate in 2026, of which 1 has been promoted to dean.

The Flower Plan is aimed at supervisory level employees in various units, with the goal of cultivating department heads in elderly care institutions. By 2025, a total of 49 students will be trained, of which 5 have been promoted to department heads.

The Maoye Plan is aimed at key employees of various institutions, with the goal of cultivating department and professional supervisors. By 2025, a total of 80 students will be trained, of which 21 have been promoted to supervisors.

The Qingmiao Program is aimed at recruiting interns for schools, with the goal of cultivating qualified employees who are competent in various positions within the institution. By 2025, 389 people will participate in the training, cultivating a large number of highly educated, young, and specialized grassroots nursing and service talents for various institutions across the country.

Through the Chunxuan Plan, employees can clearly see their career development path and achieve rapid growth through the platform built by the company. The company relies on the continuous growth of employees to achieve high-quality development.

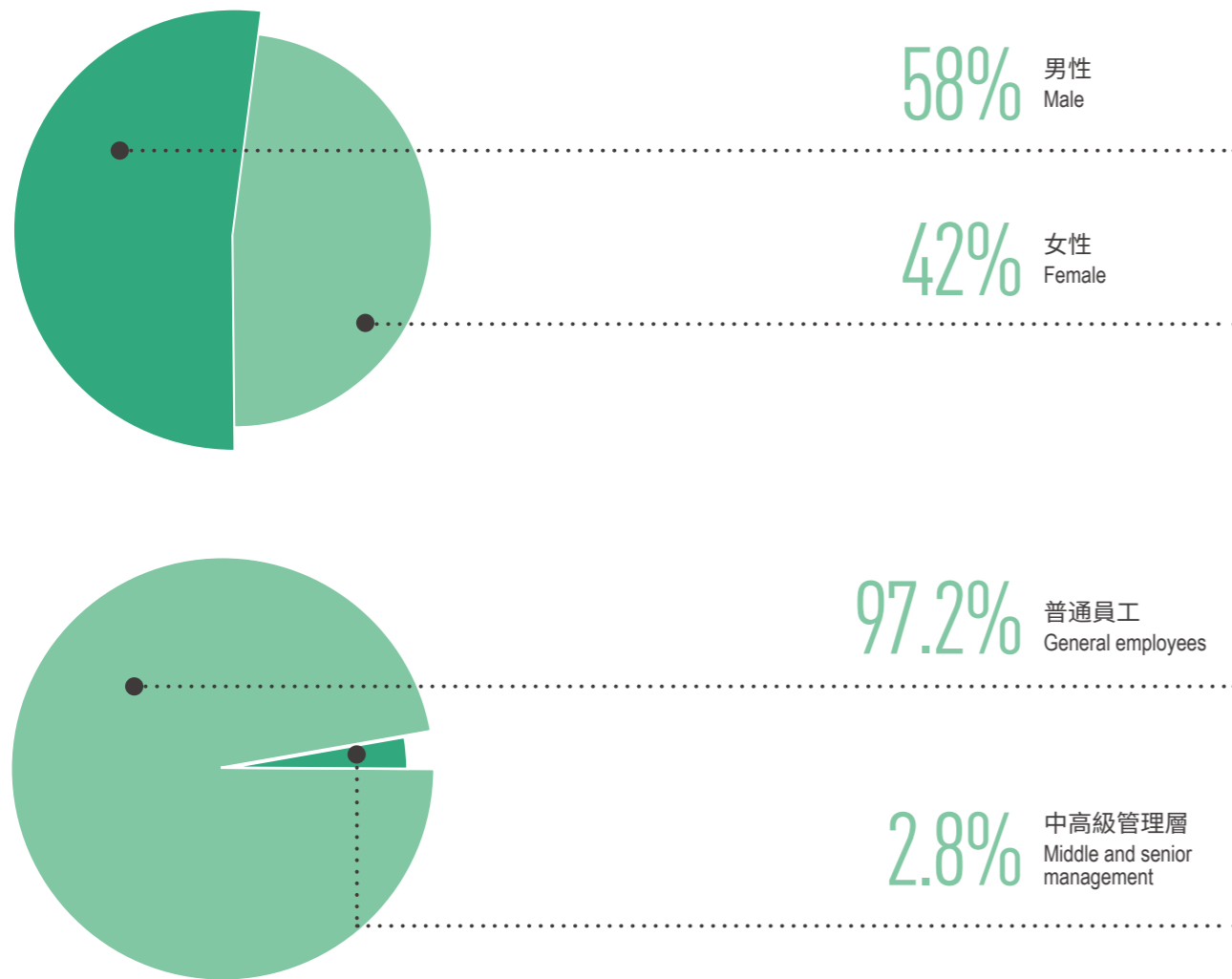


THE GROUP'S TRAINING DATA FOR YEAR 2025

集團 2025 年全年培訓數據

員工培訓總人數
TOTAL NUMBER OF EMPLOYEES ATTENDING TRAINING **6,181**

員工培訓總人次
TOTAL ATTENDANCES OF EMPLOYEE TRAINING **34,876**



員工培訓覆蓋率 (%) Employee training coverage rate (%)	100%	員工培訓課程總數量 (課) Total training courses of employees (courses)	432
員工培訓總時長 (小時) Total training hours of employees (hours)	122,828	男性員工培訓總時長 (小時) Total training hours of male employees (hours)	71,240
女性員工培訓總時長 (小時) Total training hours of female employees (hours)	51,588	中層管理層培訓總時長 (小時) Total training hours of mid-level management (hours)	6,355
基層員工培訓總時長 (小時) Total training hours of general employees (hours)	116,473		
人均學時 (小時) Average learning hours (hours)	19.9	人均培訓費用支出 (元) Average training expenses (RMB)	101.2
男性員工人均培訓時長 (小時) Average training hours of male employees (hours)	19.9	女性員工人均培訓時長 (小時) Average training hours of female employees (hours)	19.9
中層管理人均培訓時長 (小時) Average training hours of mid-level management (hours)	36.7	基層員工人均培訓時長 (小時) Average training hours of general employees (hours)	19.4
促進僱員遵守競爭立法和公平競爭意識培訓總時長 (小時) Total training hours on enhancing the awareness of employees on compliance with competition laws and fair competition (hours)	10,000	參與僱員比例 Employee participating rate	100%
職業安全健康培訓總時長 (小時) Total training hours on occupational health and safety (hours)	4,986		
可持續發展培訓總時長 (小時) Total training hours on sustainable development (hours)	263		

Society

Healthy Society and Collective Commitment

社會健康 攜手共築

遠洋集團長期關注並支持社區及社會健康發展，努力以「建築·健康」理念倡導下轄各經營單位，支援周邊社區、鄉村、城市實現美好生活，以遠洋之帆為社會責任履行平台，協同各利益相關方共同從主要社會影響角度為社區和城市相應的可持續發展目標助力。

Under the guidance and requirements of the "Sino-Ocean Group Policy on Community Management", we have a clear understanding of the close relationship between our business and the community, and the impacts of varying degrees that we may have on surrounding communities. Accordingly, we collaborate with various partners to respond to the UN Sustainable Development Goals. And we strive to build a harmonious, liveable, diverse and inclusive community with cultural characteristics and innovation vitality, so as to promote the common prosperity and coordinated development of the community.

SUSTAINABLE CITIES AND COMMUNITIES

可持續城市與社區



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

Under the guidance and requirements of the "Sino-Ocean Group Policy on Community Management", we have a clear understanding of the close relationship between our business and the community, and the impacts of varying degrees that we may have on surrounding communities. Accordingly, we collaborate with various partners to respond to the UN Sustainable Development Goals. And we strive to build a harmonious, liveable, diverse and inclusive community with cultural characteristics and innovation vitality, so as to promote the common prosperity and coordinated development of the community.

推動城市更新 PROMOTING URBAN REVITALISATION

遠洋集團將城市更新作為可持續發展與業務轉型升級的關鍵領域，積極應對建築「老齡化」趨勢和行業存量提質的新階段。公司以「躬身入局」的定力與專業能力，深入城市更新「深水區」，致力於透過有機更新的方式推動人、建築與城市的協同成長，為城市注入持久活力。

Sino-Ocean Group regards urban revitalisation as a key area for sustainable development and business transformation and upgrading, actively responding to the trend of building ageing and the new phase of enhancing the quality of the existing building stock in the industry. With the resolve and professional capability of "hands on engagement", the Company delves into the "deep waters" of urban revitalisation, committed to promoting the coordinated growth of people, buildings and cities through organic renewal, thereby infusing cities with lasting vitality.

歷經二十餘年的深耕，遠洋已建立起涵蓋「片區更新、存量盤活、社區煥新」的系統化解決方案體系，累計實施面積超 3,000 萬平方米。近年來，公司持續夯實該業務板塊，2024 年實現從零創業的體系化構建，並完成組織迭代與業務範圍拓寬；2025 年，城市更新業務保持強勁發展勢頭，全年新增簽約 10 個項目，近兩年累計成功簽約並落地項目達 26 個。項目已廣泛布局於北京、深圳、濟南、杭州、西安、武漢、成都、大連等多個核心城市，近期落地的代表項目包括濟南賓館、北京雲上藝術園區、北京綠色技術創新服務產業園、大連潤德中心等，涉及片區綜合開發、商業運營提升與老舊社區改造等多個領域。

After more than two decades of dedicated cultivation, Sino-Ocean has established a systematic solution framework covering "district revitalisation, rejuvenation of existing project, and community renewal", with a cumulative implemented area exceeding 30 million square metres. In recent years, the Company has continued to consolidate this business segment. In 2024, it achieved systematic construction of the business from scratch and completed organisational iteration as well as an expansion of business scope. In 2025, the urban revitalisation business maintained strong momentum, adding 10 newly signed projects throughout the year. In the past two years, the Group has successfully signed and implemented 26 projects in total. Projects have been extensively deployed in multiple key cities including Beijing, Shenzhen, Jinan, Hangzhou, Xi'an, Wuhan, Chengdu, and Dalian. Recent representative projects that have been implemented include Jinan Hotel(濟南賓館), Beijing Cloud Art Park(北京雲上藝術園區), Beijing Green Technology Innovation Service Industrial Park(北京綠色技術創新服務產業園), and Dalian Runde Centre (大連潤德中心), covering various areas such as integrated district development, commercial operation enhancement, and renovation of old communities.

透過整合內外部資源，發揮公司在養老、服務、健康等領域的協同優勢，遠洋在城市更新中不僅實現了物理空間的煥新，更促進了社區活力與城市功能的整體提升。此項業務已成為公司第二曲線轉型的重要基石，展現了遠洋在永續發展道路上，於存量中創造增量、以更新驅動城市健康發展的綜合能力與堅定承諾。

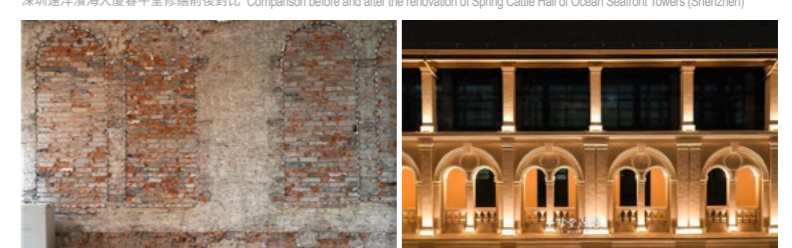
By integrating internal and external resources and leveraging the Company's synergistic strengths in elderly care, services, health and other fields, Sino-Ocean has not only achieved the rejuvenation of physical spaces through urban revitalisation, but also fostered the overall enhancement of community vitality and urban functionality. This business has become a crucial cornerstone for the Company's second curve transformation, demonstrating Sino-Ocean's comprehensive capability and firm commitment to creating incremental value from existing assets and driving urban healthy development through renewal initiatives on its sustainable development journey.



武漢遠洋心漢口更新前後對比 Comparison before and after the renovation of Heart of Hankou (Wuhan)



深圳遠洋濱海大廈春牛堂修繕前後對比 Comparison before and after the renovation of Spring Cattle Hall of Ocean Seafont Towers (Shenzhen)



武漢遠洋里聖母堂修繕前後對比 Comparison before and after the renovation of Citylane (Wuhan) Immaculate Conception Cathedral

智慧城市建設 CONSTRUCTION OF SMART CITY

構築智慧美好人居，推動智慧城市與社區發展是遠洋加速邁進可持續發展之舉。為向住戶提供高品質且智能化的美好人居體驗，廊坊遠洋光華城項目為住戶配備了全屋智能家居系統，接入施耐德電氣 Wiser 智能家居無線和 KNX 有線解決方案，將一系列智能單品從功能整合為生活場景體驗。在項目規劃過程中，我們對產品的完整性與功能性、選材環保和設計美觀性等諸多維度均進行了更高要求評估。

Building intelligent and beautiful homes and promoting the development of smart cities and communities are Sino-Ocean's efforts in accelerating the achievement of sustainable development. In order to provide high-quality, intelligent and beautiful homes, the Ocean Brilliant City (Langfang) project has equipped residents with a whole-house smart home system, with access to the Schneider Electric Wiser wireless and the KNX wired solutions, so as to functionally integrate a series of smart products into a living scenario experience. During the planning process of the project, we assessed many dimensions such as the integrity and functionality of the products, the selection of eco-friendly materials and the aesthetics of the design, with higher requirements.



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

社區共融共建 COMMUNITY INCLUSION AND CO-BUILDING

AFFORDABLE HOUSING AND COMMERCIAL 保障性住房及商業

從 2008 年開始，遠洋就積極響應政策號召，參與保障房建設。2010 年承擔了當時北京市在建規模最大的保障性住房項目——遠洋潤園及首批配租的遠洋沁山水公租房項目，主動為保持房地產市場價格穩定和促進房地產市場健康發展做出貢獻，盡到社會責任。截至 2025 年 12 月 31 日，遠洋累計新獲取的各種形式保障性住房共涉及 30 餘個項目，覆蓋北京、上海、深圳、天津、濟南、大連、青島、寧波、福州、佛山、武漢、合肥、成都、貴陽、西寧、哈爾濱等 16 個城市，涉及 1.8 萬餘套。

Since 2008, Sino-Ocean has been actively responding to the policy call and participating in the construction of affordable housing. In 2010, Sino-Ocean undertook the largest affordable housing project under construction in Beijing at that time - Ocean Runyuan and one of the first batch of public rental housing projects, Ocean Landscape Eastern Area, proactively contributing to maintaining price stability and promoting the healthy development of the real estate market, thus fulfilling its social responsibility. As of 31 December 2025, Sino-Ocean had cumulatively acquired more than 30 new affordable housing projects of various forms, covering 16 cities (including Beijing, Shanghai, Shenzhen, Tianjin, Jinan, Dalian, Qingdao, Ningbo, Fuzhou, Foshan, Wuhan, Hefei, Chengdu, Guiyang, Xining and Harbin) and involving more than 18,000 units.

新獲取保障性住房
Newly acquired affordable housing

30+ 項目
Project

16 城市
City

1.8 萬套
Ten thousand sets

案例： CASE:

為響應 2021 年國務院印發的《關於加快發展保障性租賃住房的意見》，遠洋生態受慶陽市政府委託，對慶陽市西峰區 531 畝土地進行規劃與景觀設計，建設保障性租賃住房。項目旨在推進以人為核心的新型城鎮化，緩解住房租賃市場結構性供給不足，推動實現全體人民「住有所居」。保障房項目以「十分鐘社區生活圈」理念為設計依據，提出基於當地需求以及國家政策的社區發展規劃；促進生態和智慧社區理念的實施。通過合理、科學的總體佈局景觀規劃，為西部地區吸引青年人才助力，構建功能齊全、健康活力、品質潮流、生態智慧的青年理想家園。

In response to the Opinions on Accelerating the Development of Affordable Rental Housing issued by the State Council in 2021, Sino-Ocean Ecology was commissioned by the Qingyang Municipal Government to carry out the planning and landscape design of 531 mu of land in Xifeng District, Qingyang City, for the construction of affordable rental housing. The project aims to promote a new approach on urbanisation with a focus on people, alleviate the structural supply pressure in the rental housing market, and promote the realisation of "meeting the housing needs of all people". Based on the concept of "10-minute radius community living circle", the project proposes a community development plan based on local needs and national policies, and promotes the implementation of the concept of ecological and intelligent communities. Through rational and scientific layout and landscape planning, the project will help attract young talents to the western region, and provide young people with an ideal home that is fully functional, healthy and energetic, trendy, ecological and intelligent.

CHILD-FRIENDLY COMMUNITIES 兒童友好社區

國家「十四五」規劃明確將兒童友好城市建設列入重大工程。作為城市服務者與建設者，2022 年 7 月，遠洋以南京遠洋萬和方山望為起點，陸續在上海、蘇州、揚州、溫州、鎮江、樂清、丹陽 8 座華東城市全面啟動遠洋集團兒童友好社區共建計劃，落地「知心家庭學校」及「小公民成長實踐空間」。截至 2025 年，遠洋集團「小公民」成長實踐基地已累計在全國 31 個城市的 37 個項目成功落地。兒童是城市的未來，遠洋尊重兒童和每位用戶的權利，積極打造健康、安全、充滿關愛和友好的社區氛圍，助力一座座兒童友好城市的建設。

China's National 14th Five-Year Plan has included the construction of child-friendly cities as a major project. As a city service provider and builder, Sino-Ocean started with The One (Nanjing) in July 2022 and has launched programmes to co-build child-friendly communities in eight cities in Eastern China, including Shanghai, Suzhou, Yangzhou, Wenzhou, Zhenjiang, Yueqing and Danyang, with initiatives such as "Kindred Family Schools" and "Young Citizens" to support the growth of children. In 2025, Sino-Ocean Group has cumulatively and successfully introduced "Young Citizens" development field bases in 37 projects across 31 cities nationwide. Children are the future of cities. Sino-Ocean respects the rights of children and each user, and actively creates a healthy, safe, caring and friendly community atmosphere to help build each and every child-friendly city.



BOOSTING ALL-ROUND SOCIAL DEVELOPMENT

助力社會全面發展



助力鄉村振興 SUPPORTING RURAL REVIVAL



黨的二十大報告強調「全面推進鄉村振興」，在扎實推動鄉村產業、人才、文化、生態、組織振興的關鍵時期，遠洋集團着眼於國家「鄉村振興戰略」、企業「產業協同主業戰略」，願意發揮自身在項目建設、資本運作、成果轉化、市場運營等方面的機制優勢，與科研單位和相關企業一道，相互支援，攜手共進，儘快形成現代農業的產業化和商業化，最終實現農業科研成果向市場的轉化。

With "advancing rural revitalisation across the board" stressed in the report to the 20th CPC National Congress, China has entered into a key period of steadily promoting the revitalisation of businesses, talent, culture, ecosystems, and organisations in the countryside. Focusing on the country's "Rural Revival Strategy" and the enterprise's "Industrial and Principal Business Coordination Strategy", Sino-Ocean Group leverages its strengths in project construction, capital operation, achievement transformation and market operation. We work with scientific research units and relevant enterprises to exert their respective advantages and support each other to achieve modern industrial and commercial agriculture as early as possible, finally transforming agricultural scientific research results into practices.

2017 年，集團以三亞市大茅村為先行試驗區，投資建設海南省首個通過驗收的共用農莊——大茅遠洋生態村。項目總佔地 17,680 畝，以現代設施農業和熱帶高效農業為基礎，導入科技、教育、旅遊、文創等行業優質資源，形成有特色、有產業、有內涵的「農業+」多產業融合運作模式的新型農村樣板，設立現代農業觀光區、生態農業體驗區、生態休閒度假區和休閒健康運動區四大板塊，以健康煥新鄉村，以匠心振興鄉村。

In 2017, the Group took Damao Village in Sanya as a pilot area and invested in the construction of Sino-nature Garden, the first shared farm in Hainan Province that has passed the acceptance inspection. The project covers a total area of about 17,680 mu. Based on modern facility agriculture and tropical high-efficiency agriculture, the project introduces high-quality resources from technology, education, tourism, cultural and creative sectors and forms a new rural development model underpinned by distinctive, meaningful agriculture-based cross-industry business models. It is divided into four sections, namely modern agricultural sightseeing area, ecological agricultural experience area, ecological leisure resort area, and leisure and health sports area, with the aim to revive the countryside with health elements and ingenuity.

大茅遠洋生態村緊緊依託國家戰略和海南自貿港總體發展佈局，充分發揮田園特色，打造好農業、好景觀、好資源、好服務。Closely aligned with the national strategy and the overall development layout of the Hainan Free Trade Port, and making full use of the countryside characteristics, Sino-nature Garden aims to foster a better agriculture ecosystem featuring enhanced landscapes, resources and services.

2025 年，遠洋集團持續深化鄉村振興戰略，以大茅遠洋生態村為核心載體，推動農業產業升級、科技賦能與文化融合，為鄉村可持續發展注入新動力。

In 2025, Sino Ocean Group continuously deepened its rural revitalisation strategy, with Sino-Nature Garden as the core platform, driving agricultural industry upgrading, technology empowerment and cultural integration, and injecting new impetus into the sustainable development of rural areas.



在產業發展方面，我們積極助力三亞市吉陽區打造「吉陽鮮品」區域公用農產品品牌，通過標準化、品牌化、產業化運營，整合區內優質農業資源，致力將其建設為中國熱帶精品農業的新標桿。同時，依託中國農業大學在大茅村科技小院的科研成果轉化，我們持續強化「大茅玉米」品牌與產業鏈建設，編制從育苗、種植到採收的全流程技術規程，服務上百家種植戶，並成功推動其獲得全球良好農業規範認證。通過訂單農業模式，2025 年大茅玉米種植面積較 2024 年增長 70%，畝產收益穩步提升，有效帶動周邊農戶增收。

In terms of industrial development, we actively support Jiyang District of Sanya City in building the regional public agricultural product brand under "Jiyang Fresh Products". Through standardized, branded, and industrialized operations, we integrate high-quality agricultural resources within the district, striving to establish it as a new benchmark for premium tropical agriculture in China. Meanwhile, leveraging on the transformation of scientific research achievements from China Agricultural University in the Science and Technology Institute of Damao Village, we continued to strengthen the "Damao Corn" brand and its industry chain development. We have compiled full-process technical regulations covering seedling, planting, and harvesting, serving hundreds of farming households, and successfully facilitated its certification under Global G.A.P. Through the contract farming model, the planting area of Damao Corn in 2025 increased by 70% compared to 2024, with a steadily increase in yield and revenue per mu, effectively driving income growth for surrounding farmers.

科技與人才是鄉村振興的重要支撐。大茅遠洋生態村作為海南省專家人才服務基地，持續深化與中國農業大學三亞研究院的「一院一村」戰略合作，開展鮮食玉米、四稜豆等新品種示範試驗，並與張福鎖院士團隊共同推進農業綠色發展實踐。我們積極聯動南京農業大學、北京農林科學院等科研院所，促進科技成果在田間地頭的轉化與應用，為鄉村產業注入創新活力。

Technology and talent serve as crucial pillars for rural revitalisation. As an expert talent service base in Hainan Province, Sino-nature Garden continues to deepen the "one-institute, one-village" strategic cooperation with the Sanya Institute of China Agricultural University to carry out demonstration trials of new varieties of fresh corn and winged bean, and jointly advancing practices in green agricultural development with the team of Academician Zhang Fusuo. We actively engage with research institutions such as Nanjing Agricultural University and Beijing Academy of Agriculture and Forestry Sciences to facilitate the transformation and application of scientific and technological achievements in the fields, thereby infusing innovation into rural industries.

文化與旅遊融合方面，我們持續推動鄉村美學建設與文化活動開展。2025 年 8 月，作為海南國際旅遊島歡樂節亮點活動的第三屆「大山裡的多巴胺」藝術嘉年華在三亞大茅遠洋生態村成功舉辦，吸引了超過 600 組親子家庭、逾 2000 人參與。活動以「自然 + 美育」為主題，透過「可循環的風」、「可疊嶂的綠」、「可續杯的光」三大板塊深度連接城鄉、賦能鄉村。未來，我們將繼續以農文旅融合為路徑，打造有主題、有特色、接地氣的鄉村體驗活動，推動休閒農業與鄉村旅遊高質量發展。

In terms of cultural and tourism integration, we continued to promote rural aesthetic development and cultural activities. In August 2025, the third "Dopamine in the Mountains" Art Carnival, as a highlight of the Hainan International Tourism Island Happy Festival, was successfully held at Sino nature Garden in Sanya, attracting over 600 parent child families and more than 2,000 participants. With the theme of "Nature + Aesthetic Education", the event deeply connected urban and rural areas and empowered the countryside through three segments: "Recyclable Wind", "Layered Green" and "Refillable Light". Moving forward, we will continue to follow the path of integrating agriculture, culture and tourism to create a rural experience that is thematic, distinctive and grounded, thereby promoting the high quality development of leisure agriculture and rural tourism.

遠洋集團將始終立足鄉村，整合資源、發揮所長，通過產業興旺、科技賦能、文化傳承協同推進，為實現農業強、農村美、農民富的鄉村振興圖景貢獻力量。

Sino-Ocean Group will remain rooted in rural areas, integrating resources and leveraging strengths to drive progress through vibrant industries, technological empowerment, and cultural preservation, thereby contributing to achieving the vision of rural revitalisation characterised by strong agriculture, beautiful countryside, and prosperous farmers.

創造就業機會 JOB OPPORTUNITY CREATION

遠洋集團不僅在自身經營中創造就業機會，也持續與各地所在社區開展合作，積極帶動當地社區就業發展。

2025 年 3 月，北京遠洋樂堤港再度發揮橋樑作用，支持舉辦 2025 年「通武廊」退役軍人及隨軍家屬專場招聘會。此次活動聚焦特殊群體就業需求，匯集三地優質企業資源，切實提升了退役軍人及隨軍家屬的就業服務水平，助力區域協同發展與社會穩定。

此外，我們面向少數民族學生、大學生開設民族自信提升、素質教育、建築類專題課程和社會實踐機會，輸出專業知識，提升年輕群體就業能力，助力社會穩定發展。



Sino-Ocean Group has not only created employment opportunities through its own operations but also collaborated with local communities in various regions to actively promote local employment growth.

In March 2025, Grand Canal Place (Beijing) once again served as a bridge by facilitating the holding of the 2025 'Tongzhou-Wuqing-Langfang' Special Job Fair for Veterans and their accompanying family members. This event focused on addressing the employment needs of these specific groups by bringing together high-quality corporate resources from the three regions, effectively enhancing employment services for veterans and their families and contributing to coordinated regional development and social stability.

In addition, we offer specialised courses on ethnic confidence building, holistic education, and architecture, along with social practice opportunities, for ethnic minority students and university students. Through these initiatives, we impart professional knowledge to enhance the employability of young people and contribute to social stability and development.

SHARING BENEFITS WITH COMMUNITIES

社區共益



遠洋集團自 1993 年成立伊始，即積極投身於社會公益事業，持續踐行社會責任。2008 年，於北京市民政局正式設立北京遠洋之帆公益基金會，有序推進公益事業，組織志願者積極參與社會公益事業。截至 2025 年，遠洋集團攜遠洋之帆已累計支持社會公益的款項總額約人民幣 5.5 億元，惠及全國超過 289 個城市超過 65 萬人。遠洋之帆公益基金會平台現已孕育出多個公益品牌項目，集團正以此為平台，帶領各區域公司、專業公司、合作夥伴、客戶、員工等，積極投身於公益慈善事業，為健康社區、社會共同努力。

Since its establishment in 1993, Sino-Ocean Group has actively devoted itself to social charity and continued to implement social responsibilities. In 2008, Beijing Sino-Ocean Charity Foundation was officially registered with the Beijing Municipal Civil Affairs Bureau to promote charity in an orderly manner and make arrangements for volunteers to actively participate in charity. As of 2025, Sino-Ocean Group and Sino-Ocean Charity Foundation had donated a total of about RMB 550 million to support social charity and benefiting more than 650,000 people in over 289 cities across China. Sino-Ocean Charity Foundation has also cultivated a number of charity brand projects. The Group is using this as a platform to lead regional subsidiaries, professional companies, partners, customers, etc. to actively participate in charity and philanthropy, and work together for a healthy community and society.

本年度集團持續踐行「微公益，共參與，可持續」的遠洋公益價值觀，在倡導「讓愛心成為行動」的遠洋之帆公益基金會的大力支持下，重點實現公益項目低碳轉型，落實遠洋「2050 淨零排放」計劃——社會「淨零」，倡導全民低碳意識。多年來，社會責任公益事業不僅鼓勵更多遠洋人親身參與，也帶動了親朋好友、客戶、夥伴甚至陌生人共同助力了從長者健康醫療、兒童自信培養、民族文化傳承、城鄉交流、公民教育、低碳環保再到廣泛的公眾運動健康等社會發展議題。同時還實現了引導集團的專業資源支援各地的區域、鄉村、城市建設及健康低碳理念的傳播和更廣泛樹立當中。

During the year, the Group continued to promote the Sino-Ocean values of "micro-philanthropic, inclusive and sustainable" charity. With the strong support of Sino-Ocean Charity Foundation, a champion of "putting love into action", the Group focused on the low-carbon transformation of public welfare projects and the implementation of Sino-Ocean's "2050 Net Zero" project - social "net zero", so as to promote low-carbon awareness among all people. Over the years, we have managed to engage more employees in our initiatives of social responsibility and charity. What is more, the employees also invite their friends, relatives, clients, business associates and even strangers to take part in social development campaigns such as healthcare for the elderly, confidence-building for children, cultural preservation for ethnic groups, urban-rural exchanges, civil education, low-carbon and eco-friendly development, as well as general issues on public sports and health. Meanwhile, the Group's professional resources have been channelled to support regional, rural, urban construction, and the spread and wider practice of healthy and low-carbon concepts.

SINO-OCEAN YOUTH
VOLUNTEER LEAGUE
遠洋青盟
(「遠洋青年志願者聯盟」)



與受影響社區的溝通是有效支持社區發展的基礎。我們通過多渠道與不同層面社區保持有效溝通，如通過集團自媒體公開收集客戶及受影響社區需求與意見；遠洋之帆通過回訪調研瞭解受助群體的真实情況，遠洋會專員根據業主線上提交的信息分析需求來提供對應服務等。而最高效的溝通方式之一是鼓勵社區成員參與到項目本身。2025 年度，受益於遠洋青年志願者聯盟對志願者活動的全方位支持，本年共直接帶動 5,393 位志願者付出了 71,650 小時的志願服務，其中包括客戶、員工、供應商、合作夥伴等利益相關方。

Communication with affected communities provides the basis for effectively supporting community development. We maintained close ties with communities at different levels through various channels. For example, we collected information about what customers and local communities needed and gained opinions through the Group's social media accounts. Sino-Ocean Charity Foundation gained a deeper understanding of the real situation at donation-receiving communities through surveys and follow-up visits. And members of the Ocean Family adapted our services based on analysis of information submitted by property owners online. The most effective method of communication has been to encourage community members to participate in projects. In 2025, on the back of the full support from the Sino-Ocean Youth Volunteer League for volunteer activities, a total of 5,393 volunteers, including customers, employees, suppliers, partners and other stakeholders, were directly led to provide 71,650 hours of volunteer services during the year.

基金會捐贈 (人民幣 百萬元)
DONATIONS FROM FOUNDATION (RMB million)

2.01

帶動社會捐贈 (人民幣 百萬元)
DONATIONS FROM OTHER SOURCES (RMB million)

1.42

鄉村振興相關投入 (人民幣 百萬元)
POVERTY ALLEVIATION RELATED INVESTMENT (RMB million)

0.54

志願者服務時間 (小時)
VOLUNTEER SERVICE HOURS (Hours)

71,650

志願者人數 (人)
NUMBER OF VOLUNTEERS (People)

5,393

項目直接受益人數 (人)
NUMBER OF DIRECT BENEFICIARIES (People)

50,803

累計影響人數 (人)
CUMULATIVE NUMBER OF PEOPLE AFFECTED (People)

8,540,061

SUSTAINABLE HEALTHY COMMUNITY

可持續健康社區



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



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



2019 年起，遠洋之帆公益基金會正式啟動了「遠洋健康 (環保) 公益計劃」。該計劃設立了「遠洋建築·健康基金」，用以支持社區、鄉村或城市開展建築健康、環境健康方向的活動及相應建設。

Sino-Ocean Charity Foundation officially launched the "Sino-Ocean Health (Environmental Protection) Charity Programme" in 2019. The "Sino-Ocean Building·Health Fund" has been set up under the programme to support communities, villages and cities in carrying out activities on building health and environmental health.

「老社區 新綠色 健康+」環保公益項目源於「老社區，新綠色」項目²⁷。為營造更加可持續的社區，我們結合社區情況和建築健康理論，從健康運動、健康生活、健康文化、健康可持續四大方面進行專項研究，為老舊社區增加分齡兒童活動空間、一米菜園、變速環形塑膠跑道、療癒植物群落等，同時，在改造中充分採用新技術、新能源及環保材料，如自動手部消毒機、太陽能充電、原有材料重複利用、國際領先的環保塑膠等。項目現完成遠洋天地社區綠色健康改造，使建成已逾二十年的社區煥然一新，亦加強了與社區居民的互動溝通。

The "Greener Old Community Healthier Life" environmental charity programme originated from the "Old Neighborhood Greening" scheme²⁷. In order to create a more sustainable community, we have combined community conditions and building health theories to carry out specialised research in the four areas of healthy exercise, healthy living, healthy culture and healthy sustainability. To be specific, we have added activity spaces for children of different ages, "one-metre vegetable gardens", variable-speed circular plastic running tracks and healing plants to old communities. In addition, new technologies, new energy and eco-friendly materials have been used in the renovation, such as automatic hand sanitisers, solar power charging, reuse of existing materials and internationally leading eco-friendly plastics. Under the programme, green and healthy transformation has been completed in Ocean Paradise, giving a new look to the community of more than 20 years old, and enhancing the interaction with the residents.

27. 「老社區，新綠色」始於 2006 年，針對老舊社區，圍繞水資源多渠道利用和節約、鄉土植物栽種推廣、可再生資源利用和節能減排等主題建立環保改善或改造示範項目和組織環境宣傳教育活動，共在 17 個省市 800 多個社區開展，至少 4,000 萬人因活動受益。

27. The "Old Neighborhood Greening" scheme started in 2006. Focusing on serving old communities, it built environmental improvement or transformation demonstration projects and held environmental education activities revolving around themes such as multi-channel use and conservation of water resources, planting and promotion of native plants, use of renewable resources, energy conservation and emission reduction. The scheme carried out activities in more than 800 communities in 17 provinces and cities and benefited at least 40 million people.

• "BUILDING · HEALTH 2030" ALLIANCE
「建築·健康 2030」共益計劃



在遠洋建築健康基金的支持下，遠洋之帆公益基金會發揮平台優勢，聯結政府相關單位、行業協會、研究機構、國際組織等共益夥伴共同發起並成立「建築·健康 2030」聯盟（以下簡稱「聯盟」），構建跨行業、跨專業的協作平台，共同開展老舊社區健康環保改造、健康建築標準研究及其他可持續城市相關項目，定期開展專業化、多元化的可持續發展話題分享與交流，促進社區可持續發展理念，共同應對氣候變化風險，倡導環保低碳、健康可持續的生產和生活方式。

With the support of the "Sino-Ocean Building-Health Fund", Sino-Ocean Charity Foundation leveraged its platform advantages and teamed up with relevant government agencies, industry associations, research institutions, international institutions and other partners to jointly initiate and establish the "Building-Health 2030" Alliance ("the Alliance") as a cross-industry and cross-professional collaboration platform. Members of the alliance jointly carry out healthy and eco-friendly renovation of old communities, research on healthy building standards and other sustainable city-related projects, regularly conduct professional and diverse discussions and sharing on sustainability topics, promote the concept of community sustainability, address risks of climate change, and advocate eco-friendly, low-carbon, healthy and sustainable production and lifestyle.

成員單位
Participating Institutions
and Enterprises



Foster + Partners



SAMSUNG
三星中央空調



SOM



VELUX



自 2023 年開始，我們攜手聯盟成員等行業夥伴，舉辦「築建未來」——「建築·健康 2030」聯盟沙龍，為業界同仁、高校師生搭建了豐富的專業分享交流平台。活動從不同角度探討後疫情時代的健康低碳建築實踐，以及從超低能耗到近零能耗，再到碳中和建築的發展路徑。

Since 2023, we've joined hands with members of the Alliance and other industry partners to organise the "Building the Future - Building Health 2030" Alliance salon. The event provided a substantial platform for professional sharing and exchange among industry peers, university teachers and students. It explored healthy and low-carbon building practices in the post-COVID period from different perspectives, as well as the development path from ultra-low to near-zero energy consumption and then to carbon carbon-neutral buildings.

2050 2030

中國房地產協會 中國建築學會 遠洋集團 遠洋之帆公益基金會

圓桌論壇 零碳未來 建築·健康

主持人 王宇添 遠洋集團可持續發展總監、遠洋之帆公益基金會副秘書長

圓桌嘉賓

張磊 國家住宅與居住環境 工程技術研究中心 主任	張雪舟 全聯房地產商會 副會長	馬龍 北京市建築設計 研究院總建築師 教授級高級建築師	魏慶瓦 清華大學建築學院 副教授
王婧 美國綠色建築委員會 (USGBC) 北亞區副總裁	王伟琦 SOM 建築設計 事務所副總監	李坤龍 華為全屋智能 高級戰略總監	楊毅 遠洋集團健康研究院 高級總監

• The 6th Ocean Marathon
第六屆遠洋益跑



「遠洋益跑」是遠洋之帆公益 IP 遠洋健康（環保）公益計劃的核心項目之一：以大眾為廣泛參與主體，充分圍繞運動、健康及公益等關鍵字開展，以「遠洋益跑」小程序為平台，進行「線上馬拉松」及線下「城市接力賽」兩部分活動。參與者完成指定公里數後，將由遠洋集團捐出公益金用於「小夥伴」成長計劃公益項目。

項目自 2017 年首屆舉辦以來已得到諸多共益夥伴的支持，累計吸引了來自 32 個省級行政區 52 個城市，超過 3.6 萬名各界人士的參與，跑步里程超過 88.6 萬公里，可繞地球 22 圈。

"Ocean Marathon" is one of the core projects under the "Sino-Ocean Health (Environmental Protection) Charity Programme" as the charity IP of Sino-Ocean Charity Foundation. With members of the public as main participants, the event features sports, health and charity. And with the APP as the platform, the charity run includes the "Online Marathon" and the offline "City Relay". After participants complete a specified number of kilometres, Sino-Ocean Group will make corresponding donations to the "Little Partner" Education Sponsorship Scheme.

Since the first charity run in 2017, it has received the support from many partners and attracted more than 36,000 participants from all walks of life, spanning 52 cities across 32 provincial-level administrative regions, with a total running distance of over 886,000 km, equivalent to 22 laps around the Earth.



EDUCATION AND SPONSORSHIP

教育助學



在教育及助學方面，集團在教育扶持領域積累了十餘年經驗、專注公益、且以支持教育為主要方向之一的遠洋之帆實施。
The Group undertakes its commitments to education and student sponsorship through Sino-Ocean Charity Foundation, a charity venture that has speciality in education support and has more than ten years' practical experience in education funding.

"LITTLE PARTNER" EDUCATION SPONSORSHIP SCHEME 「小夥伴」成長計劃



「小夥伴」成長計劃於 2008 年 9 月設立，是遠洋之帆公益基金會設立的核心項目，也是遠洋之帆公益基金會持續時間最長的項目。項目旨在幫扶邊遠、經濟欠發達地區中小學生改善學習及生活條件，通過物資、資金支持，幫助當地孩子拓展事業，樹立民族自信，擁有健康、更有希望的未來。

The "Little Partner" Education Sponsorship Scheme was established in September 2008, which is the core project founded by the Sino-Ocean Charity Foundation, and its longest-running charity project. This scheme aims to support primary and secondary school students in remote and economically underdeveloped areas by improving their learning and living conditions. Through material and financial assistance, it helps local children advance their careers and strengthen national confidence, securing a healthy, more promising future for them.

2024 年，項目深化健康助學方向，承接由國家體育總局運動醫學研究所主辦的「青少年脊柱與視力健康」篩查專項活動，走進新疆清河學校。通過引入專業醫療資源，為當地學生提供科學的健康篩查和醫學診斷，普及健康理念，切實提升青少年健康水平。此舉不僅有效推動了青河縣對青少年脊柱與視力問題的關注，也獲得了當地政府及社會各界的積極評價與廣泛認可。該項目引起當地教育部門充分重視。2025 年已完成 400 餘萬中小學生開展「脊柱」項目篩查。經篩查和評估符合條件的干預對象納入防控監測管理，制定脊柱側彎中醫藥綜合防控技術方案，開展自願性干預治療，保障中小學生脊柱健康。

In 2024, this Scheme expanded its focus to include health education by hosting the 'Adolescent Spine and Vision Health' screening programme, organised by the Institute of Sports Medicine under the General Administration of Sport of China, at Qinghe School in Xinjiang. By bringing in professional medical resources, the programme provided local students with scientific health screenings and medical diagnoses, promoted health awareness, and effectively improved adolescent health standards. This Scheme not only successfully drew attention to spine and vision health issues among adolescents in Qinghe County but also received positive feedback and widespread recognition from the local government and various sectors of the community. This Scheme garnered significant attention from the local education authorities, leading to over four million primary and secondary school students undergoing spinal screenings in 2025. Those identified through screening and assessment as requiring intervention were included in a prevention and control monitoring system. A comprehensive technical plan for the prevention and control of scoliosis using traditional Chinese medicine was developed, and voluntary interventional treatments were offered to safeguard the spinal health of primary and secondary school students.

2025 年，基金會進一步拓展公益內涵，發起「書」送希望項目，以「給舊書一次遠征」為主題，匯聚社會愛心力量，累計募集並捐贈愛心圖書近千冊。項目採用企業 - 社區 - 學校三方聯動機制，確保每一本圖書都能夠傳遞到需要的讀者手中，推動閱讀資源的均衡流動，傳遞知識與關懷。

In 2025, the Foundation further expanded its philanthropic scope by launching the 'Sending Hope with Books' project. Under the theme 'Giving Old Books a Second Life', this Scheme mobilised public goodwill to collect and donate nearly 1,000 books. The project employed a collaborative mechanism involving enterprises, communities, and schools to ensure that every book reaches readers in need, promoting the balanced distribution of reading resources and spreading knowledge and compassion.



截至 2025 年底，該計劃共計資助 100 餘所學校，捐贈物資及現金金額超過人民幣 1,447 萬元，受益學生超過 9.4 萬人次。

As at the end of 2025, the scheme has funded more than 100 schools, donated over RMB14.47 million in kind and in cash, offering aids to more than 94,000 students.

"SINGING FOR LOVE" NATIONAL CULTURAL INHERITANCE 「愛唱響」民族文化傳承



「小夥伴」成長計劃下設的「愛唱響」民族文化傳承系列公益活動，旨在延續遠洋對精神品質一貫追求的同時，以音樂和藝術為切入點為邊區孩子架起通往外面世界的橋樑，表達專注於改變基礎教育發展不均衡的持續態度和行動。2017 年起，建立「愛唱響」民族文化傳承展演基金，扶持、鼓勵更多民族文化項目傳承和傳播。隨着 2022 年新設立遠洋之帆新疆哈薩克族傳統文化教育基地，目前我們已在四川、青海、內蒙古、新疆設立基地，為偏遠地區川哈蒙藏當地文化得以繼續傳承而助力。

Under the "Little Partner" Education Sponsorship Scheme, the "Singing for Love" campaign seeks to broaden our pursuit of spiritual well-being and connect children in remote areas and the outside world through arts and music. Its top priority is to redress the balance in primary education development. The Ethnic Cultural Heritage Performance and Exhibition Fund was established in 2017 to promote and encourage ethnic culture inheritance and dissemination. With the establishment of the Sino-Ocean Charity Foundation Education Base for Traditional Kazakh Culture in Xinjiang in 2022, we have now set up similar bases in Sichuan, Qinghai, Inner Mongolia and Xinjiang, helping to continue the transmission of local cultures of minority groups in remote areas.

自 2021 年開始，我們每年六一兒童節前夕，為受助學校的山區孩子們設立線上藝術之旅——雲上美術課，幫助全國各地少數民族的孩子們歡度節日，鼓勵孩子們了解本民族的生活環境和民族符號，通過五彩畫筆描繪出童真童趣，創作出屬於自己的民族作品，以愛心接力，跨越山海，為孩子們架起一座通往夢想的橋樑。我們將作品通過文創義賣及公益展覽等方式助力山區孩子，鼓勵和號召更多的社會力量積極投身到公益事業中，籌措更多的資金為山區孩子提供助學金及廣闊舞台，共同為改善其學習和生活狀況做出努力，所有善款也將用於捐贈遠洋之帆「小夥伴」成長計劃。

Since 2021, we have been operating Cloud Art Class, an online art journey targeting children from sponsored schools in mountainous areas, on every eve of the Children's Day on 1 June. This programme aims to create an opportunity for children from various ethnic minority groups across China to celebrate the joyous occasion of Children's Day, encouraging them to learn about the lifestyles and symbols of their own ethnicities. Using pens and paints, these children draw about the innocence and joy of childhood, creating artworks in celebration of their ethnic cultures. As our love spans mountains and seas, we aim to build a bridge for children to pursue their dreams. By organising charity sales and exhibitions featuring cultural works, we use these artworks to support children in mountainous areas, seeking to inspire and call upon more members of our society to actively participate in philanthropic causes, to provide these children with scholarships and broader platforms by raising additional funds. We strive to make a concerted effort to improve their learning and living conditions. All funds raised will also be used to provide donations to our "Little Partner" Education Sponsorship Scheme.

"YOUNG CITIZEN"
INNOVATIVE CHARITY PROJECT
「小公民」創新公益活動



「小公民」創新公益活動自 2016 年正式設立以來，始終倡導培養少年兒童的「小公民」責任意識，鼓勵孩子們以兒童視角發現並解決問題，用愛心與公益行動影響成人世界，以實際行動踐行社會主義核心價值觀。

Since its official establishment in 2016, the "Young Citizen" Innovation Charity Project has consistently advocated fostering a sense of civic responsibility among children and young people. It encourages them to identify and solve problems from their unique perspective as children, to influence the adult world through compassionate and public-spirited actions, and to practise the core socialist values through tangible deeds.

2022 年，遠洋「小公民」成長實踐基地在南京落地並啟動全國推廣，聯合政府單位及專業機構，組織貫穿全年的健康安全、可持續發展等主題實踐活動，為社區兒童全面賦能。實踐基地引導孩子們從關注家庭延伸至關注地球，為兒童友好社區建設注入深刻內涵。

In 2022, Sino-Ocean established its "Young Citizen" Growth and Practice Base in Nanjing and the Practice Base was subsequently promoted nationwide. In collaboration with government bodies and professional institutions, the Practice Base organised year-round practical activities focused on themes such as health, safety, and sustainable development, aiming to empower children in the community comprehensively. The Practice Base guides children to extend their focus from their families to caring for the planet, infusing profound meaning into the development of child-friendly communities.

2025 年，項目持續深化，聯合藍天救援隊組織貫穿全年的急救知識與應急防災逃生學習及演練活動，進一步提升孩子們的安全意識與自救互救能力。

In 2025, the project was further developed through a collaboration with the Blue Sky Rescue Team to organise year-round training and drills in first aid knowledge and emergency disaster prevention and evacuation. This initiative aims to further enhance children's safety awareness and their ability to rescue themselves and others in emergencies.

截至 2025 年底，遠洋集團「小公民」成長實踐基地已累計在全國 31 個城市的 37 個項目成功落地，持續為孩子們的健康成長保駕護航。

As of the end of 2025, the "Young Citizen" Growth and Practice Base under Sino-Ocean had been successfully established in 37 projects across 31 cities nationwide, continuing to safeguard the healthy growth of children.



SEAFARING STUDENTS-IN-ACTION INCENTIVE SCHEME

遠洋「探海者」
全國大學生社會實踐
支持計劃



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

The "Seafaring Students-in-Action Incentive Scheme" was established in 2009, which is mainly designed to support students to engage in social work initiatives such as teaching in remote areas, artistic creation, teacher training, environmental protection, elderly-care market surveys, startup incubation and innovation.

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

In response to the call of the "Beautiful China" policy, the "Building · Healthy Future" College Students Architectural Design Competition under the scheme was established in 2019 to support college students to focus on the concept of "Building-Health" and encourage them to create healthier, lower carbon design works with their expertise and abilities.



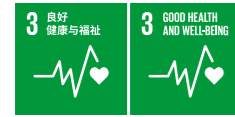
遠洋「探海者」全國大學生社會實踐支持計劃的設立意義非凡，它將理論與實踐結合，並將行業發展與企業需求很好地結合到一起，每一屆的主題都能與行業發展以及當下熱點話題緊密結合，分享新形勢、新理念、新技術、新方法，共創零碳未來。

The "Seafaring Students-in-Action Incentive Scheme" is a meaningful event. It combines theory and practice, and integrates industry development with corporate needs. The theme of each year is closely linked to industry development and current hot topics, sharing new situations, new ideas, new technologies and new methods to create a zero-carbon future.

——中國房地產業協會副會長兼秘書長 陳宜明先生
—Mr. Chen Yiming, President of China Real Estate Association

ELDERLY CARE

長者關懷



中國脊梁健康支持計劃是基金會特為對國家和民族做出特殊貢獻的特定老人設立的健康專項計劃。該項目於 2015 年設立，設立之初即聯合椿萱茂、海醫匯等醫護資源對河北赤城老兵提供健康支持和關懷，並通過公眾募捐設立專項基金定向支持該項目運行。風雨無阻，如期而至，項目每年為抗戰老兵提供兩次健康支持與關懷，迄今為止，已幫助抗戰老兵 640 人次，開展赤城回訪活動 16 次，為抗戰老兵送去愛心物資及資金近人民幣 70 萬元。

The "China's Backbone Health Support Program" is a special elderly-care project established by Sino-Ocean Charity Foundation in 2015 to support specific senior citizens who have made significant contributions to the country and nation. At the beginning of its establishment, we collaborated with Senior Living L'Amore, Haiyihui and other healthcare resources to provide health support and care to veterans in Chicheng, Hebei. Public donations were collected via a special fund to support related operations. Come rain or shine, the project provides health support and care for war veterans twice a year. So far, we have helped war veterans 640 person times and conducted 16 return visits to Chicheng County, sending nearly RMB 700,000 in supplies and funds to war veterans.



如需了解更多遠洋之帆公益基金會信息，請關注遠洋之帆官方微信公眾號、視頻號及遠洋之帆官方抖音。

For more information about Sino-Ocean Charity Foundation, please follow the WeChat official account and channel, and Tik Tok official account.



遠洋之帆公益基金會
微信公眾號
WeChat Official Account



遠洋之帆公益基金會
視頻號
Official Channel



遠洋之帆公益基金會
抖音號
Tik Tok Official Account

OUTLOOK

展望

2026 年，是遠洋集團緊抓行業模式轉換與信心修復機遇、聚焦高質量發展的關鍵一年。

2026 is a critical year for Sino-Ocean Group as it seizes the opportunities presented by industry model transformation and the restoration of confidence, focusing on high-quality development.

公司策略 CORPORATE STRATEGY

集團將堅持「聚焦主業、強化運營、穩中求進」的整體策略，持續鞏固債務重整成果，完善全鏈條風控體系，牢牢守住穩定經營底線。進一步夯實輕資產服務能力，提升重資產運營效率，積極探索城市更新、存量資產活化、康養服務等新領域。持續推進經營單元實體化進程，激發各板塊經營活力，為企業長遠可持續發展築牢根基。以更強韌的經營體質、更清晰的戰略路徑，開啟新一階段穩健可持續發展征程。

Sino-Ocean Group will adhere to its overarching strategy of "focusing on core businesses, enhancing operations, and pursuing progress while maintaining stability". Sino-Ocean Group will continue to consolidate the outcomes of its debt restructuring, refine its comprehensive risk control system covering the entire chain, and firmly uphold the baseline of stable operations. Sino-Ocean Group will further strengthen its asset-light service capabilities, improve the operational efficiency of its asset-heavy businesses, and actively explore new areas such as urban regeneration, the revitalisation of existing assets, and wellness services. Sino-Ocean Group will persistently advance the process of operational unit entityisation to stimulate the vitality of various sectors, thereby laying a solid foundation for the Group's long-term sustainable development. With a more resilient operational structure and a clearer strategic path, the Group embarks on a new phase of its journey towards steady and sustainable growth.

可持續發展管理 SUSTAINABLE DEVELOPMENT MANAGEMENT

持續將 ESG 與氣候相關管理融入集團治理與經營全流程，嚴格對標港交所、ISSB 等國際標準開展信息披露。在 2025 年氣候變化財務影響研究基礎上，持續完善氣候風險識別與評估體系，落實更新後的 2030 年短期減排目標，穩步推進「2050 淨零排放」願景。持續優化綠色建築與供應鏈 ESG 管理，強化董事及員工 ESG 培訓，鞏固 ESG 相關核心優勢，提升可持續發展治理水平。

Sino-Ocean Group will continue to integrate ESG and climate-related management into its governance and overall operations, strictly aligning its information disclosure with international standards such as those of the Hong Kong Stock Exchange and the International Sustainability Standards Board (ISSB). Building on the 2025 study of the financial impacts of climate change, it will further refine its climate risk identification and assessment system, implement the updated 2030 short-term emission reduction targets, and steadily advance its vision of achieving the "2050 Net Zero" plan. Sino-Ocean Group will persistently optimise its management of green building and supply chain ESG practices, enhance ESG training for directors and employees, consolidate its core ESG-related strengths, and improve its sustainable development governance standards.

企業社會責任 CORPORATE SOCIAL RESPONSIBILITY

遠洋之帆公益基金會將繼續堅持「責任擔當，愛心行動」，聚焦環保、教育與社區健康三大方向。持續推動公益項目實施，傳播綠色健康理念，助力社區與鄉村環保建設。積極帶動員工、合作方與更廣泛社會力量參與公益實踐，以實際行動回饋社會，實現企業與社會的價值共享、和諧共進。

Sino-Ocean Charity Foundation will continue to uphold its principles of responsibility to spread care and love, focus on three key areas including environmental protection, education, and community health. It will persistently drive the implementation of public welfare programmes, promote green and healthy living concepts, and support environmental initiatives in communities and rural areas. Sino-Ocean Charity Foundation will actively engage employees, partners, and broader social forces in participating in charitable endeavours, giving back to society through tangible actions, and ultimately achieving shared value and harmonious progress between the enterprise and society.

展望未來，遠洋集團將始終堅守可持續發展初心，以穩健經營為基礎、以綠色轉型為驅動、以社會責任為擔當，在行業新周期中行穩致遠，為客戶、員工、股東及社會持續創造長期價值。

Looking ahead, Sino-Ocean Group will remain steadfast in its commitment to sustainable development, building upon a foundation of stable operations, driven by green transformation, and upheld by social responsibility. Sino-Ocean Group aims to make steady and enduring progress in the new phase of the industry cycle, continuously creating long-term value for its customers, employees, shareholders, and society.

FEEDBACK

意見反饋表

尊敬的讀者，

您好！

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

為減少紙張的使用，請您通過掃描以下二維碼或登錄 <https://www.wjx.top/vj/YqT1PDN.aspx> 的方式，協助完成意見反饋表。

此外，您還可以通過發送郵件給遠洋集團可持續發展郵箱：csr@sinooceangroup.com 提出您的寶貴意見和建議。

Dear readers,

Thank you for taking the time to read this Report. In order to continuously improve Sino-Ocean Group's sustainable development and information disclosure practices, we kindly request that you share your opinions and suggestions with us.

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

Alternatively, you may send your valuable comments and suggestions to Sino-Ocean Group Sustainability email: csr@sinooceangroup.com.



掃描二維碼提供您的寶貴意見和建議
Scan QR code to share your valuable comments and suggestions

APPENDICES

附錄

附錄1 APPENDIX 1

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

主要範疇、層面、一般披露及關鍵績效指標 SUBJECT AREAS, ASPECTS, GENERAL DISCLOSURES AND KPIS	頁碼 PAGE NUMBER
A 環境 ENVIRONMENTAL	
層面 A1：排放物 ASPECT A1: EMISSIONS	有關廢氣排放、向水及土地的排污、有害及無害廢棄物的產生等的政策及遵守對發行人有重大影響的相關法律及規例的資料。 INFORMATION ON THE POLICIES AND COMPLIANCE WITH RELEVANT LAWS AND REGULATIONS THAT HAVE A SIGNIFICANT IMPACT ON THE ISSUER RELATING TO AIR GAS EMISSIONS, DISCHARGES INTO WATER AND LAND, AND GENERATION OF HAZARDOUS AND NON-HAZARDOUS WASTE.
A1.1	排放物種類及相關排放數據。 The types of emissions and respective emissions data.
A1.2	(於 2025 年 1 月 1 日刪除) (Deleted on January 1, 2025)
A1.3	所產生有害廢棄物總量（以噸計算）及（如適用）密度（如以每產量單位、每項設施計算）。 Total hazardous waste produced (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility).
A1.4	所產生無害廢棄物總量（以噸計算）及（如適用）密度（如以每產量單位、每項設施計算）。 Total non-hazardous waste produced (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility).
A1.5	描述所訂立的排放量目標及為達到這些目標所採取的步驟。 Description of emission target(s) set and steps taken to achieve them.
A1.6	描述處理有害及無害廢棄物的方法、及描述所訂立的減廢目標及為達到這些目標所採取的步驟。 Description of how hazardous and non-hazardous wastes are handled, and a description of reduction target(s) set and steps taken to achieve them.
層面 A2：資源使用 ASPECT A2: USE OF RESOURCES	有效使用資源（包括能源、水及其他原材料）的政策。 POLICIES ON THE EFFICIENT USE OF RESOURCES, INCLUDING ENERGY, WATER AND OTHER RAW MATERIALS.
A2.1	按類型劃分的直接及 / 或間接能源（如電、氣或油）總耗量（以千個千瓦時計算）及密度（如以每產量單位、每項設施計算）。 Direct and/or indirect energy consumption by type (e.g. electricity, gas or oil) in total (kWh in '000s) and intensity (e.g. per unit of production volume, per facility).
A2.2	總耗水量及密度（如以每產量單位、每項設施計算）。 Water consumption in total and intensity (e.g. per unit of production volume, per facility).
A2.3	描述所訂立的能源使用效益目標及為達到這些目標所採取的步驟。 Description of energy use efficiency target(s) set and steps taken to achieve them.
A2.4	描述求取適用水源上可有任何問題，以及所訂立的用水效益目標及為達到這些目標所採取的步驟。 Description of whether there is any issue in sourcing water that is fit for purpose, water efficiency target(s) set and steps taken to achieve them.
A2.5	製成品所用包裝材料的總量（以噸計算）及（如適用）每生產單位佔量。 Total packaging material used for finished products (in tonnes) and, if applicable, with reference to per unit produced.
	不適用。遠洋集團主要產品為建築物，不涉及包裝材料。 Not applicable. The main products of Sino-Ocean Group are buildings that do not involve packaging materials.

主要範疇、層面、一般披露及關鍵績效指標 SUBJECT AREAS, ASPECTS, GENERAL DISCLOSURES AND KPIS		頁碼 PAGE NUMBER
層面 A3: 環境及天然資源 ASPECT A3: THE ENVIRONMENT AND NATURAL RESOURCES	減低發行人對環境及天然資源造成重大影響的政策。 POLICIES ON MINIMISING THE ISSUER'S SIGNIFICANT IMPACTS ON THE ENVIRONMENT AND NATURAL RESOURCES.	P31, P109-P115
A3.1	描述業務活動對環境及天然資源的重大影響及已採取管理有關影響的行動。 Description of the significant impacts of activities on the environment and natural resources and the actions taken to manage them.	P109-P115
層面 A4: 氣候變化 ASPECT A4: CLIMATE CHANGE	(於 2025 年 1 月 1 日刪除) (DELETED ON JANUARY 1, 2025)	/

B 社會 SOCIAL

僱傭及勞工常規 EMPLOYMENT AND LABOUR PRACTICES

層面 B1: 僱傭 ASPECT B1: EMPLOYMENT	有關薪酬及解僱、招聘及晉升、工作時數、假期、平等機會、多元化、反歧視以及其他待遇及福利的政策及遵守對發行人有重大影響的相關法律及規例的資料。 INFORMATION ON THE POLICIES AND COMPLIANCE WITH RELEVANT LAWS AND REGULATIONS THAT HAVE A SIGNIFICANT IMPACT ON THE ISSUER RELATING TO COMPENSATION AND DISMISSAL, RECRUITMENT AND PROMOTION, WORKING HOURS, REST PERIODS, EQUAL OPPORTUNITY, DIVERSITY, ANTI-DISCRIMINATION, AND OTHER BENEFITS AND WELFARE.	P128-P134
B1.1	按性別、僱傭類型 (如全職或兼職)、年齡組別及地區劃分的僱員總數。 Total workforce by gender, employment type (for example, full- or part-time), age group and geographical region.	P123-P124
B1.2	按性別、年齡組別及地區劃分的僱員流失比率。 Employee turnover rate by gender, age group and geographical region.	P126
層面 B2: 健康與安全 ASPECT B2: HEALTH AND SAFETY	有關提供安全工作環境及保障僱員避免職業性危害的政策及遵守對發行人有重大影響的相關法律及規例的資料。 INFORMATION ON THE POLICIES AND COMPLIANCE WITH RELEVANT LAWS AND REGULATIONS THAT HAVE A SIGNIFICANT IMPACT ON THE ISSUER RELATING TO PROVIDING A SAFE WORKING ENVIRONMENT AND PROTECTING EMPLOYEES FROM OCCUPATIONAL HAZARDS.	P135-P140
B2.1	過去三年 (包括匯報年度) 每年因工亡故的人數及比率。 Number and rate of work-related fatalities occurred in each of the past three years (including the reporting year).	P138
B2.2	因工傷損失工作日數。 Lost days due to work injury.	P138
B2.3	描述所採納的職業健康與安全措施, 以及相關執行及監察方法。 Description of occupational health and safety measures adopted, and how they are implemented and monitored.	P135-140
層面 B3: 發展及培訓 ASPECT B3: DEVELOPMENT AND TRAINING	有關提升僱員履行工作職責的知識及技能的政策。描述培訓活動。 POLICIES ON IMPROVING EMPLOYEES' KNOWLEDGE AND SKILLS FOR DISCHARGING DUTIES AT WORK. DESCRIPTION OF TRAINING ACTIVITIES.	P141-P146
B3.1	按性別及僱員類別 (如高級管理層、中級管理層) 劃分的受訓僱員百分比。 The percentage of employees trained by gender and employee category (e.g. senior management, middle management)	P147
B3.2	按性別及僱員類別劃分, 每名僱員完成受訓的平均時數。 The average training hours completed per employee by gender and employee category.	P148
層面 B4: 勞工準則 ASPECT B4: LABOUR STANDARDS	有關防止童工或強制勞工的政策及遵守對發行人有重大影響的相關法律及規例的資料。 INFORMATION ON THE POLICIES AND COMPLIANCE WITH RELEVANT LAWS AND REGULATIONS THAT HAVE A SIGNIFICANT IMPACT ON THE ISSUER RELATING TO PREVENTING CHILD AND FORCED LABOUR.	P128
B4.1	描述檢討招聘慣例的措施以避免童工及強制勞工。 Description of measures to review employment practices to avoid child and forced labour.	P128
B4.2	描述在發現違規情況時消除有關情況所採取的步驟。 Description of steps taken to eliminate such practices when discovered.	P128

主要範疇、層面、一般披露及關鍵績效指標 SUBJECT AREAS, ASPECTS, GENERAL DISCLOSURES AND KPIS		頁碼 PAGE NUMBER
營運慣例 OPERATION PRACTICES		
層面 B5: 供應鏈管理 ASPECT B5: SUPPLY CHAIN MANAGEMENT	管理供應鏈的環境及社會風險政策。 POLICIES ON MANAGING ENVIRONMENTAL AND SOCIAL RISKS OF THE SUPPLY CHAIN.	P74-P78
B5.1	按地區劃分的供應商數目。 Number of suppliers by geographical region.	P78
B5.2	描述有關聘用供應商的慣例, 向其執行有關慣例的供應商數目, 以及相關執行及監察方法。 Description of practices relating to engaging suppliers, number of suppliers where the practices are being implemented, and how they are implemented and monitored.	P74-P78
B5.3	描述有關識別供應鏈每個環節的環境及社會風險的慣例, 以及相關執行及監察方法。 Description of practices used to identify environmental and social risks along the supply chain, and how they are implemented and monitored.	P76
B5.4	描述在揀選供應商時促使多用環保產品及服務的慣例, 以及相關執行及監察方法。 Description of practices used to promote environmentally preferable products and services when selecting suppliers, and how they are implemented and monitored.	P77-P78
層面 B6: 產品責任 ASPECT B6: PRODUCT RESPONSIBILITY	有關所提供產品和服務的健康與安全、廣告、標籤及私隱事宜以及補救方法的政策及遵守對發行人有重大影響的相關法律及規例的資料。 INFORMATION ON THE POLICIES AND COMPLIANCE WITH RELEVANT LAWS AND REGULATIONS THAT HAVE A SIGNIFICANT IMPACT ON THE ISSUER RELATING TO HEALTH AND SAFETY, ADVERTISING, LABELLING AND PRIVACY MATTERS RELATING TO PRODUCTS AND SERVICES PROVIDED AND METHODS OF REDRESS.	P22-P24, P43-P73
B6.1	已售或已運送產品總數中因安全與健康理由而須回收的百分比。 Percentage of total products sold or shipped subject to recalls for safety and health reasons.	P65
B6.2	接獲關於產品及服務的投訴數目以及應對方法。 Number of products and service related complaints received and how they are dealt with.	P70-P71
B6.3	描述與維護及保障知識產權有關的慣例。 Description of practices relating to observing and protecting intellectual property rights.	P22-P23
B6.4	描述質量檢定過程及產品回收程序。 Description of quality assurance process and recall procedures.	P59-P65
B6.5	描述消費者資料保障及私隱政策, 以及相關執行及監察方法。 Description of consumer data protection and privacy policies, and how they are implemented and monitored.	P23-P24, P73
層面 B7: 反貪污 ASPECT B7: ANTI-CORRUPTION	有關防止賄賂、勒索、欺詐及洗黑錢的政策及遵守對發行人有重大影響的相關法律及規例的資料。 INFORMATION ON THE POLICIES AND COMPLIANCE WITH RELEVANT LAWS AND REGULATIONS THAT HAVE A SIGNIFICANT IMPACT ON THE ISSUER RELATING TO BRIBERY, EXTORTION, FRAUD AND MONEY LAUNDERING.	P17, P19-P22
B7.1	於匯報期內對發行人或其僱員提出並已審結的貪污訴訟案件的數目及訴訟結果。 Number of concluded legal cases regarding corrupt practices brought against the issuer or its employees during the reporting period and the outcomes of the cases.	P21
B7.2	描述防範措施及舉報程序, 以及相關執行及監察方法。 Description of preventive measures and whistle-blowing procedures, and how they are implemented and monitored.	P19-P21
B7.3	描述向董事及員工提供的反貪污培訓。 Description of anti-corruption training provided to directors and staff.	P21
社區 COMMUNITY		
層面 B8: 社區投資 ASPECT B8: COMMUNITY INVESTMENT	有關以社區參與來了解營運所在社區需要和確保其業務活動會考慮社區利益的政策。 POLICIES ON COMMUNITY ENGAGEMENT TO UNDERSTAND THE NEEDS OF THE COMMUNITIES WHERE THE ISSUER OPERATES AND TO ENSURE ITS ACTIVITIES TAKE INTO CONSIDERATION THE COMMUNITIES' INTERESTS.	P151-P166
B8.1	專注貢獻範疇 (如教育、環境事宜、勞工需求、健康、文化、體育)。 Focus areas of contribution (e.g. education, environmental concerns, labour needs, health, culture, sport).	P151-P166
B8.2	在專注範疇所動用資源 (如金錢或時間)。 Resources contributed to the focus area (e.g. money or time).	P151-P166

氣候相關披露 CLIMATE-RELATED DISCLOSURES		頁碼 PAGE NUMBER
Ⅰ 管治 GOVERNANCE		
19(a)	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。 INFORMATION ABOUT 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.	P82-P83
(i)	該機構或個人如何厘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； 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.	P82-P83
(ii)	該機構或個人獲悉氣候相關風險和機遇的方式和頻率； how and how often the body(s) or individual(s) is informed about climate-related risks and opportunities.	P82-P83
(iii)	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； 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;	P82-P83
(iv)	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，包括是否將相關績效指標納入薪酬政策以及如何納入。 how the body(s) or individual(s) oversees the setting of, and monitors progress towards, targets related to climate-related risks and opportunities, including whether and how related performance metrics are included in remuneration policies.	P82-P83
19(b)	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、監控措施及程式中的角色，包括以下資訊： MANAGEMENT'S ROLE IN THE GOVERNANCE PROCESSES, CONTROLS AND PROCEDURES USED TO MONITOR, MANAGE AND OVERSEE CLIMATE-RELATED RISKS AND OPPORTUNITIES, INCLUDING INFORMATION ABOUT:	P82-P83
(i)	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 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	P82-P83
(ii)	管理層可有使用監控措施及程式協助監督氣候相關風險和機遇；如有，這些監控措施及程式如何與其他內部職能部門進行整合。 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.	P82-P83
Ⅱ 策略 STRATEGY		
氣候相關風險和機遇 CLIMATE-RELATED RISKS AND OPPORTUNITIES		
20(a)	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、融資管道或資本成本的氣候相關風險和機遇； 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;	P86-P90 P92-P95
20(b)	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； 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;	P86-P90
20(c)	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 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	P91-P92
20(d)	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。 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.	P84
業務模式和價值鏈 BUSINESS MODEL AND VALUE CHAIN		
21(a)	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 A DESCRIPTION OF THE CURRENT AND ANTICIPATED EFFECTS OF CLIMATE-RELATED RISKS AND OPPORTUNITIES ON THE ISSUER'S BUSINESS MODEL AND VALUE CHAIN; AND	P84-P95
21(b)	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）。 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).	P91-P95

策略和決策 STRATEGY AND DECISION-MAKING		
22(a)	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。 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.	P84-P90,P96
(i)	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； current and anticipated changes to the issuer's business model, including its resource allocation, to address climate-related risks and opportunities;	P86-P95
(ii)	已經或預期將進行的任何適應或減緩工作（直接或間接）； current and anticipated adaptation and mitigation efforts (whether direct or indirect);	P86-P90 P97-P99
(iii)	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； 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;	P86-P95
(iv)	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 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	P84-P95
22(b)	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。 INFORMATION ABOUT HOW THE ISSUER IS RESOURCING, AND PLANS TO RESOURCE, THE ACTIVITIES DISCLOSED IN ACCORDANCE WITH PARAGRAPH 22(A)	P86-P95
23	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。 AN ISSUER SHALL DISCLOSE INFORMATION ABOUT THE PROGRESS OF PLANS DISCLOSED IN PREVIOUS REPORTING PERIODS IN ACCORDANCE WITH PARAGRAPH 22(A).	P86-P96
財務狀況、財務表現及現金流量 FINANCIAL POSITION, FINANCIAL PERFORMANCE AND CASH FLOWS		
當前財務影響 CURRENT FINANCIAL EFFECTS		
24(a)	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 HOW CLIMATE-RELATED RISKS AND OPPORTUNITIES HAVE AFFECTED ITS FINANCIAL POSITION, FINANCIAL PERFORMANCE AND CASH FLOWS FOR THE REPORTING PERIOD; AND	P92-P95
24(b)	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。 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	/ (不適用)
預期財務影響 ANTICIPATED FINANCIAL EFFECTS		
25(a)	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，預期其財務表現在短期、中期及長期內將如何變化； 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:	P92-P95
(i)	其投資及處置計劃；及 its investment and disposal plans; and	P92-P95
(ii)	其為實施策略所需的資金的計劃資金來源；及 its planned sources of funding to implement its strategy; and	P92-P95
25(b)	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。 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	P92-P95
氣候韌性 CLIMATE RESILIENCE		
26(a)	發行人截至匯報日對其氣候韌性的評估，其有助於了解： THE ISSUER'S ASSESSMENT OF ITS CLIMATE RESILIENCE AS AT THE REPORTING DATE, WHICH SHALL ENABLE AN UNDERSTANDING OF:	P84-P95
(i)	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； 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;	P84-P95

(ii)	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； the significant areas of uncertainty considered in the issuer's assessment of its climate resilience; and	P84-P95
(iii)	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。 the issuer's ability to adjust its short, medium and long-term strategies and business models in response to climate developments; and	P84-P95
26(b)	如何及何時進行氣候相關情景分析，包括： HOW AND WHEN THE CLIMATE-RELATED SCENARIO ANALYSIS WAS CARRIED OUT, INCLUDING:	P84-P85 P91-P92
(i)	使用的輸入資料，包括： information about the inputs used, including:	P84-P85
(i)1	發行人在分析中使用的氣候相關情景及其來源； which climate-related scenarios the issuer used for the analysis and the sources of such scenarios;	P84-P85
(i)2	分析是否涵蓋多種不同的氣候相關情景； whether the analysis included a diverse range of climate-related scenarios;	P84-P85
(i)3	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； whether the climate-related scenarios used for the analysis are associated with climate-related transition risks or climate-related physical risks;	P84-P85
(i)4	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； whether the issuer used, among its scenarios, a climate-related scenario aligned with the latest international agreement on climate change;	P84-P85
(i)5	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； why the issuer decided that its chosen climate-related scenarios are relevant to assessing its resilience to climate-related changes, developments or uncertainties;	P84-P85
(i)6	發行人在分析中所使用的時間範圍； time horizons the issuer used in the analysis; and	P84-P85 P91-P92
(i)7	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）。 what scope of operations the issuer used in the analysis (for example, the operation locations and business units used in the analysis);	P84-P85 P91-P92
(ii)	發行人在分析中所作的關鍵假設；及 the reporting period in which the climate-related scenario analysis was carried out.	P84-P85 P91-P92
(iii)	進行氣候相關情景分析的匯報期。 which climate-related scenarios the issuer used for the analysis and the sources of such scenarios;	P84-P85
III 風險管理 RISK MANAGEMENT		
27(a)	發行人用於識別、評估氣候相關風險，以及厘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： THE PROCESSES AND RELATED POLICIES IT USES TO IDENTIFY, ASSESS, PRIORITISE AND MONITOR CLIMATE-RELATED RISKS, INCLUDING INFORMATION ABOUT:	P83, P95
(i)	發行人使用的輸入資料及參數（例如資料來源及程式所涵蓋的業務範圍）； the inputs and parameters the issuer uses (for example, information about data sources and the scope of operations covered in the processes);	P84-P85, P95
(ii)	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； whether and how the issuer uses climate-related scenario analysis to inform its identification of climate-related risks;	P84-P85 P91-P92, P95
(iii)	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）； 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);	P91-P92, P95
(iv)	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； time horizons the issuer used in the analysis; and	P91-P92, P95
(v)	發行人如何監察其氣候相關風險； how the issuer monitors climate-related risks; and	P95
(vi)	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； whether and how the issuer has changed the processes it uses compared with the previous reporting period;	P95
27(b)	發行人用於識別、評估氣候相關機遇，以及厘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 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	P91-P92, P95

27(c)	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。 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.	P91-P92, P95
IV 指標及目標 METRICS AND TARGETS		
溫室氣體排放 GREENHOUSE GAS EMISSIONS		
28	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： AN ISSUER SHALL DISCLOSE ITS ABSOLUTE GROSS GREENHOUSE GAS EMISSIONS GENERATED DURING THE REPORTING PERIOD, EXPRESSED AS METRIC TONS OF CO ₂ EQUIVALENT, CLASSIFIED AS:	P117
28(a)	範圍 1 溫室氣體排放； SCOPE 1 GREENHOUSE GAS EMISSIONS;	P117
28(b)	範圍 2 溫室氣體排放；及 SCOPE 2 GREENHOUSE GAS EMISSIONS; AND	P117
28(c)	範圍 3 溫室氣體排放。 SCOPE 3 GREENHOUSE GAS EMISSIONS; AND	P117
29(a)	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； 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;	P117
29(b)	披露其用於計量溫室氣體排放的方法，包括： DISCLOSE THE APPROACH IT USES TO MEASURE ITS GREENHOUSE GAS EMISSIONS INCLUDING:	P117
(i)	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； the measurement approach, inputs and assumptions the issuer uses to measure its greenhouse gas emissions;	P117
(ii)	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；及 the reason why the issuer has chosen the measurement approach, inputs and assumptions it uses to measure its greenhouse gas emissions; and	P117
(iii)	發行人在匯報期對計量方法、輸入資料及假設進行的任何變更以及變更原因； any changes the issuer made to the measurement approach, inputs and assumptions during the reporting period and the reasons for those changes;	P117
29(c)	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 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	P117
29(d)	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。 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, IN ACCORDANCE WITH THE SCOPE 3 CATEGORIES DESCRIBED IN THE GREENHOUSE GAS PROTOCOL CORPORATE VALUE CHAIN (SCOPE 3) ACCOUNTING AND REPORTING STANDARD (2011).	P117
氣候相關轉型風險 CLIMATE-RELATED TRANSITION RISK		
30	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。 AN ISSUER SHALL DISCLOSE THE AMOUNT AND PERCENTAGE OF ASSETS OR BUSINESS ACTIVITIES VULNERABLE TO CLIMATE-RELATED TRANSITION RISKS.	P94
氣候相關物理風險 CLIMATE-RELATED PHYSICAL RISKS		
31	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。 AN ISSUER SHALL DISCLOSE THE AMOUNT AND PERCENTAGE OF ASSETS OR BUSINESS ACTIVITIES VULNERABLE TO CLIMATE-RELATED PHYSICAL RISKS.	P94
氣候相關機遇 CLIMATE-RELATED OPPORTUNITIES		
32	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。 AN ISSUER SHALL DISCLOSE THE AMOUNT AND PERCENTAGE OF ASSETS OR BUSINESS ACTIVITIES ALIGNED WITH CLIMATE-RELATED OPPORTUNITIES.	P94
資本運用 CAPITAL DEPLOYMENT		
33	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。 AN ISSUER SHALL DISCLOSE THE AMOUNT OF CAPITAL EXPENDITURE, FINANCING OR INVESTMENT DEPLOYED TOWARDS CLIMATE-RELATED RISKS AND OPPORTUNITIES.	P94

內部碳定價 INTERNAL CARBON PRICING		
34(a)	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 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	/ (不適用)
34(b)	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；或適當的否定聲明，確認發行人沒有在決策中應用碳定價。 THE PRICE OF EACH METRIC TONNE OF GREENHOUSE GAS EMISSIONS THE ISSUER USES TO ASSESS THE COSTS OF ITS GREENHOUSE GAS EMISSIONS;	/ (不適用)
薪酬 REMUNERATION		
35	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。 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).	P82
行業指標 INDUSTRY-BASED METRICS		
36	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。 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 CHARACTERIZE 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.	P117-P120
氣候相關目標 CLIMATE-RELATED TARGETS		
37	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： 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:	P96
37(a)	用以設定目標的指標； THE METRIC USED TO SET THE TARGET;	P96
37(b)	目標的目的（例如減緩、適應或以科學為基礎的舉措）； THE OBJECTIVE OF THE TARGET (FOR EXAMPLE, MITIGATION, ADAPTATION OR CONFORMANCE WITH SCIENCE-BASED INITIATIVES);	P96
37(c)	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））； 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);	P96
37(d)	目標的適用期間； THE PERIOD OVER WHICH THE TARGET APPLIES;	P96
37(e)	衡量進度的基準期間； THE BASE PERIOD FROM WHICH PROGRESS IS MEASURED;	P96
37(f)	階段性目標或中期目標（如有）； MILESTONES OR INTERIM TARGETS (IF ANY);	P96
37(g)	如屬量化目標，其屬絕對目標還是強度目標；及 IF THE TARGET IS QUANTITATIVE, WHETHER THE TARGET IS AN ABSOLUTE TARGET OR AN INTENSITY TARGET; AND	P96
37(h)	最新氣候變化國際協定（包括該協定產生的司法承諾）如何說明發行人設定目標。 HOW THE LATEST INTERNATIONAL AGREEMENT ON CLIMATE CHANGE, INCLUDING JURISDICTIONAL COMMITMENTS THAT ARISE FROM THAT AGREEMENT, HAS INFORMED THE TARGET.	P96
38	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： AN ISSUER SHALL DISCLOSE INFORMATION ABOUT ITS APPROACH TO SETTING AND REVIEWING EACH TARGET, AND HOW IT MONITORS PROGRESS AGAINST EACH TARGET, INCLUDING:	P96
38(a)	目標本身及設定目標的方法是否經協力廠商驗證； WHETHER THE TARGET AND THE METHODOLOGY FOR SETTING THE TARGET HAS BEEN VALIDATED BY A THIRD PARTY;	P96
38(b)	發行人審核目標的程式； THE ISSUER'S PROCESSES FOR REVIEWING THE TARGET;	P96

38(c)	用於監察達標進度的指標；及 THE METRICS USED TO MONITOR PROGRESS TOWARDS REACHING THE TARGET; AND	P96
38(d)	任何修訂目標的內容及原因。 ANY REVISIONS TO THE TARGET AND AN EXPLANATION FOR THOSE REVISIONS.	P96
39	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。 AN ISSUER SHALL DISCLOSE INFORMATION ABOUT ITS PERFORMANCE AGAINST EACH CLIMATE-RELATED TARGET AND AN ANALYSIS OF TRENDS OR CHANGES IN THE ISSUER'S PERFORMANCE.	P117-P120
40	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： FOR EACH GREENHOUSE GAS EMISSION TARGETS DISCLOSED IN ACCORDANCE WITH PARAGRAPHS 37 TO 39, AN ISSUER SHALL DISCLOSE:	P96
40-(a)	目標涵蓋哪些溫室氣體； WHICH GREENHOUSE GASES ARE COVERED BY THE TARGET;	P96
40(b)	目標是否涵蓋範圍 1、範圍 2 或範圍 3 溫室氣體排放； WHETHER SCOPE 1, SCOPE 2 OR SCOPE 3 GREENHOUSE GAS EMISSIONS ARE COVERED BY THE TARGET;	P96
40(c)	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； 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;	P96
40(d)	目標是否是採用行業脫碳方法得出的； WHETHER THE TARGET WAS DERIVED USING A SECTORAL DECARBONISATION APPROACH; AND	/ (不適用)
40(e)	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： THE ISSUER'S PLANNED USE OF CARBON CREDITS TO OFFSET GREENHOUSE GAS EMISSIONS TO ACHIEVE ANY NET GREENHOUSE GAS EMISSIONS TARGET. IN EXPLAINING ITS PLANNED USE OF CARBON CREDITS, THE ISSUER SHALL DISCLOSE:	/ (不適用)
(i)	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； THE EXTENT TO WHICH, AND HOW, ACHIEVING ANY NET GREENHOUSE GAS EMISSIONS TARGET RELIES ON THE USE OF CARBON CREDITS;	/ (不適用)
(ii)	該碳信用將由哪些協力廠商計劃驗證或認證； WHICH THIRD-PARTY SCHEME(S) WILL VERIFY OR CERTIFY THE CARBON CREDITS;	/ (不適用)
(iii)	碳信用的類型，包括相關抵消是否是基於自然還是基於科技的碳消除，以及相關抵消是通過減碳還是碳消除實現；及 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	/ (不適用)
(iv)	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，對碳抵消效果的假設）。 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).	P96
跨行業指標及行業指標的適用性 THE APPLICABILITY OF CROSS-INDUSTRY METRICS AND INDUSTRY-BASED METRICS		
41	在編制披露內容以符合第 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。 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 CROSS-INDUSTRY METRICS (SEE PARAGRAPHS 28 TO 35) AND (II) INDUSTRY-BASED METRICS (SEE PARAGRAPH 36).	P117-P120

附錄2 APPENDIX 2

各經營單位員工所涉及城市：

CITIES WHERE THE BUSINESS UNITS ARE LOCATED:

北京公司 BEIJING COMPANY	北京市、蘭州市、廊坊市、秦皇島市、石家莊市、太原市、烏魯木齊市、西寧市、西雙版納傣族自治州、張家口市 Beijing, Lanzhou, Langfang, Qinhuangdao, Shijiazhuang, Taiyuan, Urumqi, Xining, Xishuangbanna Dai Autonomous Prefecture, Zhangjiakou
環渤海公司 BOHAI RIM COMPANY	大連市、撫順市、哈爾濱市、濟南市、青島市、瀋陽市、天津市、煙台市、長春市、鞍山市 Dalian, Fushun, Harbin, Jinan, Qingdao, Shenyang, Tianjin, Yantai, Changchun, Anshan
華中公司 CENTRAL CHINA COMPANY	合肥市、南昌市、武漢市、長沙市、鄭州市 Hefei, Nanchang, Wuhan, Changsha, Zhengzhou
華東公司 EAST CHINA COMPANY	常州市、滁州市、杭州市、湖州市、淮安市、嘉興市、南京市、寧波市、上海市、紹興市、蘇州市、台州市、溫州市、無錫市、揚州市、宜興市、鎮江市 Changzhou, Chuzhou, Hangzhou, Huzhou, Huai'an, Jiaxing, Nanjing, Ningbo, Shanghai, Shaoxing, Suzhou, Taizhou, Wenzhou, Wuxi, Yangzhou, Yixing, Zhenjiang
華西公司 WEST CHINA COMPANY	成都市、貴陽市、昆明市、柳州市、瀘州市、南寧市、西安市、玉溪市、重慶市 Chengdu, Guiyang, Kunming, Liuzhou, Luzhou, Nanning, Xi'an, Yuxi, Chongqing
華南公司 SOUTH CHINA COMPANY	東莞市、佛山市、福州市、廣州市、海口市、江門市、龍岩市、茂名市、三亞市、廈門市、深圳市、湛江市、漳州市、中山市 Dongguan, Foshan, Fuzhou, Guangzhou, Haikou, Jiangmen, Longyan, Maoming, Sanya, Xiamen, Shenzhen, Zhanjiang, Zhangzhou, Zhongshan
商業公司 COMMERCIAL COMPANY	北京市、成都市、大連市、杭州市、秦皇島市、天津市、武漢市、重慶市 Beijing, Chengdu, Dalian, Hangzhou, Qinhuangdao, Tianjin, Wuhan, Chongqing
不動產公司 ROPERTY COMPANY	北京市、上海市、深圳市、武漢市 Beijing, Shanghai, Shenzhen, Wuhan
資本公司 CAPITAL COMPANY	北京市、常州市、成都市、鄂爾多斯市、廣州市、合肥市、呼和浩特市、南寧市、上海市、深圳市、天津市、武漢市、西安市、重慶市 Beijing, Changzhou, Chengdu, Ordos, Guangzhou, Hefei, Hohhot, Nanning, Shanghai, Shenzhen, Tianjin, Wuhan, Xi'an, Chongqing
遠星商管公司 YUANXING COMMERCIAL MANAGEMENT COMPANY	保山市、常州市、成都市、福州市、贛州市、淮安市、濟南市、金華市、廊坊市、南昌市、南通市、上海市、瀋陽市、蘇州市、宿遷市、太原市、天津市、溫州市、無錫市、武漢市、西安市、鹽城市、長沙市、重慶市 Baoshan, Changzhou, Chengdu, Fuzhou, Ganzhou, Huai'an, Jinan, Jinhua, Langfang, Nanchang, Nantong, Shanghai, Shenyang, Suzhou, Suqian, Taiyuan, Tianjin, Wenzhou, Wuxi, Wuhan, Xi'an, Yancheng, Changsha, Chongqing
香港公司 HONG KONG COMPANY	香港 Hong Kong

附錄3 APPENDIX 3

遠洋集團所遵循國家法律法規清單（部分）：

LIST OF NATIONAL LAWS AND REGULATIONS FOLLOWED BY SINO-OCEAN GROUP (NON-EXHAUSTIVE):

《中華人民共和國刑法》	Criminal Law of the People's Republic of China
《中華人民共和國刑事訴訟法》	Criminal Procedure Law of the People's Republic of China
《中華人民共和國治安管理處罰法》	Law of the People's Republic of China on Penalties for Administration of Public Security
《中華人民共和國廣告法》	Advertising Law of the People's Republic of China
《中華人民共和國商標法》	Trademark Law of the People's Republic of China
《中華人民共和國專利法》	Patent Law of the People's Republic of China
《中華人民共和國著作權法》	Copyright Law of the People's Republic of China
《中華人民共和國反不正當競爭法》	Anti-Unfair Competition Law of the People's Republic of China
《建設工程品質管制條例》	Regulation on the Quality Management of Construction Projects
《房屋建築和市政基礎設施工程質量監督管理規定》	Provisions on the Supervision and Administration of the Quality of Housing Building Projects and Municipal Infrastructure Projects
《建設工程安全生產管理條例》	Administrative Regulations on the Work Safety of Construction Projects
《信息安全等級保護管理辦法》	Administrative Measures for the Graded Protection of Information Security
《中華人民共和國安全生產法》	Work Safety Law of the People's Republic of China
《中華人民共和國環境保護法》	Environmental Protection Law of the People's Republic of China
《中華人民共和國建築法》	Construction Law of the People's Republic of China
《中華人民共和國勞動合同法》	Labour Contract Law of the People's Republic of China
《中華人民共和國勞動爭議調解仲裁法》	Labour Dispute Mediation and Arbitration Law of the People's Republic of China
《企業勞動爭議協商調解規定》	Provisions on the Negotiation and Mediation of Labour Disputes in Enterprises
《中華人民共和國勞動合同實施條例》	Regulations on the Implementation of Labour Contracts of the People's Republic of China
《工傷保險條例》	Regulations on Work-Related Injury Insurance
《女職工勞動保護規定》	Special Provisions on Labour Protection of Female Employees
《中華人民共和國職業病防治法》	Law of the People's Republic of China on Prevention and Control of Occupational Diseases



獨立審驗聲明

介紹

致遠洋集團的管理層及利益相關方：

萊茵技術（上海）有限公司，是德國萊茵 TÜV 集團成員之一（簡稱「萊茵」或「我們」），受遠洋集團控股有限公司（簡稱「遠洋集團」或「公司」）的委託針對其 2025 年可持續發展報告（簡稱「報告」）做獨立第三方審驗。報告披露了遠洋集團在 2025 財年內（2025 年 1 月 1 日至 2025 年 12 月 31 日）的可持續發展資訊。本獨立鑒證聲明所基於的是遠洋集團收集匯總並提供給 TÜV SÜD 的資料信息，鑒證範圍僅限於這些信息內容，遠洋集團對提供信息數據的真實性和完整性負責。

職責

遠洋集團不僅負責可持續發展報告的準備以及符合適用報告準則的可持續發展資訊收集與提報，而且有義務落實和維護有效的資訊和數據的內控以支援報告編撰流程。

TÜV 萊茵的可持續資訊審驗活動，是在符合 ISO/IEC 17029: 2019 標準要求的品質管理體系下運作的，並恪守 TÜV 萊茵全球職業道德合規守則。我們的審驗服務遵循獨立性和公正性原則，並不參與遠洋集團的報告準備。本次審驗專案由具備相應可持續性議題專業知識和審驗經驗的團隊執行。萊茵的職責是依據審驗協定以及約定的審驗工作範疇執行獨立審驗工作，並對可持續發展報告做出獨立和公正的職業判斷。

審驗標準

TÜV 萊茵依據 AccountAbility AA1000 審驗標準第三版（AA1000AS v3），針對遠洋集團選擇的特定績效指標（參見本聲明中的附錄）及其非財務定性資訊（包括實質性評估、利益相關方參與、實質性影響、風險與機遇（IRO）相關的議題管理等）按類型 -2 和中度等級進行審驗。

審驗目的

審驗旨在為遠洋集團管理層和關注該公司可持續發展資訊與績效的利益相關方提供獨立的審驗觀點，具體包括：審查並評估可持續發展報告和披露遵循 AA1000AP（2018）審驗原則（包括包容性、實質性、回應性和影響性）的程度；審查並評估特定績效資訊的可靠性和品質。

審驗準則

下列審驗準則（包括報告框架準則或標準）用於審驗工作：

- 《香港聯合交易所有限公司（「聯交所」）證券上市規則》（「上市規則」）附錄 C2《環境、社會及管治報告守則》（「ESG 守則」）
- 全球報告倡議組織《可持續發展報告標準》（GRI Standards）
- 國際可持續發展準則理事會（ISSB）《國際財務報告可持續披露準則第 1 號——可持續相關財務資訊披露一般要求》及《國際財務報告可持續披露準則第 2 號——氣候相關披露》
- 聯合國可持續發展目標（UN SDGs）
- 溫室氣體核算體系企業核算與報告標準
- AA1000AP 審驗原則，即，包容性、實質性、回應性和影響性

審驗方法

我們的審驗活動和程式包括：

- 問詢管理層以理解和評估運營與可持續發展管理的關鍵流程、系統和內部控制。
- 訪談負責可持續發展執行層面的關鍵人員，以理解非財務資訊報告體系，包括特定績效數據和非財務定性資訊的收集、整合和報告，並評估集團層面數據整合流程。
- 應用分析程序，審查數據的合理性。
- 基於抽樣方法，測試資訊溯源以檢查數據的精確性。
- 審查特定績效指標和審驗範圍內的定量與定性資訊的一致性和可靠性。
- 檢查收集的支持性證據，以評估相關證據和資訊披露支援和遵循 AA1000AP 審驗原則的程度。
- 彙報審驗觀察項或建議給公司管理層，以給予在審驗工作完成之前更正報告錯誤的機會。



INDEPENDENT ASSURANCE STATEMENT

Introduction

To the management and stakeholders of Sino-Ocean Group,

TÜV Rheinland (Shanghai) Co., Ltd., a member of TÜV Rheinland Group (hereinafter "TÜV Rheinland" or "We"), was entrusted by Sino-Ocean Group Holding Limited (hereinafter "Sino-Ocean Group" or "the Company") to conduct an independent third-party assurance of its 2025 Sustainable Development Report (hereinafter "Report"). The Report disclosed sustainability information of Sino-Ocean Group for the fiscal year 2025 (from 1 January 2025 to 31 December 2025).

Responsibilities

Sino-Ocean Group is not only responsible for the preparation of sustainability report and the collection and reporting of sustainability information in accordance with applicable reporting standards but also has the obligation to implement and maintain effective internal control of information and data to support the report compilation process.

TÜV Rheinland implements sustainability information assurance activities under a quality management system that complies with the requirements of the ISO/IEC 17029:2019 Standard and adheres to the TÜV Rheinland Global Code of Ethics and Compliance Program. Our assurance service follows the principles of independence and impartiality and does not participate in the preparation of the Report of Sino-Ocean Group. The assurance project was implemented by a team with expertise and assurance experience in the corresponding sustainability issues. The role of TÜV Rheinland is to carry out independent assurance work in accordance with the assurance agreement and the agreed scope of assurance work, and to make independent and impartial professional judgments on sustainability reporting.

Assurance Standard

TÜV Rheinland undertook assurance work for specified performance indicators (see Appendix in this statement) and non-financial qualitative information (including materiality assessment, stakeholder engagement, topics management related to material impacts, risks and opportunities (IRO), etc.) selected by Sino-Ocean Group in accordance with the AccountAbility AA1000 Assurance Standard 3rd edition (AA1000AS v3) on a Type-2 and Moderate level.

Assurance Objectives

The purpose of the assurance was to provide management of Sino-Ocean Group and stakeholders concerned with the Company's sustainability information and performance with an independent view of the assurance, including that we review and assess the content of the report adherence to the AA1000AP (2018) Assurance Principles (including inclusivity, materiality, responsiveness and impact), and review and evaluate the reliability and quality of specified performance information.

Assurance Criteria

The following assessment criteria (including reporting frameworks or standards) were used in undertaking the work:

- The Environmental, Social and Governance Reporting Code ("ESG Code") as specified in Appendix C2 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited ("HKEX") ("Listing Rules")
- The GRI Standards released by the Global Reporting Initiative ("GRI")
- IFRS Sustainability Disclosure Standard S1 General Requirements for Disclosure of Sustainability-related Financial Information and IFRS Sustainability Disclosure Standard S2 Climate-related Disclosures issued by the International Sustainability Standards Board (ISSB)
- The UN Sustainable Development Goals (UN SDGs)
- Greenhouse Gas Accounting System Enterprise Accounting and Reporting Standards (GHG Protocol)
- Adherence to the AA1000AP AccountAbility Principles, i.e., Inclusivity, Materiality, Responsiveness, and Impact

Methodology

Our assurance activities and procedures include:

- Interviewing with management to understand and assess key processes, systems and internal controls for operations and sustainability management.
- Interviewing with key personnel responsible for sustainability execution to understand the non-financial information reporting system, including the collection, integration and reporting of specified performance data and non-financial qualitative information, and to evaluate the data integration process at the group level.
- Applying analytical procedures to review the reasonableness of the data.
- Testing the source of information based on the sampling principle to check the accuracy of the data.
- Reviewing the consistency and reliability of specified performance indicators and quantitative and qualitative information within assurance scope. • Collecting and inspecting supporting evidence to assess the extent to which relevant disclosures within the scope of the assurance engagement and sustainability reporting support and adherence to AA1000AP assurance principles.
- Reporting assurance observations or recommendations to give the company's management an opportunity to correct errors before the assurance process is completed.



局限性

TÜV 萊茵依據審驗協議規定的審驗範圍策劃並執行審驗工作，以獲得證據資訊和必要的解釋，為按照 AA1000AS v3 中度審驗作出的審驗結論提供依據。中度審驗參與的程序本質和程度（範圍）均低於獲得高度審驗所需的程式。

前瞻性資訊涉及尚未發生且可能永遠不會發生的事件和行動。實際結果很可能會不同，因為預期的事件往往並未如期發生。我們不保證前瞻性資訊的可實現性。

與審驗有關的信息和績效包括選擇的特定績效指標會局限於本報告的內容披露。我們的審驗未涵蓋財務年報，且並不涵蓋超出本次審驗工作範圍的其他與可持續發展主題不相關的主題或事項。

審驗結論

基於已執行的審驗程式及所獲得的證據，我們認為：

- 遠洋集團 2025 年可持續發展報告遵循了 AA1000AP 審驗原則。
- 可持續發展資訊按照《香港聯合交易所有限公司（「聯交所」）證券上市規則》（「上市規則」）附錄 C2《環境、社會及管治報告守則》（「ESG 守則」）以及 GRI 可持續發展標準進行報告編製。
- 特定績效指標（參見本聲明附錄）和審驗範圍內的非財務定性資訊（包括重要性議題評估）經評估，未發現重大錯報。

針對任何第三方依據此份審驗聲明來對遠洋集團做出的評論和相關決定，TÜV 萊茵將不承擔任何責任。

對 AA1000AP 審驗原則的遵循程度

包容性	遠洋集團識別的主要利益相關方群體包括環境、客戶、社區、投資者、員工、政府以及合作夥伴。公司通過主要職能部門與其利益相關方就 ESG 議題的交流溝通，分析與評估相關方反饋，為 ESG 管理決策優化以及議題重要性評估提供參考依據。
實質性	遠洋集團開展了雙重重要性評估，且基於行業趨勢以及國內外政策和標準等分析，從「影響重要性」和「財務重要性」兩個維度對 ESG 議題進行評估和重要性排序。議題矩陣揭示了當年度的具有雙重重要性的關鍵議題（如產品品質保障、商業道德、保障客戶健康與安全、職業健康與安全等），其高度契合行業特性與可持續發展戰略。
回應性	遠洋集團與其利益相關方的溝通管道是多元化的，主要包括客戶服務、員工培訓、申訴與舉報機制等。公司已設定 ESG 目標及指標，並與高管績效考核掛鉤。本期報告披露了 ESG 關鍵績效指標（如溫室氣體排放（包括範圍三排放）、能源消耗、水資源、廢棄物、員工雇傭、職業健康安全、供應商管理等）的量化數據，以及時回應利益相關方的重大關切。
影響性	遠洋集團高度關注環境和社會的影響，並結合風險管理（包括識別新興風險、供應商 ESG 風險、人權風險、生物多樣性風險）、運營管理與合規內控管理，採取應對措施來管控潛在的重大風險。公司針對氣候議題進行了影響、風險與機遇（IROs）分析，包括情景分析。我們建議遠洋集團持續深化針對雙重重要性議題的影響的量化分析，並衡量和管理這些影響。

特定績效資訊披露

基於類型二中度審驗要求，TÜV 萊茵關於特定績效資訊（參見附錄）的可靠性和質量的驗證結論如下：

- 我們觀察到遠洋集團已實施相關內部控制流程以及適當措施採集和匯總與選擇的特定績效指標相關的源數據以作驗證。
- 驗證過程中發現的錯誤已得到糾正。我們相信在驗證範圍內提供的最終數據是準確的。我們建議遠洋集團在集團和運營層面不斷提升數據管理水準（包括數據整合與內部校核）。

完整的管理報告已遞交給遠洋集團管理層以作考慮，其中具體闡述了審驗發現和可持續發展報告持續改進的建議。

潘敏

企業可持續發展服務技術經理
萊茵技術（上海）有限公司
中國上海，2026 年 4 月 9 日



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Limitations

TÜV Rheinland planned and executed the verification in accordance with the scope of the assurance agreed upon and obtained evidence information and necessary explanations to provide the basis for the conclusion of the assurance in accordance with the moderate level of AA1000AS v3. The nature and extent (scope) of the procedures involved in moderate level assurance engagement are lower than those required to obtain high level assurance.

Forward-looking information relates to events and actions that have not yet occurred and may never occur. Actual results are likely to be different because expected events often do not occur as expected. We did not guarantee the availability of forward-looking information.

The information and performance relating to the assurance is limited to the disclosure of the contents of this Report. Our assurance did neither cover annual financial reports and nor cover other topics or matters that are not related to sustainability topics beyond the scope of this assurance.

Conclusions

Based on the above assurance procedures implemented and the evidence obtained, we believe that:

- 2025 Sustainable Development Report of Sino-Ocean Group adhered to the AA1000AP AccountAbility Principles.
- Sustainability information was prepared in accordance with the Environmental, Social and Governance Reporting Code ("ESG Code") as specified in Appendix C2 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited ("HKEx") ("Listing Rules") and GRI Standards.
- Specified performance indicators (see Appendix) and non-financial qualitative information (including the assessment of material issues) within the scope of the assurance were evaluated and there were no material misstatements.

TÜV Rheinland shall not bear any liability or responsibility to any third parties for perception and decision on SinoOcean Group based on this Assurance Statement.

Adherence to the AA1000AP AccountAbility Principles

Inclusivity	The key stakeholder groups identified by Sino-Ocean Group included the environment, customers, communities, investors, employees, governments, and partners. The Company analysed and evaluated the feedback of relevant parties through the communication between major functional departments and its stakeholders on ESG issues, providing a reference for the optimization of ESG management decisions and the evaluation of the materiality of issues.
Materiality	Sino-Ocean Group has conducted a double materiality assessment and based on industry trends and domestic and foreign policies and standards, it assessed and prioritised ESG issues from the two dimensions of "impact materiality" and "financial materiality". The issue matrix revealed the key issues of double materiality (such as product quality assurance, business ethics, customer health and safety, occupational health and safety, etc.), which are highly aligned with the characteristics of the industry and sustainable development strategies.
Responsiveness	Sino-Ocean Group's communication channels with its stakeholders are diversified, mainly including customer service, employee training, grievance and reporting mechanisms, etc. The Company has set ESG goals and indicators, which are linked to executive performance appraisals. This Report disclosed quantitative data on ESG key performance indicators (such as greenhouse gas emissions (including Scope 3 emissions), energy consumption, water resources, waste, employee employment, occupational health and safety, supplier management, etc.) to give responses to significant concerns of stakeholders in a timely manner.
Impact	Sino-Ocean Group paid great attention to environmental and social impacts and took countermeasures to manage potential material risks through risk management (including identification of emerging risks, supplier ESG risks, human rights risks, biodiversity risks), operation management and compliance internal control management. The Company conducted impact, risk and opportunity (IROs) analysis on climate issues, including scenario analysis. We recommend that Sino-Ocean Group continue to deepen its quantitative analysis of the impact of double materiality issues and measure and manage these impacts.

Disclosure of Specified Performance Information

TÜV Rheinland reached conclusions on the verification of reliability and quality of specified performance information (see Appendix) based on Type-2 and Moderate level assurance engagement:

- TÜV Rheinland observed that Sino-Ocean Group has implemented relevant internal control processes and appropriate measures to collect and aggregate source data related to selected specific performance indicators for verification.
- During the verification process, errors identified have been corrected. We believe that the data finally presented within the scope of the assurance is accurate. We recommend that Sino-Ocean Group continue to improve the level of data management (including data aggregation and internal verification) at the group and operational levels.

A full management report was submitted to management of Sino-Ocean Group for consideration, detailing the findings and recommendations for continuous improvement of the sustainability report.

Daniel Pan

Technical Manager of Corporate Sustainability Services

TÜV Rheinland (Shanghai) Co., Ltd

Shanghai, China, 9 April 2026



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附錄

選定的特定績效指標

環境	社會	經濟
<ul style="list-style-type: none"> • 溫室氣體排放資料： <ul style="list-style-type: none"> · 範圍 1 溫室氣體排放當量 (tCO₂e) · 範圍 2 溫室氣體排放當量 (tCO₂e) · 範圍 3 溫室氣體排放當量 (tCO₂e) · 溫室氣體排放總量及排放強度 (tCO₂e/ 營業額) • 能源消耗資料： <ul style="list-style-type: none"> · 直接能源：不可再生燃料 · 直接能源：可再生能源 · 間接能源：購買能源 • 水資源資料： <ul style="list-style-type: none"> · 總取水量 (立方米) · 總排水量 (立方米) · 總耗水量 (立方米) · 以上指標強度 (立方米營業額) • 資源消耗資料： <ul style="list-style-type: none"> · 辦公用紙消耗量 (千克) · 辦公用紙消耗密度 (千克 / 平方米) • 廢棄物資料： <ul style="list-style-type: none"> · 無害廢棄物產出量 (噸) · 有害廢棄物產出量 (噸) · 以上指標強度 (千克營業額) · 廢棄物回收總量 (噸) 	<ul style="list-style-type: none"> • 員工數據： <ul style="list-style-type: none"> · 員工總數 · 員工多元化概況 · 新員工概況 · 員工流失概況 · 高管情況 • 職業健康及安全： <ul style="list-style-type: none"> · 百萬平米事故率 · 工傷及死亡人數 · 安全檢查合格率 · 安全風險評估情況 · 百萬工時損工事故率 • 發展培訓： <ul style="list-style-type: none"> · 員工培訓總人數 · 員工培訓總人次 · 員工培訓覆蓋率 · 員工培訓時長 · 人均培訓時長 · 專題培訓總時長 • 員工缺勤率 • 社會公益： <ul style="list-style-type: none"> · 社會志願公益 	<ul style="list-style-type: none"> • 產能資料： <ul style="list-style-type: none"> · 《遠洋健康建築體系》應用 · 建築專案 · 養老服務專案 • 負責任採購： <ul style="list-style-type: none"> · 綠色材料或健康材料比例 · 供應商數量 • 廉潔從業教育 • 商標與專利管理 • 版權保護

APPENDIX

SELECTED SPECIFIC PERFORMANCE INDICATORS IN THE TABLE AS FOLLOWS

Environmental	Social	Economic
<ul style="list-style-type: none"> • Greenhouse Gas Emission Data: <ul style="list-style-type: none"> · Scope 1 Greenhouse Gas Emissions (tCO₂e) · Scope 2 Greenhouse Gas Emissions (tCO₂e) · Scope 3 Greenhouse Gas Emissions (tCO₂e) · Total Greenhouse Gas Emissions and Emission Intensity (tCO₂e/revenue) • Energy Consumption Data: <ul style="list-style-type: none"> · Direct Energy: Non-Renewable Energy · Direct Energy: Renewable Energy · Indirect Energy: Purchased Energy • Water Resources Data: <ul style="list-style-type: none"> · Total Water Withdrawal (m³) · Total Water Discharge (m³) · Total Water Consumption (m³) · Intensity of the Above Indicators (m³/revenue) • Resource Consumption Data: <ul style="list-style-type: none"> · Office Paper Consumption Volume (kg) · Office Paper Consumption Density (kg/m²) • Waste Data: <ul style="list-style-type: none"> · Non-Hazardous Waste Output (tonnes) · Hazardous Waste Output (tonnes) · Intensity of Above Indicators (kg/turnover) · Total Waste Recycled (tonnes) 	<ul style="list-style-type: none"> • Employee Data: <ul style="list-style-type: none"> · Total Number of Employees · Employee Diversity Profile · New Hire Profile · Employee Turnover Overview · Executive Profile • Occupational Health & Safety: <ul style="list-style-type: none"> · Accident Rate per Million Square Meters · Workplace Injury & Fatality Count · Safety Inspection Rectification Compliance Rate · Safety Risk Assessment Status · Lost-Time Injury Frequency (per Million Hours Worked) • Training & Development: <ul style="list-style-type: none"> · Total Employees Trained · Total Training Participants · Training Coverage Rate · Total Training Hours · Average Training Hours per Employee · Total Hours for Specialized Training • Employee Absenteeism Rate • Social Contribution <ul style="list-style-type: none"> · Social Volunteering & Philanthropy 	<ul style="list-style-type: none"> • Production Capacity Data: <ul style="list-style-type: none"> · Application of Sino-Ocean Healthy Building System (SOHB) · WELL Building Standard Projects · Senior Care Services Projects • Responsible Procurement: <ul style="list-style-type: none"> · Percentage of Green/Healthy Materials · Number of Suppliers • Integrity and Compliance • Education Trademark and Patent Management • Copyright Protection

遠洋集團控股有限公司

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(於香港註冊成立的有限公司)

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遠洋集團官方微信

ID: sino-ocean

遠洋之帆官方微信

ID: 遠洋之帆

