



粤海置地控股有限公司  
GUANGDONG LAND HOLDINGS LIMITED

(Incorporated in Bermuda with limited liability)

Stock Code: 00124

2021

Environmental, Social and  
Governance Report



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# 1. About this Report

Guangdong Land Holdings Limited (hereinafter referred to as “Guangdong Land”, the “Company” or “we”) and its subsidiaries (collectively referred to as the “Group”) are pleased to publish our sixth Environmental, Social and Governance Report (the “Report”).

This Report has been prepared in accordance with the Environmental, Social and Governance Reporting Guide (the “ESG Reporting Guide”) as set out in Appendix 27 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited issued by The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) and the 《廣東省房地產企業社會責任指引》(Guangdong Province Real Estate Corporate Social Responsibility Guide\*) published by 廣東省房地產行業協會 (Guangdong Real Estate Association\*).

This Report follows the four principles of materiality, quantitative, balance and consistency as stipulated in the ESG Reporting Guide. In order to continuously improve the Company’s performance in environmental, social and governance aspects, we continue to improve the reporting process and strengthen our information collection activities for reporting, including regularly providing training to employees responsible for data collection, and continuously communicating with our stakeholders.

\* In this Report, the English name of the term or entity marked with an asterisk is a translation of its Chinese name, and is included herein for identification purposes only. In the event of any inconsistency, the Chinese name shall prevail.

## 1.1 Scope of this Report

This Report summarises the efforts and achievements made by the Group in environmental, social and corporate governance aspects during the period from 1 January 2021 to 31 December 2021, covering various aspects such as the Company’s sustainable development management, relationship with various stakeholders and material issues, environmental protection, caring for employee, quality management, and caring for the community.

Unless otherwise stated, the scope of this Report includes all operating segments that have a significant impact on the Group. During the year, the Guangzhou Yungang City Project, the Jiangmen Ganhua Project and the Huizhou Dayawan Project have been added to the scope of this Report.

## 1.2 Access to this Report

This Report is available in both Chinese and English versions for readers’ reference, and is uploaded to and published on the websites of the Stock Exchange and the Company in electronic format. Interested readers may download this Report from the website of Guangdong Land (<http://www.gdland.com.hk/en>). For more information about the Company’s corporate governance or other information of the Group, please refer to our announcements, annual reports and website.

## 1.3 Contact Us

If you have any questions or comments on this Report and its content, please contact us at:

Address	:	18th Floor, Guangdong Investment Tower, 148 Connaught Road Central, Hong Kong
Telephone	:	(852) 2165 6262
Facsimile	:	(852) 2815 2020
Email	:	<a href="mailto:info@gdland.com.hk">info@gdland.com.hk</a>
Website	:	<a href="http://www.gdland.com.hk/en">http://www.gdland.com.hk/en</a>



## 2. Chairman's Statement

Under the guidance of the board of directors of the Company (the "Board"), the Group and all its employees have united as one to overcome various environmental and social challenges, actively promoted the sustainable development of business, and created returns for shareholders. The outbreak of Coronavirus Disease 2019 (the "Pandemic") has brought many uncertainties and pressure to the Group's property development, and we are deeply aware of the importance of enhancing the Group's resilience. Regardless of the Pandemic or the severe and ever-changing climate change, we need to continuously improve our business resilience to face the increasingly severe challenges and integrate the concept of sustainable development into every aspect of our business operations.

During the year, the Group has developed the Guangzhou Yungang City Project, the Jiangmen Ganhua Project and the Huizhou Dayawan Project, continuing to expand our business presence in the Guangdong-Hong Kong-Macao Greater Bay Area (the "Greater Bay Area"). We are committed to providing the public with high-quality community facilities and creating a green and livable city.

In line with the concept of "people-oriented and safe development", we attach great importance to production safety and pandemic prevention and control. The Group keeps abreast of the pandemic prevention and situation control, and closely monitors the pandemic risks, while adopting various measures, such as providing employees with weekly nucleic acid testing and conducting emergency drills, so as to create a safe, healthy and stable working environment. In addition, we implemented various safety management measures in accordance with the Group's Safety Management System and Work Guidelines, and regularly provided professional and diversified safety training for employees, achieving zero case of loss and fatality due to work-related injuries for three consecutive years. The contribution of our employees is critical to the success of our business. We strive to create a caring and rewarding working environment for our employees to ensure their growth in a diverse and fair environment. At the same time, we continue to provide career development and training opportunities for our employees to maintain their competitiveness and release their potential.

We are well aware of the importance of responding to climate change. To this end, the Group has accelerated the fulfilment of its environmental protection responsibilities. During the year, the Group has formulated environmental objectives and climate policies, established the direction of the Group's climate risk management, conducted climate risk assessment, and formulated mitigation and adaptation measures. We utilise the technology and our expertise to integrate green building elements into a majority of our projects and the construction plans for sponge cities. Hence strive to obtain green building certifications and enhance the climate resilience of our businesses, to fully promote the harmonious co-existence of nature and buildings. In addition to property management and development, the Group continues to promote green office and create a low-carbon corporate environment with employees. On the other hand, we extend the concept of sustainable development to the entire value chain. In the process of project development, the Group requires contractors to carry out green construction, and takes social and environmental factors into consideration during the bidding process when selecting suppliers or products.

As a socially responsible enterprise, the Group is committed to bringing positive impact to the community and promoting the common prosperity of the community. We actively organise various public welfare activities to help people in need in the community and undertake corporate responsibilities. Through close communication and collaboration with various stakeholders, we also fulfill our commitment to promote sustainable development of the community, and create a harmonious society with mutual benefits.

**LAN Runing**  
Chairman

Hong Kong, 27 April 2022



### 3. Board Statement

The Group maintains a comprehensive sustainability governance structure to effectively manage the sustainable development of Guangdong Land's business. The Board has complete oversight of ESG issues and is responsible for monitoring the Group's ESG management approach and related strategies. During the annual Board meeting, material ESG issues, progress of related matters, key performance indicators (KPIs) and targets reported by the ESG Committee were reviewed. For details of the analysis of material issues and their results, please refer to Chapter 6 "Relationship with Stakeholders and Material Issues".

In facing climate change, the leaders around the world have increased awareness of the urgency of climate actions and have tightened the sustainability related regulatory requirements. In addition to the commitment of the People's Republic of China (the "PRC" or "Mainland China") to achieve carbon peaking by 2030 and carbon neutrality by 2060, the Stock Exchange also revised the disclosure requirements for environmental goals and climate change in the ESG Reporting Guide. In addition, the Group realised that climate change will bring risks to the operation of the real estate industry. In view of this, Guangdong Land invited a third party to conduct a climate change risk identification exercise during the year. Based on desktop research, we identified high-correlation climate risks, and then analysed the risk level with reference to the likelihood and severity of the risks through assessment tools. Physical risks that are highly relevant to the Group include typhoons, floods and extreme heat; and transformation risks include legal and regulatory risks and technical risks. Based on the results of the analysis, Guangdong Land has formulated a series of mitigation measures to reduce the risks to the business operations of Guangdong Land.

In terms of target setting, all three qualitative targets are closely related to the real estate industry. The targets set cover areas including green building, environmental protection measures and community development, which are in line with the material issues of the year. In the future, Guangdong Land will actively study the feasibility of setting targets for other material issues in order to enhance the management, performance and disclosure of sustainable development.

The Board has authorised the ESG Committee to be responsible for ESG matters and has set up an ESG working group to carry out specific implementations. With the Board's guidance, the ESG Committee is responsible for determining the management objectives approaches and implementation pathways for ESG matters, and monitoring the implementation and effectiveness of the adopted policies and practices. The ESG Committee also reports to the Board on a regular basis while leading and supervising the ESG working group.



## 4. About Guangdong Land

Guangdong Land is listed on the Main Board of the Stock Exchange (stock code: 00124) while headquartered in Hong Kong. It is a subsidiary of the largest conglomerate of Guangdong Province operating outside Mainland China, namely GDH Limited. The Company is also a 73.82%-owned subsidiary of Guangdong Investment Limited, which is a company listed on the Main Board of the Stock Exchange (stock code: 00270). Leveraging on the strong resources of the Guangdong Holdings Group, Guangdong Land has become a property developer with comprehensive business portfolio, industry chain, business process and comprehensive urban development and operation management capabilities.

In order to achieve the Group's strategic development goal of "becoming bigger and stronger" in the real estate sector, the Guangdong Holdings Group has integrated its property operations, allowing Guangdong Land to manage the property segments as a platform company.

The Group is committed to accelerating business transformation and enhancing the asset efficiency and potential, thereby seeking and creating greater return for its shareholders. The Group is actively expanding its business footprint by holding the GDH City Project and certain investment properties in Shenzhen City; the Ruyingju Project, the Laurel House Project, the Baohuaxuan Project and the Yungang City Project in Panyu District, Yuexiu District, Liwan District and Baiyun District of Guangzhou City respectively; the Chenyuan Road Project and the Jiangmen Ganhua Project in Pengjiang District, Jiangmen City; the Zhuhai Jinwan Project in Jinwan District, Zhuhai City; the Foshan Laurel House Project in Chancheng District, Foshan City; the Zhongshan GDH City Project in Tsuihang New District, Zhongshan City; and the Huizhou Dayawan Project in Dayawan District, Huizhou City, the PRC.

Major progress of the Group's projects during the reporting year is as follows:

### (1) The Guangzhou Yungang City Project

On 26 September 2021, the Group successfully won the bid for the land use rights of a land parcel for residential, commercial and commercial uses in Baiyun New Town, Baiyun District, Guangzhou City, the PRC, which is located in the core area of Baiyun New Town. The project adopts a contemporaneous development model. As at 31 December 2021, the properties of each phase of the project are undergoing basement and earthwork excavation, and the overall project is expected to be completed in 2026;

### (2) The Shenzhen GDH City Project

Located in Buxin Area, Luohu District, Shenzhen City, the PRC, the Shenzhen GDH City Project is positioned as a multi-functional commercial complex with jewellery as the main theme and is being developed in two phases. The first phase of construction was completed in June 2020 and the second phase construction has begun;

### (3) The Guangzhou Laurel House Project, the Ruyingju Project and the Baohuaxuan Project

The Guangzhou Laurel House Project completed the delivery of all residential units. All the residential units of the Ruyingju Project and the Baohuaxuan Project have been delivered, and car-parking spaces of the projects will be sold in the future as planned. In 2021, Several leading businesses and brands with special features that effectively and perfectly fit the position and project theme were introduced into the commercial property "GD•Delin (粤海•得鄰)" of the Guangzhou Laurel House Project;

### (4) The Chenyuan Road Project

The Chenyuan Road Project is developed in phases. The proposed types of properties, including residential units, commercial units, and car-parking spaces, will all be for sale. As at 31 December 2021, the superstructure of all phases was topped out, and the renovation works were in progress. The pre-sale of properties of the first phase development commenced in January 2021, with the project promoted as Jiangmen One Mansion (江門粵海•壹桂府);



### (5) The Zhuhai Jinwan Project

The Zhuhai Jinwan Project is planned for commercial and residential uses, and the proposed types of properties including residential units, commercial units and car-parking spaces, will all be for sale. The first phase of the project and the rest of the phases of the project were under structural construction as at 31 December 2021, and the overall project is expected to be completed in 2024. The pre-sale of properties of the first phase development commenced in June 2021, with the project promoted as Zhuhai Laurel House (珠海粵海•拾桂府);

### (6) The Foshan Laurel House Project

The Foshan Laurel House Project is planned for residential use compatible with commercial use, of which a nursery with area of 4,860 m<sup>2</sup> is entrusted to be built with the project and gratuitously transferred to the government of Chancheng District, Foshan City upon completion. As at 31 December 2021, the superstructure of each phase of the properties was under construction. The project is expected to be completed in 2023. The pre-sale of properties of the first phase development commenced in October 2021, with the project promoted as Foshan Laurel House (佛山粵海•拾桂府);

### (7) The Zhongshan GDH City Project

The Zhongshan GDH City Project is located at the core centre of the Greater Bay Area and is planned for town residential use. As at 31 December 2021, the superstructure of each phase of the properties was under construction. The filing for completion of construction of the whole project is expected to be made in 2023. The pre-sale of properties of the first phase development commenced in September 2021, with the project promoted as Zhongshan GDH City (中山粵海城);

### (8) The Jiangmen Ganhua Project

The acquisition of 江門粵海置地有限公司 (Jiangmen Yuehai Land Co., Ltd.\*) (“Jiangmen Yuehai”) was completed on 13 January 2021. Jiangmen Yuehai mainly holds three adjoining parcels of land located at the east of Ganbei Road, Pengjiang District, Jiangmen City, Guangdong Province, the PRC, which have been approved for city and town residential and other commercial and service uses. In addition, a parcel of adjacent land has been approved for medical and health, and commercial service uses; and subject to the approval of the relevant government authorities in accordance with the policy of “Three Olds” Renovation (「三舊」改造) in relation to, among other things, the resettlement of the residents. The project is being developed in three phases and is expected to be completed in December 2026. The pre-sale of properties of the first phase development commenced in May 2021, with the project promoted as Jiangmen GDH City (江門粵海城); and

### (9) The Huizhou Dayawan Project

The acquisition of 惠陽粵海房產發展有限公司 (Huiyang Yuehai Property Development Co., Ltd.\*) (“Huiyang Yuehai”) was completed on 18 January 2021. Huiyang Yuehai mainly holds the Huizhou Dayawan Project, which is located at Mamiao, Aotou, Dayawan District, Huizhou City, Guangdong Province, the PRC. The Huizhou Dayawan Project is undergoing full-phase development. As at 31 December 2021, the superstructure of the development properties of the project was under construction, and is expected to commence pre-sale in the second quarter of 2022. The filing for completion of construction of the project is expected to be made in 2023, with the project promoted as Huizhou One Mansion (惠州粵海•壹桂府).



Despite the improvement in the global pandemic situation and the gradual recovery of the global economy, it has shown a significant problem of imbalanced social resources. To this end, in 2021, the government of the PRC continued to improve its real estate control policies and controlled the excessive growth of the real estate market under the positioning of “housing is for living in, not for speculation”. In the long run, the growth of real estate development and investment will remain resilient, and the market in the Greater Bay Area will remain promising. People’s housing demand will drive a steady increase in transaction volume. The long-term positive trend of the PRC’s economic development remains unchanged, which will continue to promote the development of the real estate industry in Mainland China.

The Group’s projects such as Shenzhen GDH City, Guangzhou Laurel House, Zhuhai Jinwan Project, Jiangmen Chenyuan Road Project, Jiangmen Ganhua Project, Huizhou Dayawan Project, Foshan Laurel House and Zhongshan GDH City are all located in the central cities of the Greater Bay Area or covered by the “Core, Coastal Belt and Zone Initiative”. The projects will benefit from the strong development momentum of these areas. Leveraging on its accumulated professional capabilities, industry experience, provincial state-owned enterprise background and shareholders’ resource advantages, the Group will continue to seek opportunities for acquiring quality development projects in the Greater Bay Area and proactively respond to the fierce market competition, paving the way for the stable development of the Company in the long run.

Looking forward, the Company is actively leveraging its advantages as a provincial state-owned enterprise, focusing on the Greater Bay Area, and expanding in multiple cities based on Guangzhou and Shenzhen. Meanwhile, the Company is integrating internal and external resources, and focusing on sales-oriented property development to accelerate cash flow collection, take into account the balanced development of quality and scale, forming a “benefit-driven, stronger brand influence” development model, and gradually achieving the goal of becoming “the best real estate company provincial state-owned enterprise in Guangdong”. Under the guidance of the Board, the Group will strive to create greater returns and social value for its shareholders and stakeholders.

Please refer to the published annual reports of Guangdong Land which can be downloaded at <http://www.gdland.com.hk/en> to learn more about the Group’s business operations and financial position.





## 5. Sustainable Development Management

### 5.1 Our Philosophy

Guangdong Land focuses on the internal promotion and implementation of awareness in social responsibility-related measures and hopes to externally demonstrate a sense of responsibility and act as an exemplary role. Our core values of “three honests” and “four stricts” (“three honests” are to be honest in thought, word and deed; “four stricts” are to set strict standards for work, organisation, attitude and observance of discipline), and our corporate culture of “integrity, honesty, responsibility, collaboration and efficiency”, fulfills the mission of corporate social responsibility and bring benefits to our employees, partners and the communities in which we operate.

As the society pays attention to sustainability issues, we are committed to integrating the concepts of environmental protection, social responsibility and corporate governance into our daily business operations. We have also established a sustainable development management structure with clear responsibilities and authorities, and delegated the responsibilities of supervision and execution to the Board-level committees and the management-level departments and business units to actively respond to market and future climate risks and challenges.



### 5.2 Environmental, Social and Governance Organisational Structure and their Respective Responsibilities

In order to improve the environmental, social and governance framework and implement the corporate philosophy of sustainable development, we established the ESG Committee during the reporting year, and set up the ESG Working Group to assist in managing the sustainable development performance of Guangdong Land. The ESG Committee has been delegated authority from the Board to determine the ESG management objectives, approaches and implementation paths. In response to the relevant policies and practices adopted, the Committee regularly monitors the implementation progress and effectiveness, leads and supervises the tasks of the ESG Working Group.

The enhanced management organisational structure is as follows. Corresponding terms of reference are in place to ensure that each governance unit clearly defines its responsibilities and effectively manages the ESG issues of each operation unit:

#### The Board

- Highest hierarchy of leadership
- Possesses the ultimate decision-making and supervision of environmental, social and governance (ESG) matters, including assessment of material ESG issues, management approach, strategy, and setting of objectives



#### Environmental, Social and Governance (ESG) Committee

- Oversees the development and progress of ESG strategies and related matters
- Determines ESG management objectives, approaches and implementation paths
- Coordinates and supervises the work of the ESG Working Group



#### Environmental, Social and Governance (ESG) Working Group

- Assists in facilitating the development of ESG strategy and related matters
- Assists in the integration and implementation of corporate social responsibility, ESG measures and related information management and control
- Prepares the ESG Report



## 6. Relationship with Stakeholders and Material Issues

The development and success of the Group is closely related to the relationship between the Group and its various stakeholders. Guangdong Land is committed to working together with all parties to move forward. Therefore, we value the opinions and concerns of all stakeholders. We have also formulated corresponding communication objectives and communication channels for different stakeholders, striving to maintain smooth communication channels with all parties and improving communication efficiency.

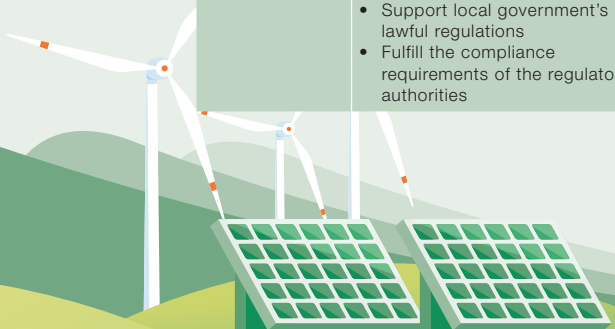
Based on the opinions of various stakeholders, we have also identified the material issues of the Group in terms of the environment, society and governance, considered the demands and opinions of various stakeholders in decision-making, and made analyses and adjustments based on the actual situation of the Company, striving to develop a more comprehensive sustainable development strategy.

### 6.1 Communication with Stakeholders

Key stakeholders of Guangdong Land include government departments and regulatory authorities, shareholders and investors, employees of the enterprise, customers, business partners and suppliers and local communities. For each group, we have formulated corresponding communication objectives and communication channels, and continuously optimised and consolidated the effectiveness and ease of communication channels in the process, so that we can understand the opinions of different stakeholders more deeply, and improve the Group's services and operations.

Stakeholders	Communication objectives	Communication channels
Government departments and regulatory authorities	<ul style="list-style-type: none"> <li>Comply with local laws and regulations of its operations</li> <li>Pay taxes according to laws</li> <li>Maintain good relationship with the local government</li> <li>Support local government's lawful regulations</li> <li>Fulfill the compliance requirements of the regulatory authorities</li> </ul>	<ul style="list-style-type: none"> <li>Understand the latest laws and regulations</li> <li>Understand the compliance requirements of each relevant regulatory authority</li> <li>Proactive communication to improve mutual understanding</li> </ul>

Stakeholders	Communication objectives	Communication channels
Shareholders and investors	<ul style="list-style-type: none"> <li>Explain the Company's goal and latest business developments to shareholders and investors</li> <li>Gain shareholders' and investors' support for management decisions and trust for the Company</li> <li>Maximise investment returns for shareholders</li> </ul>	<ul style="list-style-type: none"> <li>Disclose financial and operational information and data regularly</li> <li>Convene shareholders' general meetings</li> <li>Strengthen active public relations in the capital market, actively communicate and answer questions through business conferences, investor phone conferences, multi-media platforms, etc.</li> <li>Invite investors to conduct on-site research on property projects</li> </ul>
Employees of the enterprise	<ul style="list-style-type: none"> <li>Understand the views of employees regarding the Group's development</li> <li>Collect suggestions for improvement from employees</li> <li>Understand employees' needs</li> <li>Strengthen team cohesiveness</li> <li>Provide a working environment that is suitable for employees' development</li> </ul>	<ul style="list-style-type: none"> <li>Occupational, health, safety training for employees</li> <li>Staff cultural and sports activities</li> <li>Caring for employees</li> <li>Labour union</li> <li>Feedback channels</li> </ul>
Customers	<ul style="list-style-type: none"> <li>Understand customers' views on the Group's products</li> <li>Provide products that cater for the needs of customers</li> <li>Provide customers with more personalised services</li> <li>Ensure customers' personal information security</li> <li>Develop marketing strategies which are more in line with business ethics</li> </ul>	<ul style="list-style-type: none"> <li>Compliant marketing communication</li> <li>Product information disclosure</li> <li>Corporate information disclosure</li> <li>Customers' complaints and feedback channels</li> </ul>
Business partners and suppliers	<ul style="list-style-type: none"> <li>Establish a long-term and stable cooperative relationship</li> <li>Create a win-win situation</li> <li>Create a cooperative atmosphere of mutual trust</li> <li>Jointly solve environmental and social problems</li> </ul>	<ul style="list-style-type: none"> <li>Responsible procurement policy</li> <li>Fair and open procurement guidelines</li> <li>Continuous communication mechanism</li> <li>Communication and visits between senior management</li> </ul>
Local communities	<ul style="list-style-type: none"> <li>Create social values for the communities where our operations exist</li> <li>Promote economic development for the communities where our operations exist</li> <li>Protect the interests of local residents</li> <li>Protect the local environment</li> </ul>	<ul style="list-style-type: none"> <li>Organise and participate in social welfare activities</li> <li>In-depth communication with communities</li> <li>Integrate environmentally friendly elements into the design process</li> <li>Communicate proactively with local government agencies</li> </ul>

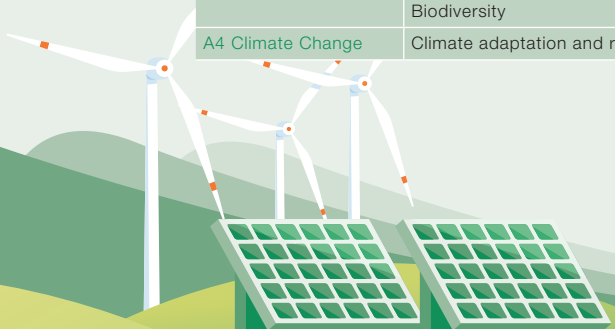


## 6.2 Materiality Analysis on ESG Issues

Guangdong Land actively maintains close communication with stakeholders through the above communication channels. With the assistance of a third-party professional consulting agency, we comprehensively reviews the Group's sustainable development issues to ensure that they fully reflect the results of all stakeholders communication. New issues for the year include green building and renovation (green building), technology and innovation, stakeholder engagement and collaboration, climate adaptation and resilience, renewable energy, risk management, employee well-being and responsible sourcing. By combining the communication results with the management's outlook on business development, we analysed the importance of each issue from the two dimensions of "importance to stakeholders" and "importance to the development of Guangdong Land", and summarised the priorities of each issue. The scope of disclosure in each section of this Report is based on the analysis results of material issues, which will be further elaborated in this Report. The table below shows a list of material issues that have an impact on Guangdong Land:

ESG aspects	ESG issues	Selected as material issues
A1 Emissions	Waste	✓
	Wastewater	✓
	Greenhouse gases	✓
A2 Use of Resources	Water conservation	✓
	Energy conservation	✓
	Environmental impact of raw material consumption	✓
	Renewable energy	✓
	Green building and renovation (green building)	✓
A3 The Environment and Natural Resources	Soil degradation, pollution and restoration	
	Investment in environmental protection measures	
	Biodiversity	
A4 Climate Change	Climate adaptation and resilience	✓

ESG aspects	ESG issues	Selected as material issues
B1 Employment	Diversification of background of employees	✓
	Employees' loyalty	✓
	Fair remuneration and promotion	✓
	Equal opportunities for employees	✓
B2 Health and Safety	Occupational health and safety of employees	✓
B3 Development and Training	Employees' training and education	✓
	Employee well-being	✓
B4 Labour Standards	Settlement of dismissed or laid-off employees	
	Mediation and handling of employee disputes	
	Prevention of child and forced labour	
B5 Supply Chain Management	Cooperation with suppliers to improve labour performance	✓
	Cooperation with suppliers to improve environmental performance	✓
	Priority given to suppliers with better environmental and social performance	✓
	Responsible sourcing	✓
B6 Product Responsibility	Consumer privacy and personal data protection	
	Building quality guarantee	✓
	Service quality guarantee	✓
	Consumer satisfaction	✓
	Respect for intellectual property rights	
B7 Anti-corruption	Anti-corruption	✓
B8 Community Investment	Understand the needs of the community	✓
	Promote community construction and development	✓
	Charitable activities	✓
	Integrate the concept of supporting community development into daily operations	✓
	Support and participate in community activities	✓
Others	Technology and innovation	✓
	Stakeholder engagement and collaboration	✓
	Risk management	✓



## 7. Environmental Protection

As a responsible social enterprise, Guangdong Land has always been committed to protecting the environment. Leveraging on our expertise, the Group actively advocates the harmonious co-existence of buildings and the environment by utilizing design concepts such as green buildings and sponge cities. The Group not only incorporates green considerations into the design, development and management of properties, but also strives to promote green office by establishing an environmental management system in all our business and formulating corresponding environmental management and planning schemes to minimise the impact of our operations on the environment.

The Group strictly complies with the environmental laws and regulations related to its business, including the 《中華人民共和國環境保護法》 (Environmental Protection Law of the People's Republic of China\*) and the 《中華人民共和國水污染防治法》 (Water Pollution Prevention and Control Law of the People's Republic of China\*). In order to improve our environmental performance, we have set two environmental quantitative targets, which were approved by the Board, to promote sustainable development.

### Environmental Targets

Ensure 100% of newly developed residential projects obtain 1-star national green building certification and encourage projects to obtain higher-star certifications, including but not limited to 2-star and 3-star national green building certifications, U.S. LEED certification, UK BREEAM certification

100% of acquired land has a third-party environmental impact assessment report, including biodiversity analysis

### 7.1 Climate Change

Facing the potential threats of climate change, the Group is committed to mitigating the risks posed by climate change. Our climate policy sets out how we can effectively manage climate risks and enhance our resilience to climate change through mitigation and adaptation measures to diminish the impacts of climate change on business. We also regularly review our policies in response to changing climate risks.

In addition, we appointed a third-party consultant to conduct a climate risk assessment to identify and assess the potential impact of climate risks, including physical risks and transition risks, on the Group's business and operations. According to the results of the assessment, the physical risks of higher relevance to the Group include typhoons, floods and extreme heat, and transition risks include legal and regulatory risks and technical risks, which are further assessed for their likelihood and severity. For each of these climate risks, Guangdong Land has also formulated mitigation and adaptation measures as follows:

Significant physical risks	Likelihood	Severity	Risk level	Major impacts on the business	Management measures	
Acute	Typhoon	Medium	High	High	<ul style="list-style-type: none"> <li>• Increase the costs of architectural design and construction materials</li> <li>• Increase the cost of repairing or replacing damaged or destroyed facilities</li> <li>• Increase work stoppage days and construction costs</li> <li>• Expose customers, employees and the public to safety risks</li> </ul>	<ul style="list-style-type: none"> <li>• Apply the concept of sponge city, adopt design such as rainwater garden, permeable overhead platform and green roof to help urban drainage and retrofit existing buildings where appropriate</li> <li>• Make an early warning of extreme weather and ensure project leaders take preventive measures</li> </ul>
	Flood	High	Medium	High		
Chronic	Extreme heat	High	Low	Medium	<ul style="list-style-type: none"> <li>• Increase the safety risks for employees working outdoors, including the risk of heat stroke and heat-related fatalities, or the need to interrupt/delay construction</li> <li>• Increase operating costs due to additional ventilation, cooling and air-conditioning in office and at sites</li> <li>• Increase maintenance costs for office and site facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Make an early warning of extreme weather and ensure project leaders take preventive measures</li> <li>• Provide heatstroke prevention supplies and medicines for employees working outdoors</li> </ul>



Significant transition risks	Likelihood	Severity	Risk level	Impacts on the business	Management strategies
<p><b>Legal and regulatory risks</b></p> <ul style="list-style-type: none"> <li>Changes in energy structure due to the 2060 carbon neutrality target</li> <li>Carbon emission tightening requirements</li> <li>Increase in environmental information disclosure requirements</li> <li>Occurrence of environmental public welfare litigation cases</li> </ul>	High	Medium	High	<ul style="list-style-type: none"> <li>It is necessary to further adjust the structure of production energy and develop renewable energy. Increase operating costs and strategic risks as the country may also gradually tighten carbon market quotas or impose carbon taxes in different industries</li> <li>Tightening of various laws and regulations will increase the costs of data monitoring and disclosure of Guangdong Land, resulting in the compliance risk of information disclosure</li> <li>The Group is required to effectively manage its business environmental performance and ensure relevant compliance, otherwise it may be exposed to litigation risks</li> </ul>	<ul style="list-style-type: none"> <li>Incorporate energy efficiency into our planning considerations, from design, development, procurement to operation, to minimise reliance on fossil fuels and non-renewable energy</li> <li>Conduct energy consumption audits and assess the overall energy efficiency of its workplaces</li> <li>Maximise the use of renewable energy in our operations</li> </ul>
<p><b>Technical risks</b></p> <ul style="list-style-type: none"> <li>Improvement of green building technology requirements</li> </ul>	High	Medium	High	<ul style="list-style-type: none"> <li>The Group is required to maintain the compliance level of green buildings. The development of green buildings and upgrading of equipment by Guangdong Land will increase the operation and management costs</li> <li>Increase the cost of technology development of Guangdong Land</li> </ul>	<ul style="list-style-type: none"> <li>Incorporate green building elements into every stage of the project and actively obtain green building certifications for new development projects</li> </ul>

## 7.2 Achieving Green Buildings

Guangdong Land integrates the concept of green building into the architectural design, construction, operation and management of the project, and sets relevant targets to ensure that all newly developed residential projects obtain the 1-star national green building certification, and strive to achieve higher-star certifications for the projects. We incorporate environmental considerations into the entire life cycle of our business operations to ensure compliance with green building standards at all stages of our projects. The Group strives to save resources, promote the balance between buildings and the environment, and reduce environmental pollution, to create a green, livable, sustainable space for customers.

### Green building project flow

**Building Design:** Apply green building concepts in architectural design and construction, incorporate mature green technology, save energy, reduce emissions, improve indoor environmental quality, etc.

**Construction Stage:** Utilise resources reasonably, minimise the generation of construction waste, properly dispose of wastewater, advocate the concept of recycling and dispose of and discharge in compliance with the laws and regulations

**Operational Stage:** Use technology to improve the efficiency of the operational systems, install and use energy-saving equipments, and incorporate green elements to reduce the carbon emissions

**Management Stage:** Optimise property management systems and encourage customers to participate in energy-saving and emission-reduction measures and activities to improve environmental performance



In order to achieve sustainable property development, we develop new property projects in strict compliance with the PRC and local government regulations on environmental protection and energy conservation. In addition to the relevant laws and regulations, Guangdong Land actively develops new projects that meet international green building standards, adheres to the development concept of harmonious co-existence between human and nature and strives for green building certifications, including the 2-star national green buildings criteria and U.S. (LEED) gold-level criteria.

Projects	Scope	Green building criteria
Shenzhen GDH City project	Southern Land	Former national criteria 2-star
	Northern Land	Shenzhen green silver-level standard
	South Tower/ North Tower	LEED-CS gold-level criteria
	Industrial heritage	Existing green building renovation standard
Guangzhou Laurel House project	The whole project	National criteria 1-star
Jiangmen Chenyuan Road project	Land Parcel B (Residential)	National criteria 2-star A-grade
	Land Parcel A (Commercial)	National criteria 1-star A-grade
Zhuhai Jinwan project	The whole project	National criteria 1-star
Jiangmen Ganhua project	Land Plot No.3	Provincial criteria 2-star B-grade
	Land Parcel 4-1	National criteria basic requirements
	Land Parcels 4-2,4-5 and 4-6	National criteria 1-star
Foshan Laurel House project	The whole project	National criteria 1-star
Huizhou Dayawan project	The whole project	Provincial criteria 1-star
Guangzhou Yungang City project	Land Plot No.4	National criteria 2-star
	Land Plot No.9	National criteria 1-star with some of 2-star
	Land Plot No.11	National criteria 1-star

When designing projects, we are mindful of the environmental impact and will consider how to increase the green area ratio, reduce the heat island intensity, utilise underground space development and control light pollution, and integrate green building elements into the projects, including roof greening, introduction of shading measures and selection of glass materials to help save energy. We extend the concept of environmental protection throughout our value chain. Therefore, we closely communicate with the main contractors, including relevant training for site management personnel and workers, to ensure that they understand our requirements for green construction.

During the construction process, we require contractors to submit plans for implementing green construction practices, and have implemented a series of environmentally friendly construction measures to minimise environmental pollution and nuisance. We require contractors to properly dispose of and recycle the demolished construction waste, use LED lighting and use electric vehicles for earthwork transportation as much as possible, so as to achieve energy conservation and emission reduction. At the same time, we continue to explore other feasible measures, such as conducting compliant wastewater treatment and using low-noise equipment. Other green construction measures are as follows:

Aspect	Green construction measures
Greenhouse gas emissions	<ul style="list-style-type: none"> <li>Use electric vehicles for earthwork transportation as much as possible</li> <li>Reasonably arrange excavators at the construction site</li> <li>Restrict the excessive use of forklifts and other internal combustion engine vehicles</li> <li>Adopt solar-powered video surveillance system</li> </ul>
Air pollution	<ul style="list-style-type: none"> <li>Cover construction sites with bare soil</li> <li>Adopt spray measures to prevent dust</li> </ul> 



Aspect	Green construction measures
Energy consumption	<ul style="list-style-type: none"> <li>• Use LED lighting</li> <li>• Use prefabricated buildings to save energy during construction</li> </ul> 
Non-hazardous and hazardous waste generation	<ul style="list-style-type: none"> <li>• Utilise the integrated piping technology of Building Information Modelling (BIM) to reduce project errors and omissions, modify design details and reduce paper consumption</li> <li>• Set up garbage pools for garbage sorting</li> </ul> 

Aspect	Green construction measures
Water consumption	<ul style="list-style-type: none"> <li>• Adopt sedimentation tank to wash vehicles with recycling water</li> <li>• Adopt water recycling system, and use the recycling water in subsequent construction through rainwater collection, three-stage sedimentation and filtration</li> </ul> 
Wastewater	Discharge wastewater through designated pipelines as required by the government
Use of materials	<p>Use aluminium moulds instead of traditional wooden moulds to reduce the consumption of wood</p> 



### Case study: Guangzhou Yungang City Project

We actively incorporate green building elements into Guangzhou Yungang City Project and have obtained the national green building certification. Among them, Land Plot No.11 has obtained the national criteria 1-star certification, Land Plot No.4 has obtained the national criteria 2-star certification, and some of the buildings in Land Plot No.9 have also obtained the national criteria 1-star and 2-star certification. Heat insulation technology on external wall is an important component of building energy-saving design. The exterior heat insulation performance of Land Plot No. 4 and some of the buildings in Land Plot No. 9 of the project is 10% while some of the buildings in Land Plot No.9 and 11 is 5% higher than the relevant national building energy-saving design standards, respectively. This can effectively prevent the heat dissipation of external walls of buildings and improve energy efficiency. We also take effective measures to reduce the energy consumption of the heating and air-conditioning system and the transmission and distribution system. The energy efficiency of the centralised air-conditioning system in Land Plot No.4 is 16% higher than the national standard and the "Design Standard for Energy Efficiency of Public Buildings" (GB 50189), which can effectively reduce energy loss.

In addition, we strive to increase the use of recyclable and reusable materials in the selection of materials, including steel bars and other steel, wood, aluminum alloy, doors and windows, and glass, with an aim to develop a sustainable community through proper use of materials and resources to reduce waste generation.

Other green construction measures adopted in the Guangzhou Yungang City Project are summarised as follows:

#### Energy saving

- Reduce energy consumption of heating and air conditioning system
- Use appliances with service functions such as home appliance control, lighting control, environmental monitoring and remote monitoring

#### Water Conservation

- Adopt water-saving equipment and technology for air-conditioning cooling water system with split-type air-conditioning in the project
- Adopt water-saving measures such as sprinkler irrigation or micro-sprinkler irrigation, and set up soil humidity sensors to reduce unnecessary water consumption
- Fully adopt water-saving appliances to meet the current standards of 《节水型生活用水器具》(Water-saving Household Water Appliances\*) (CJ/T 164-2014) and 《节水型产品通用技术条件》(General Technical Requirements for Water-saving Products \*) (GB/T 18870); use water-saving appliances with level 2 water-saving efficiency, including urinals, toilets, showers, etc.
- Set up water consumption monitoring system

#### Waste Reduction

- Use reusable and recyclable materials, including steel bars and other steel, wood, doors and windows and glass, etc.

#### Livable Environment

- Appropriate landscape greening

In order to ensure that our employees from various departments understand the importance of carbon peaking and carbon neutrality in the PRC and practice sustainable development, we held a seminar on "Energy Conservation, Carbon Reduction and Green Development" during the year. External experts were invited to explain the background, strategic significance and roadmap of achieving the dual carbon targets for representatives from various departments, explaining how the green building developments in the real estate industry can help achieving the target and introducing green lifestyles.

### Seminar on Energy Conservation, Carbon Reduction and Green Development





### 7.3 Contributing to the Construction of a Sponge City

Guangdong Land is aware of the threat of climate change and has been exploring new plans to build a sustainable community. In the face of climate risks, the Group improves the climate resilience of buildings with its own expertise, and actively builds a low-carbon society, to fulfill corporate social responsibility and contribute to green development. We widely apply the concept of sponge city in different projects, and adopt design such as rainwater garden, permeable overhead platform and green roof to help urban drainage and flood control in response to the ever-changing extreme weather conditions. In most of our projects, in compliance with the requirements of 《推進海綿城市建設工作實施方案》 (Implementation Plan for Sponge City Construction \*) in different cities, we incorporate measures such as infiltration, retention, storage, purification, reuse, and discharge, and establish new facilities in the city for rainwater absorption, storage, infiltration and releases, while enhancing the ecosystem in cities.

#### Key elements of Guangdong Land's sponge city design and planning

<b>Rainwater Discharge</b>	Going through infiltration, purification and recycling, the remaining portion of rainwater is discharged through pipe networks and pump stations
<b>Roof Water Drainage Design</b>	Reasonably link up and guide rainwater on the roof and road into the ground ecological facilities, and adopt relevant control measures on water run-off pollution
<b>Rainwater Reuse</b>	Self-developed rainwater collection and reuse systems to fulfil the water usage requirements used for irrigating greeneries, cleaning roads and vehicles after treatment
<b>Rainwater Collection</b>	Building rainwater collection tank and adopting rainwater storage and reusing to maximise the control of the total annual run-off rate of the site

In order to build a sponge city, we have incorporated various sponge city elements in the design of new development projects in Foshan, Huizhou, Jiangmen and Zhuhai, such as:

- Setting annual rainwater run-off control targets
- Setting green area ratio targets for greenland and green roof, etc.
- Adopting roof greening while adding water-proof layer on the roof and implementing drainage measures to meet the requirements of water-proof level
- Adopting a permeable pavement design to enhance the infiltration of rainwater and reduce the water in the ground area for the convenience of pedestrians and vehicles
- Adopting grass brick design, increasing the greening of the site, facilitating more rainwater to seep into the soil, reducing the run-off flow, and weakening the heat island effect
- Adopting the sunken green space design to allow rainwater to flow into the sunken green space and then remove excess rainwater
- Adopting rainwater garden design to store and remove rainwater and enhance flood discharge capability



Rendering of “Sunken Green Space” in the Design Stage of Sponge City



### Case study: Foshan Laurel House Project

We actively integrate the elements of sponge city into the Foshan Laurel House Project. Taking into account the six major aspects of site drainage, infiltration, retention, water storage, purification and recycling, the Group adopts appropriate technical design based on the actual situation of the project site to meet the requirements of the sponge city design. The project is equipped with ecological facilities such as roof greening, grass planting bricks, permeable paving, sunken green space and rainwater garden to absorb rainwater in the site and reduce the discharge of rainwater outside the site, so as to alleviate the flood discharge pressure of urban rainwater pipe network. By organic integration of the prevention and control of waterlogging disasters, run-off pollution control, and rainwater resource utilisation, the project also achieves multi-goal environmental and ecological benefits, and promotes the harmonious development of urban construction and development and hydrological ecology.



### Case study: Guangzhou Yungang City Project

A number of sponge city technologies have also been adopted in the Guangzhou Yungang City Project. We adopt a sunken green space on the surface or roads around the project, which can help collect rainwater and reduce rainwater run-off. At the same time, we also set up a rainwater garden at the centralised junction of the sunken green space in the project, and set up low-lying areas with trees or shrubs, which are covered by bark or moisture-tolerant plants to replenish groundwater by retaining and infiltrating rainwater and to reduce the flood peak of surface run-off from heavy rainfall. This design can also reduce pollution by means of adsorption, degradation, ion exchange and volatilisation. The rainwater garden not only improves the ability of retention and infiltration in the area, but also improve the visual landscape of the large-scale sunken green space.



## 7.4 Green Office

Guangdong Land actively promotes green office to its employees and encourages them to reduce the use of resources such as electricity, water and paper in daily operations, so as to create a low-carbon corporate environment. We also organise regular environmental training for our employees to raise their awareness of environmental protection.

During the year, we continued to adopt the following major green office measures in our offices:

### Electricity conservation:

- Arrange special personnel to analyse the energy consumption and make timely adjustments to reduce energy consumption
- Prioritise the purchase of energy-efficient lighting
- Encourage employees to set various electrical appliances to standby mode or power-saving mode
- “Devices off when people leave”: Employees must turn off the power supply of their own office equipment including computers when leaving offices
- “Lights off when people leave”: Employees must turn off unnecessary lighting during non-office hours at noon
- Arrange employees to check whether unnecessary lighting and equipment of the conference rooms are turned off from time to time
- Adjust the air-conditioning temperature in the office to not lower than 26°C

### Paper conservation:

- Encourage employees to print on both sides or reuse paper for printing
- Continue to work towards achieving a paperless office, and reduce our reliance on paper-based documents
- Replace paper copies with electronic copies for meeting documents of the Board and its committees

### Water conservation:

- Place reminder to encourage employees on water conservation
- Turn off the taps immediately after use to avoid excessive use of water
- Arrange for timely repairs when water leaks are identified

### Green travel:

- Establish a travel regulation policy to encourage employees to reduce traveling
- Encourage employees to use video conference to avoid unnecessary business trips

### Waste recycling:

- Encourage proper separation and recycling of recyclables such as metals, glass, plastics and cartons
- Centralise collection of hazardous waste such as used batteries and light tubes, which are then recycled by qualified contractors



## 7.5 Environmental Data Performance <sup>(Note 1)</sup>

### Resources consumption:

	2021	2020
Total electricity consumption (kWh)	17,839,037	4,127,565
Electricity consumption intensity (kWh/HKD'000 operating profit)	5.88	1.47
Total fuel consumption (L)	37,857	143,365
Total water consumption (m <sup>3</sup> )	1,450,592	220,485 <small>(Note 2)</small>
Water consumption intensity (m <sup>3</sup> /HKD'000 operating profit)	0.48	0.08

### Greenhouse gas and air pollutant emissions:

	2021	2020
Greenhouse gas emissions (Scope 1, Scope 2) (tons) <sup>(Note 3)</sup>	10,974	2,936
Greenhouse gas emissions intensity (Scope 1, Scope 2) (tons/HKD'000 operating profit) <sup>(Note 3)</sup>	0.004	0.001
Nitrogen oxides (NOx) emissions (kg) <sup>(Note 4)</sup>	747.01	398.71 <small>(Note 2)</small>
Sulphur oxides (SOx) emissions (kg) <sup>(Note 5)</sup>	0.56	2.11

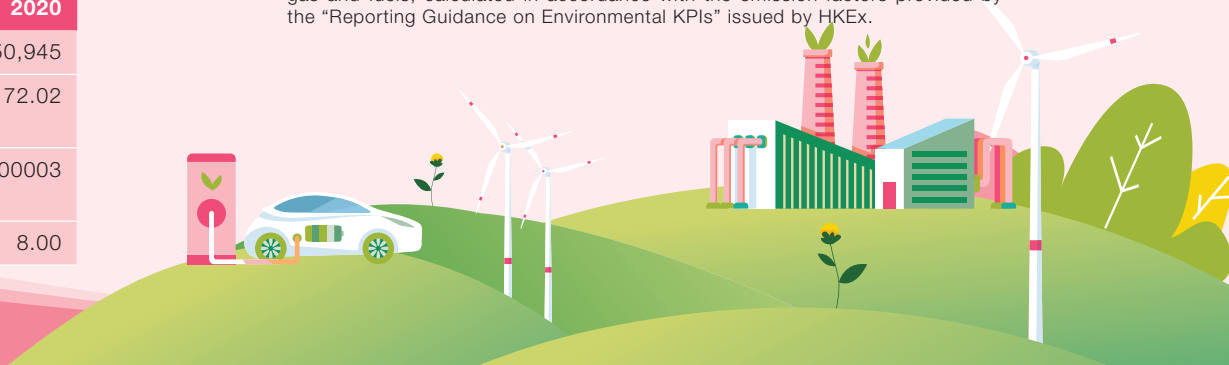
### Wastewater and waste generation:

	2021	2020
Total discharge of wastewater (tons)	139,642	150,945
<b>Total generation of hazardous waste (tons)</b>	1,433.04	72.02
<b>Hazardous waste generation intensity (tons/HKD'000 operating profit)</b>	0.0005	0.00003
Generation of waste light tubes (kg)	22.50	8.00

Generation of waste computers and electrical appliances (kg)	–	11.00
Generation of empty ink and toner cartridges (kg)	34	0.32
Construction waste generated (tons)	1,443.00	72.00
<b>Total generation of non-hazardous waste (tons)</b>	0.26	0.052
<b>Non-hazardous waste generation intensity (tons/HKD'000 operating profit)</b>	0.000000087	0.000000019
Paper (kg)	131.60	50.00
Plastic (kg)	83.00	2.00
Metal (kg)	50.00	–

#### Notes:

- In line with the Group's business expansion, the environmental data of Guangzhou Yungang City Project, Jiangmen Ganhua Project and Huizhou Dayawan Project were newly added in 2021.
- The figure is restated to reflect the actual situation in 2020.
- These included greenhouse gas emissions arising from the use of electricity, gas and fuels. Emissions related to electricity use were calculated based on the emission factors supplied by The Hong Kong Electric Company Limited (0.71 tons/MWh) and the national emission factor of the PRC (0.6101 tons/MWh); emissions related to gas and fuels were calculated based on the emission factors provided by the "Accounting Method and Reporting Guide for Greenhouse Gas Emissions from Industry and Other Sectors" issued by the National Development and Reform Commission of the PRC.
- These included the emissions of nitrogen oxides (NOx) arising from the use of gas and fuels. Emission related to the use of mobile source fuel was calculated based on emission factor applicable in the PRC (21.24 kg/ton (fuel)); emission related to the use of gas was calculated in accordance with the emission factors provided by the "Reporting Guidance on Environmental KPIs" issued by HKEx.
- These included the emissions of sulphur oxides (SOx) arising from the use of gas and fuels, calculated in accordance with the emission factors provided by the "Reporting Guidance on Environmental KPIs" issued by HKEx.



## 8. Caring for Employees

Guangdong Land believes that the success and development of the Group is dependent on the efforts and dedication of its employees. Therefore, we emphasize the rights, health, safety and development of our employees. Adhering to the people-oriented concept, we are committed to providing comprehensive protection for employees through different channels and policy measures. We have formulated diversified and fair employment policies to protect the rights and interests of employees. We strictly abide by the Labor Law of the People's Republic of China, the Labor Contract Law of the People's Republic of China, the Employment Ordinance of Hong Kong and other employment-related laws and regulations to ensure that the legitimate rights and interests of all employees are protected. We also eliminate human rights violations such as child labour and forced labour in the operation as always. In order to avoid the employment of illegal workers, the Group's human resources department will verify the identity and age of all job applicants before official employment. In any case of child labour is found, the Group will immediately terminate the contract.

In addition, the Group provides employees with different learning and occupational training opportunities to develop their potential and maintain their competitiveness. At the same time, we also strictly comply with and implement a series of occupational safety and health measures to ensure the health and safety of employees. In 2021, we were still facing the great challenges from the Pandemic. Therefore, we paid close attention to the health and safety of employees' working environment to ensure a safe and high-quality working environment for employees. We held a number of special meetings on pandemic prevention and control, and strictly implemented a series of measures, such as regular disinfection of workplaces and nucleic acid testing for employees.



### 8.1 Diverse and Fair Employment Policy

We believe that a diverse and fair working culture and a harmonious and inclusive working environment are conducive to the sustainable development of the Group. This fosters the interaction and cooperation among employees with different backgrounds which create more possibilities for the Group. We also respect employees of different races, genders, cultural backgrounds and religious beliefs, and provide them with equal job opportunities. We handle all employment matters, including recruitment, remuneration, promotion, dismissal and retirement, based on the principles of openness, transparency, fairness and zero discrimination. We have positions for the disabled and consider the employment of the disabled based on the principle of fairness.

The Group has formulated 《企業文化建設方案》 (Corporate Culture Establishment Program\*) and will follow its requirements and guidelines to develop policies and measures in terms of employment, safety, training and development, to ensure that all employment policies and measures are consistent with our management policies and operational guidelines. We encourage our employees through different means and share our success with them. The Group has formulated and implemented "Measures of Performance Appraisal" to reward outstanding employees with a reasonable and transparent performance appraisal and remuneration mechanism to motivate them. Employees of the Group can understand the proper administrative procedures of the Group's daily work and understand all their rights and interests through the internal staff handbook (the "Staff Handbook").



As at 31 December 2021, Guangdong Land had a total of 577 employees.

	Number of employees (Note 1)	Employee turnover rate (Note 2, 3)
Overall	577	22%
<b>By gender</b>		
Female	214	19%
Male	363	23%
<b>By age group</b>		
Under age of 30	150	23%
Between age of 30 and 50	393	22%
Over age of 50	34	15%
<b>By employee category</b>		
Management and senior grade	94	15%
Intermediate grade	154	23%
Junior grade	323	23%
Contract and short-term	6	17%
<b>By geographical region</b>		
Hong Kong	20	20%
The PRC	557	22%

Notes:

- Total number of employees as at 31 December 2021.
- Employee turnover rate is calculated based on the number of employees as at 31 December 2021.
- The number of employees turnover in 2021 is higher than that of in 2020 due to changes in the industry environment and workplace.

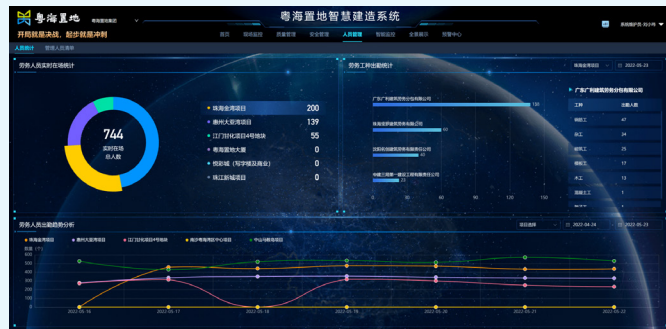
## 8.2 Occupational Health and Safety

Guangdong Land strictly implements the concept of “life first, safety first” and always adheres to the core safety concept of “People-oriented, safer development” to protect our employees. Guangdong Land Group has a well-established safety management system. In terms of safety management, we adhere to “safe development” and “source management”, focusing on the management and production safety control in the construction field, and build a corporation structure, responsibility, system and emergency system by institutionalised and standardised means. We strictly comply with the Production Safety Law of the People’s Republic of China the Labor Law of the People’s Republic of China, the Fire Protection Law of the People’s Republic of China, the Law of the People’s Republic of China on the Prevention and Control of Occupational Diseases and other laws and regulations, and regularly review and update the policies.

We have also implemented a series of measures to ensure that our employees work in a safe and healthy environment. We have formulated 11 safety management systems, 30 special guidelines and 1 standardised set of safety construction standards for production safety responsibility system, management regulations, hidden risks investigation and management, emergency assessment regulations, comprehensive emergency plans, etc. We continue to improve the management approach of the Company and project companies in accordance with the principles of “PDCA” (Plan-Do-Check-Act), utilising the project safety production system to operate in an efficient and standardised manner. Other specific measures are as follows:

- Guangdong Holdings and each project company have entered into the safety production responsibility statement level by level to further clarify the safety production responsibility.
- The Group has formulated the 《危險源管理辦法》(Administrative Measures for Hazard Sources\*), the 《危險源清單》(List of Hazard Sources\*) and the 《重大危險源清單》(List of Major Hazard Sources\*) and will prepare the 《粵海置地建設工程安全文明施工標準化圖冊》(Guangdong Land Construction Project Safety and Civilised Construction standardisation Chart\*) to be included in the bidding documents of construction contractors.

- Implemented standardised construction procedures and conducted regular inspections.
- The Group's top management regularly conducts safety production inspections on the site and identify safety production risks.
- The Group organises annual physical examinations for all employees to identify the occupational health risks of employees.
- The Group has developed a smart construction site system of "GDL Construction (粤建造)", monitored daily operations and track potential safety hazards, practiced the concept of "technology-based safety (科技兴安)", and strengthened the construction of safety production information.
- The Group also ensures that the construction site is supervised by a registered safety officer whose responsible for occupational safety.
- The third-party safety production assessment agency conducts monthly assessment to further improve the safety of the construction site by peer benchmarking.
- Projects are required to acknowledge a special weather agreement when necessary where the observatory will give early warning of extreme weather to accelerate the efficiency of emergency response.
- The Group has carried out multiple special meetings on pandemic prevention and control to strengthen pandemic management; introduced nucleic acid testing institutions to conduct weekly testing for its employees to minimise the risks of the Pandemic.



Site Conditions Monitored by the Smart Construction Site System

In the Group managed Project, our subsidiary has also established 安全生產管理委員會 (Safety Production Management Committee\*) headed by the chairman of the board of directors and 安全管理部 (Safety Management Department\*) to hold regular safety production meetings with the management and relevant departments. Requirements are made on the qualifications and practices of contractors and construction workers. Under the Safety Production Management Committee, 安全應急工作小組 (Safety Emergency Working Group\*) has been set up to deal with emergencies. We have also jointly completed a comprehensive emergency plan, a special emergency plan and a site disposal plan to ensure that the emergency response, joint prevention and control and aftermath of collapse, electrical, mechanical injury, fire and other accidents are effectively carried out.

We held a work safety meeting in September 2021, at which we issued a notice on the production safety of the province from January to July 2021. Through the analysis of recent cases of production safety accidents, we are aware with strict control on the reasonable storage and inspection of dangerous goods in the construction sites, workers' dormitory areas and canteen areas. At the same time, based on 《中華人民共和國安全生產法》(the Production Safety Law of the People's Republic of China) promulgated this year, the emergency safety department of Guangdong Land organised special fire drill for each project. While conducting pre-holiday and post-holiday safety inspections, it also organised training courses to enhance the safety awareness of project management personnel and improve the management level of fire safety of each project.

In 2021, Guangdong Land earnestly fulfilled the main responsibility of safe production and received the following safety honorary titles:

Safety Awards	Project Name
2021 Foshan "Zero Accident in Millions of Employees" Qualified Unit*	The Wanhua Project of 佛山粵海置地有限公司 (Foshan Yuehai Land Co., Ltd.)*
Model Construction Site for Safe Production and Civilised Construction of Housing and Municipal Engineering in Guangdong Province and Standardized Construction Site for Safe Production of Provincial Construction Projects" in the first half of 2021*	<p>Preliminary assessment passed:</p> <p>GDH Binjiang Project (Residential 1-13#, Equipment Room B1-B3, Gate B4, Commercial A1-A3, Apartment A4 and Meat Market, Community Public Service Building, Public Toilet, Waste Transfer Station, Water Pump Room, Power Distribution Room, Property Service Building, Basement of Land Plots A and B)</p> <p>Review passed and award granted:</p> <p>Block 1-11 and Basement of Jiangmen Ganhua Project (Land Plot 4-1)</p> <p>Jiangmen Ganhua Project (Land Plot 3)</p>

Safety Awards	Project Name
<p>Model Construction Site for Safe Production and Civilised Construction of Housing and Municipal Engineering in Guangdong Province and Standardized Construction Site for Safe Production of Provincial Construction Projects” in the second half of 2021*</p>	<p>Preliminary assessment passed: The Wanhua Project of 佛山粤海置地有限公司 (Foshan Yuehai Land Co., Ltd.*)</p> <p>Review passed and award granted: GDH Binjiang Project (Residential 1-13 #, Equipment Room B1-B3, Gate B4, Commercial A1-A3, Apartment A4 and Meat Market, Community Public Service Building, Public Toilet, Waste Transfer Station, Water Pump Room, Power Distribution Room, Property Service Building, Basement of Land Plots A and B)</p> <p>Jiangmen Ganhua Project (Land Plot 3)</p>
<p>2021 Advanced Unit for Safety Management of 廣東粤海置地集團有限公司 (Guangdong Yuehai Land Holdings Limited)*</p>	<p>N/A</p>

During the year, the Zhongshan GDH City Project collaborated with the government to hold a collapsing drill in order to remind the importance of site safety and enhance the safety awareness of the staff.



During the year, the Shenzhen GDH City conducted safety accident warning training, on-site safety training and first aid training for the project department.

In order to maintain the goal of “zero injury” in workplace, the Company conducts external safety trainings at the management level to enhance their understanding of the latest safety measures and technologies. Thus implementing safety management at all levels and promoting workplace to ensure the management understand its responsibilities and the safety production goals of the project. Ultimately achieve effective implementation of safety measures to reduce the risk of accidents.





**In 2021, to fight against the Pandemic, the Group adopted a series of pandemic prevention and control measures.**

In order to further control the spread of the Pandemic, the government reduced the reporting of travel nucleic acid from “72 hours effectiveness” to “48 hours effectiveness”. The labour unions at all levels of Guangdong Land coordinated all resources and organised two rounds of nucleic acid screening for employees of the Company in June, in order to provide a “passport” for our employees to start their work.



We provided employees with KN95 masks and disinfected office areas regularly.



Guangdong Land also arranged vaccination for employees, and as of 31 December 2021, the second-dose vaccination rate of our employees was approximately 97%.



In 2021, we had zero work-related injuries of all staff and contracted workers, and there was no loss or death due to work-related injuries.

Occupational health and safety statistics	2021
Number of lost days due to work injury	0
Number of work-related fatalities	0
Number of work-related injuries	0

### 8.3 Career Development and Training

The Group pays close attention to the capability and service quality of employees. Therefore, we committed to encouraging employees in continuous learning and explore their potential by providing different internal and external training opportunities. We have also established a reasonable promotion ladder to motivate employees in achieving self-improvement and career development through learning and training.

The Group provides orientation training for newly recruited employees, allowing them to understand the Group’s corporate culture and their responsibilities, and help them adapt to the working environment and improve work efficiency. At the same time, the subsidiaries of Guangdong Land establish a training system combining internal and external training, job skills training and professional knowledge training. Utilising multi-channel learning experience in project management and process design, to improve the overall professional level of the team with a quality training mechanism. We also regularly review and update the training content, design and formulate different types and themes of training for employees based on business strategies and needs.

During the year, Guangdong Land conducted a total of 7,604 hours of training, covering 87% of employees. We have arranged a series of technical training for employees, such as the “Self-Assessment Skills of Corporate Internal Control” and the “Construction and Upgrade of Real Estate Operation Control System”. The Shenzhen GDH City project company also carried out training on the new regional growth acceleration programme, and organised a total of ten training sessions and twelve live sharing sessions, such as the training on “Project Master Role Positioning and Ability Improvement”, to enhance the business and technical knowledge of employees in different fields.

The opening ceremony of talent development programme under the new regional growth acceleration programme and the training on “Project Master Role Positioning and Ability Improvement” on 14 August 2021



This programme aimed to enhance the capability of middle management of the Company. The training process was set up in various forms such as centralised learning, online learning, interactive topics, exclusive tutorials and salon sharing to understand self-drive and stimulate potential. The training was illustrated in four aspects: knowing the role, strengthening the organisation, leading the team and gathering people's hearts.

On 12 October 2021, Guangdong Land held a training on “Self-Assessment Skills of Corporate Internal Control”



This training aims to help all departments and project companies improve their understanding of internal control and master in self-assessment skills. The instructor compared and distinguished the similarities and differences between internal control self-assessment and internal control assessment, and focused on the introduction of internal control self-assessment, including the five internal control objectives, the four main forms of self-assessment, the preparation and function of work flow diagram, as well as the 28 general methods, systemic structure and elements of internal control.



On 23 October 2021, Guangdong Land held a special training on “Construction and Upgrade of Real Estate Operation Control System”



The speaker explained and analysed from the aspects of enhancing cognitive management thinking, planning management-driven operation, implementation of large-scale operation control system, etc., further strengthened the trainees' understanding of the cash flow and profit of enterprise operation, and a better understanding of the three operational management modes (i.e. profit mode, cash flow mode and balance mode) of real estate development. The speaker explained the concept behind the business indicators from the respective aspect so that the trainees can better understand feel that the changes of different indicators can bring different business results.

	Number of employees who received training	Percentage of employees who received training	Average training hours (hours) <sup>(Note 1)</sup>
Overall	495	87%	15.36
<b>By gender</b>			
Female	184	37%	15.70
Male	311	63%	15.16
<b>By employee category</b>			
Management and senior grade	88	18%	26.84
Intermediate grade	131	26%	16.56
Junior grade	276	56%	11.13
Contract and short-term	0	0%	–

Note:

1. Average training hours is calculated as the total number of training hours provided to employees in the category over the total number of employees in that category.



## 8.4 Employee Communication and Care

A healthy and pleasant working environment can improve the work efficiency of employees, which is beneficial to the well-being and development of employees. We are committed to establishing a sound welfare system to protect the interests and well-being of our employees through various measures. For example, in the Staff Handbook, we clearly set out the benefits such as holidays, overtime pay, allowances for transportation and meal.

We are committed to building a harmonious working atmosphere and transparent communication channels, so that employees' opinions can be understood and addressed in a timely manner. We have also established transparent and effective communication channels to collect employees' opinions, including email, WeChat groups and Chairman's Mailbox. Thus to listen to employees' voices in the process of management and decision-making, and fully consider employees' interests and needs. During the year, the Company held a two-way communication meeting of "One Report and Two Consultations" to ensure smooth communication between the Company's management and employees, and to ensure that employees can directly express their opinions to the Group. "One Report" represents the reporting by the Group's management to the employees regarding the recruitment and selection of talents for the year, while "Two Consultations" represents the employees' rights in expressing their opinions on the overall employment and promotion of internal management of the Group. The opinions will be consolidated, proposed and corresponding improvement measures will be implemented by the Human Resources Department.

The Company attaches great importance to the well-being of employees, and strengthen employees' work-life balance by organising a variety of employee activities with leisure and entertainment. These activities can also enhance employee communication, team spirit and teamwork, and improve their work efficiency. During the year, we held a number of sports competitions, calligraphy and painting competitions, employee networking activities, cultural activities and youth activities.

### 2021 Staff Activities

The Second "GDL Cup (置地杯)" Calligraphy and Painting Exhibition



For Jiangmen-For the future (因江來·為將來)—A visit to Jiangmen GDH City by the family members of the staff of Guangdong Land



## 9. Quality Management

Adhering to the objective of “Full-hearted Commitment and Mutual Harmonious Development”, Guangdong Land strives to provide the best safety quality products and service experience for its customers. At the same time, improving quality management in every project and striving to improve the product and service to achieve the goal of quality first. In addition, we closely communicate and cooperate with suppliers through supply chain management to effectively monitor suppliers’ performance in environmental protection, labour rights and health and safety.

We place a high value on integrity operation and adhere to high standards of business ethics and integrity. In addition to strict compliance with relevant laws and regulations, the Group adopts a zero-tolerance attitude towards any person and any form of corruption and fraud. We strive to become an enterprise that can be relied upon by all stakeholders, establishes long-term collaborative relationships, and creates value in the society.

### 9.1 Supply Chain Management

Guangdong Land has a wide range of suppliers to support our property development and investment business. The major suppliers and contractors include design, construction, marketing and daily services. To ensure close cooperation with suppliers, the Group has established a Comprehensive supply chain management system and formulated policies such as 《粵海置地採購管理辦法》(Guangdong Land Administrative Measures for Procurement\*), 《粵海置地招標管理辦法》(Guangdong Land Administrative Measures for Tendering\*), 《粵海置地材料設備參考品牌庫管理辦法》(Guangdong Land Administrative Measures for Materials and Equipment Brand Reference\*) and 《粵海置地工程項目供應商及信用評價管理辦法》(Guangdong Land Construction Project Supplier and Credit Evaluation Management Measures\*), covering tendering and procurement methods, construction project supplier credibility evaluation management, material and equipment reference brand supplier management, etc. Hence, to provide clear guidelines on supplier management, clearly define the division of responsibilities of each department in the tender and procurement process, standardise the discipline in the process, and the requirements of continuous monitoring to ensure smooth daily operation.

Our cost management department has formulated procurement and tendering mechanism in accordance with the relevant national bidding laws and regulations, and ensures that the tendering and procurement process is legal and compliant, open, transparent, and fair and honest. Each supplier is treated fairly with equal opportunity to be approved by a dedicated leading group. When handling the main material tendering, the cost management department will select most suitable supplier that meet the Group’s expectations based on the needs of each department, in combination with national, provincial and municipal laws and regulations, and relevant regulations of the Group and the Company. For services and projects with technical limitations, the department will be required to conduct sufficient market research and survey, and organise procurement through bidding, competitive negotiation, price comparison or single source in accordance with laws, regulations and the relevant provisions of the Group and Company.

During the tendering process and selection of suppliers or products, the Group will take into account social and environmental factors, including conditions such as safety performance of the construction site and the use of environmental-friendly construction materials. Relevant departments will inspect the construction materials in the office and integrate sustainable development in multiple dimensions. For example, in terms of the construction materials used in the office, Guangdong Land will ensure that the interior latex paint and glue for wood veneer installation used in indoor construction do not exceed limit of harmful substances. Suppliers are responsible for the replacement of unqualified materials should there be any.

We maintain close communication with our suppliers and conduct regular assessments to ensure a stable and quality supply chain. Guangdong Land has formulated the 《粵海置地工程項目供應商及信用評價管理辦法》(Guangdong Land Construction Project Supplier and Credit Evaluation Management Measures\*). Through the site visit mechanism and construction safety, a dedicated working group is responsible for monitoring and evaluating the performance of suppliers on a monthly basis, covering the supplier’s team ability, quality, progress, safety, technology, cost management, inappropriate behaviors, etc., to ensure that suppliers can understand and execute the obligation of contracts and meet the requirements of relevant laws and regulations. For suppliers that fail to meet the standards, we avoid or terminate cooperation, and those in serious cases will be blacklisted.

In 2021, we cooperated with 1,248 suppliers from different regions in various ways, of which suppliers from Mainland China and Hong Kong accounted for 95%, while suppliers from overseas accounted for 5%.



## 9.2 Service Quality Management

Adhering to the core value of “customer first”, Guangdong Land provides excellent services to customers. Feedback and concerns from each customer are crucial to the success of Guangdong Land’s business. We strive to understand the needs of our customers and further enhance their experience in order to maintain our competitive edge.

Guangdong Land takes all customers’ opinions seriously. We have formulated the 《粵海置地客戶投訴處理指引》(Guidelines on Handling Customer Complaints of Guangdong Land), which was implemented in April 2022. In case of any customer complaint or dispute, we will timely input the 《客戶投訴處理單》(Customer Complaint Handling Form\*), all the accepted feedback will be properly handled in accordance with the Guidelines on Handling Customer Complaints and the complaint contents will be transferred from the marketing management department to the responsible department, and the progress of feedback will be strictly supervised so as to ensure that the response is completed within the time limit. When necessary, the marketing department of the project company will make a return visit to customers based on the complaint content to ensure that the problem has been properly solved and our service is improved. During the reporting period, the Group did not receive any complaints related to service quality.

In response to the ever-changing market environment, we have developed comprehensive training programmes and regularly provide trainings to sales personnel so that they are equipped with relevant marketing knowledge and skills to provide customers with comprehensive product information and answer customers’ questions, so as to continuously improve our service level. During the year, we held the third phase of the marketing professional ability improvement training camp for employees, namely “Key Points of the Full Cycle of Project Delivery – Case Analysis and Management of Benchmark Real Estate Enterprises”, to improve the marketing ability of professional sales personnel throughout the project cycle.

In recent years, the public is more concerned about environmental hygiene due to the spread of the COVID-19 pandemic. The Group is also committed to providing customers with a more comfortable and tidier environment and services, and has formulated measures to protect customers’ health and safety against the Pandemic. We have set up temperature measurement robots in each marketing center, equipped with disinfection and temperature measurement equipment to ensure the hygiene and health of staff and customers during the Pandemic.



## 9.3 Project Quality Management

Guangdong Land strictly complies with the laws and regulations such as 《中華人民共和國安全生產法》(Production Safety Laws of the People’s Republic of China\*) and 《建設工程安全生產管理條例》(Administrative Regulations on the Work Safety of Construction Projects\*) and improves its internal policies and safety management measures in accordance with relevant laws and management systems.

In order to pursue excellent project quality and safety, we set up a new department in 2020 to support front-line projects and department staff. Through regular meetings, the department communicates with employees to help solve business issues and exchange ideas on construction management, safety management and project management. At the same time, we actively communicate with project partners through forums to enable both parties to understand the specific requirements and expectations of the project, so as to further improve the quality of the project.



**2021 Zhongshan GDH City Project Quality Management Training**

Guangdong Land conducts regular project inspection according to the supervision and inspection mechanism. During the reporting year, we have conducted more than 100 special quality inspections on 15 benchmark projects under construction to identify the existing quality and safety risks. At the same time, the quality assessment results of our construction projects carried out by third parties have achieved an overall improvement. At present, the quality of projects under construction has reached the top 50 in the industry.

In addition, we actively strengthen the training of internal employees. In 2021, the themes of our quality improvement activities and training were as follows:

Highlights in 2021	Measures
“Model First” themed activity	Strengthen the implementation of quality management by following the model as the standard
“Comprehensive Rectification for Leakage Prevention” themed activity	Guide and urge to carry out special rectification of leakage, cracking and hollowing on projects under construction to improve quality in a targeted manner
Internal and external and on-site professional training	Promote excellent practices in project declaration

## 9.4 Anti-corruption

Guangdong Land upholds the highest level of business ethics, strictly complies with the relevant laws such as the 《中華人民共和國反貪污受賄法》 (Anti-corruption Laws of the People's Republic of China\*), and adopts a zero-tolerance attitude towards bribery and corruption. To protect our stakeholders, we require all employees, partners and suppliers to maintain business ethics and promote the corporate culture and system of anti-corruption.

The Group has formulated an integrity and honesty practices handbook and established an internal control and risk management system in accordance with the latest regulatory requirements to formulate work projects, objectives and tasks. In addition, we have formulated an anti-corruption work plan and established a mechanism to conduct regular spot checks on the progress of integrity work. The Group has set up a whistle-blowing channel for employees to report any suspected unethical behaviour anonymously and the case will be followed up by the Internal Audit Department. In 2021, we added supervision and discipline enforcement work, assessed risks in bidding, procurement, and license change, and made accountability reports on the issues identified and proposed corrective measures. At the same time, Guangdong Land issued notices on tendering, procurement and license changes within the Company to remind all units to take the warning.

We require employees at all levels to participate in regular integrity training, and review relevant legal and regulatory requirements with employees to ensure that all levels and units of the Group maintain a clean and honest atmosphere. We also require our subsidiaries and projects under construction to cooperate with the Group's practice and conduct training on integrity and anti-corruption. During the reporting period, Guangdong Land and Guangzhou Yungang City project company held integrity talks to ensure the integrity and efficiency of project implementation. We also invited the Party School of Guangdong Provincial Party Committee to carry out special trainings to improve the Party conduct and promote the construction of an honest and clean governance in state-owned enterprises, and provided a total of 829 hours of anti-corruption training for directors and employees.

### 2021 Discipline Education Training Course



In September 2021, Guangdong Land conducted training for the Company's leadership members, middle-level managers of various departments and key person-in-charge of project companies. The training mainly urged employees to uphold discipline and reminded the organisations and responsible units at all levels to strengthen rectification measures against corruption risks and problems, so as to create a sound political ecology and development environment for the Group.

In addition to the employees of the Group, we also extend the awareness of anti-corruption to our suppliers. It is clearly stated in the 《粵海置地工程項目供應商及信用評價管理辦法》 (Guangdong Land Construction Project Supplier and Credit Evaluation Management Measures\*) that we monitor the misconduct of the project suppliers through inspection. If relevant conditions are found, it shall be reported to the relevant departments in a timely manner. The results of the investigation will be published through the Company's website and other channels. Guangdong Land has also established a supplier integrity return visit system. We take the initiative to confirm whether any of the Group's employees and suppliers have violated integrity and disciplinary practices, and ensure that no relevant personnel are involved in corruption and fraud.

During the reporting period, the Group did not have any legal proceedings related to corruption or bribery.



## 10. Caring for the Community

Guangdong Land believes that social stability and economic progress are the foundation for healthy corporate development. Therefore, we have always adhered to the principle of “Good Culture” for years and actively contributed to the society and the community. Last year, the Board set an ambitious goal to preserve the historical culture and characteristics of the places where we operate through the design plans. As a company operating in the real estate industry, we give full play to our own advantages to build a healthy real estate model and bring positive values to the community.

We deeply understand the needs of the society and make actual contributions to people in need through charity actions. During the year, the Group invested a total of 90 hours in volunteer activities, mainly to carry out community work in the following three areas:

- (1) Supporting the whole-person development in the society
- (2) Promoting community health and fighting against the Pandemic together
- (3) Revitalising the economic of poverty-stricken communities

During the reporting year, the Group did not make any charitable donations.

### 10.1 Projects Supporting Community Development

Guangdong Land is committed to preserving the traditional culture of the community in order to strengthen the foundation of social development and achieve social harmony and integration. In May 2021, Guangdong Land sent an official to Tibet to assist the construction project “易貢茶場標準化邊銷茶加工廠” (Yigong Tea Farm Standardised Border-sale Tea Processing Plant\*), which has successfully completed and commenced production. As one of the agricultural and animal husbandry characteristic industries in Linzhi City, Tibet Autonomous Region, tea industry plays an important role in the economic development and income increase of tea farmers in Linzhi City. To this end, we have had staff to support the construction of tea processing plant to preserve the traditional tea industry culture in Tibet.

### Construction Project of “Yigong Tea Farm Standardised Border-sale Tea Processing Plant”



During the reporting year, Guangdong Land sent an official to Tibet and made financial assistance to the project in Tibet. The official is fully responsible for the expansion of the tea processing plant, including design, site selection, risk assessment and other project management. The construction project will be completed in May 2022, which will greatly improve the production and processing capacity of tea processing plant.

On the other hand, Guangdong Land actively promotes design plans that preserve the local historical culture and characteristics to revitalise and utilise the historical buildings. During the year, we have protected and revitalised the 僑商樓 (Qiaoshang Building\*) in the Guangzhou Laurel House Project to preserve its historical culture and architectural features. Qiaoshang Building was built in the early days of the PRC and is in an architectural style of southern coastal provinces. Guangdong Land has spent a lot of capital, manpower and time to successfully transform Qiaoshang Building into a cultural public space with experts and design companies.





### Protection and Revitalisation Measures on Qiaoshang Building

In the process of revitalisation, we have adopted various protective measures in accordance with the relevant protection requirements of the 《文德南歷史文化街區保護規劃》 (Protection Planning on Wendenan Historic and Cultural Block\*) to preserve the original appearance of Qiaoshang Building as much as possible. For the rooftops, we invited experts to conduct structural assessment, and retained the purlins, rafter and roof tiles with a relatively good condition. We also solved leakage problems and improved drainage facilities. In addition, Guangdong Land repaired the damaged parts of the external wall based on the original material and colour, and retained the characteristic architectural structures such as the archways, arches and arcade railings. For other construction materials, we tried to reuse the original materials of Qiaoshang Building, such as rebuilding the wooden beams for interior decoration. The inspiration of interior design was referred to the original building elements, which effectively extends the historical sense of Qiaoshang Building.



### Heritage Buildings Protection of Jiangmen Ganhua Project

Jiangmen Ganhua Factory, formerly known as the “First Sugar Factory in Asia”, has been listed in the national industrial heritage list in the fifth batch. During the design process of the public landscape of Binjiang Greenland Park, Guangdong Land fully followed the protection area of the heritage buildings and avoided planting trees around it. We have preserved the old and characteristic cranes, tracks and other facilities, and integrated them into the environmental landscape design. While preserving the memory of culture, we have created a comfortable and beautiful public space.

The Jiangmen GHD City Life Complex, which is built near the Jiangmen Ganhua Factory, is designed to incorporate elements that correspond to the cultural heritage buildings, including:

- (1) With reference to the historical and cultural relics of the heritage buildings, the design of multi-dimensional space shows memory.
- (2) By inheriting the architectural characteristics of Ganhua Factory, the new buildings and old buildings accentuate to each other, creating a harmonious living environment.
- (3) Combination of the building’s original brick and wall material elements with modern clean glass curtain wall demonstrates the space where the old and new buildings are integrated, history and art are connected.



## 10.2 Community Health

In face of the outbreak of the Pandemic, the frontline staff of pandemic prevention and control performed their duties diligently and strived to reduce the adverse impact of the Pandemic on the community. Guangdong Land sent banners, letters of appreciation and drinks to the staff of Dongxiao Community to appreciate their hard work and cheer them on.

### Offering gifts to caring enterprises



## 10.3 Precise Poverty Alleviation

Guangdong Land has always been willing to undertake the mission of “precise poverty alleviation and targeted poverty eradication” set by the Central People’s Government, Provincial Party Committee and provincial SASAC. Over the years, Guangdong Land has been fulfilling the task of poverty alleviation and revitalisation for Dongbei Village, Dongbei Town, Lianzhou City, assisting the poor households and promoting the concept of helping the disadvantaged groups to employees.

In July 2021, the poverty alleviation team of Guangdong Land successfully completed the task under the arrangement of the parent company, Guangdong Holdings, and the coordination of relevant departments in Dongbei Town and Dongbei Village. The Secretary of Party Committee of Dongbei Town held a celebration symposium for us, with full recognition and high praise for the achievements and contributions made by the poverty alleviation team during its work.

## Completion of Precise Poverty Alleviation Activities in Dongbei Village in 2021



# 11. Appendix – Content Index of HKEx ESG Reporting Guide

The ESG Reporting Guide		This Report
Aspects	General Disclosures and KPIs	Section/Statement
<b>A. Environmental</b>		
<b>A1: Emissions</b>	General Disclosures	Environmental Protection
	A1.1 The types of emissions and respective emissions data	Environmental Protection
	A1.2 Direct (Scope 1) and energy indirect (Scope 2) greenhouse gas emissions and intensity	Environmental Protection
	A1.3 Total hazardous waste produced and intensity	Environmental Protection
	A1.4 Total non-hazardous waste produced and intensity	Environmental Protection
	A1.5 Description of emissions target(s) set and steps taken to achieve them	Environmental Protection
	A1.6 Description of how hazardous and non-hazardous wastes are handled, and a description of reduction target(s) set and steps taken to achieve them	Environmental Protection

The ESG Reporting Guide		This Report
Aspects	General Disclosures and KPIs	Section/Statement
<b>A2: Use of Resources</b>	General Disclosures	Environmental Protection
	A2.1 Direct and/or indirect energy consumption by type in total and intensity	Environmental Protection
	A2.2 Water consumption in total and intensity	Environmental Protection
	A2.3 Description of energy use efficiency target(s) set and steps taken to achieve them	Environmental Protection
	A2.4 Description of whether there is any issue in sourcing water that is fit for purpose, water efficiency target(s) set and steps taken to achieve them	Environmental Protection
	A2.5 Total packaging material used for finished products and with reference to per unit produced	The Group's main business is property development and investment, which does not involve a large amount of packaging materials.
<b>A3: The Environment and Natural Resources</b>	General Disclosures	General Disclosures
	A3.1 Description of the significant impacts of activities on the environment and natural resources and the actions taken to manage them	Environmental Protection



The ESG Reporting Guide		This Report
Aspects	General Disclosures and KPIs	Section/Statement
<b>A4: Climate Change</b>	General Disclosures	Environmental Protection
	A4.1 Description of the significant climate-related issues which have impacted, and those which may impact, the issuer, and the actions taken to manage them	Environmental Protection
<b>B. Social</b>		
<b>B1: Employment</b>	General Disclosures	Caring for Employees
	B1.1 Total workforce by gender, employment type, age group and geographical region	Caring for Employees
	B1.2 Employee turnover rate by gender, age group and geographical region	Caring for Employees
<b>B2: Health and Safety</b>	General Disclosures	Caring for Employees
	B2.1 Number and rate of work-related fatalities occurred in each of the past three years including the reporting year	Caring for Employees
	B2.2 Lost days due to work injury	Caring for Employees
	B2.3 Description of occupational health and safety measures adopted, and how they are implemented and monitored	Caring for Employees
<b>B3: Development and Training</b>	General Disclosures	Caring for Employees
	B3.1 The percentage of employees trained by gender and employee category	Caring for Employees
	B3.2 The average training hours completed per employee by gender and employee category	Caring for Employees

The ESG Reporting Guide		This Report
Aspects	General Disclosures and KPIs	Section/Statement
<b>B4: Labour Standards</b>	General Disclosures	Caring for Employees
	B4.1 Description of measures to review employment practices to avoid child and forced labour	Caring for Employees
	B4.2 Description of steps taken to eliminate such practices when discovered	Caring for Employees
<b>B5: Supply Chain Management</b>	General Disclosures	Quality Management
	B5.1 Number of suppliers by geographical region	Quality Management
	B5.2 Description of practices relating to engaging suppliers, number of suppliers where the practices are being implemented, and how they are implemented and monitored	Quality Management
	B5.3 Description of practices used to identify environmental and social risks along the supply chain, and how they are implemented and monitored	Quality Management
	B5.4 Description of practices used to promote environmentally preferable products and services when selecting suppliers, and how they are implemented and monitored	Quality Management



The ESG Reporting Guide		This Report
Aspects	General Disclosures and KPIs	Section/Statement
<b>B6: Product Responsibility</b>	General Disclosures	Quality Management
	B6.1 Percentage of total products sold or shipped subject to recalls for safety and health reasons	The Group's main business is property development and investment, which is unlikely to be involved in product recalls
	B6.2 Number of products and service related complaints received and how they are dealt with	Quality Management
	B6.3 Description of practices relating to observing and protecting intellectual property rights	The Group's business has a low risk in intellectual property rights. As such, it has not been selected as a material issue
	B6.4 Description of quality assurance process and recall procedures	Quality Management
	B6.5 Description of consumer data protection and privacy policies, and how they are implemented and monitored.	The Group's business is exposed to a very low risk in this area. As such, it has not been selected as a material issue

The ESG Reporting Guide		This Report
Aspects	General Disclosures and KPIs	Section/Statement
<b>B7: Anticorruption</b>	General Disclosures	Quality Management
	B7.1 Number of concluded legal cases regarding corrupt practices brought against the issuer or its employees during the reporting period and the outcomes of the cases	Quality Management
	B7.2 Description of preventive measures and whistle-blowing procedures, and how they are implemented and monitored	Quality Management
	B7.3 Description of anti-corruption training provided to directors and staff	Quality Management
<b>B8: Community Investment</b>	General Disclosures	Caring for the Community
	B8.1 Focus areas of contribution	Caring for the Community
	B8.2 Resources contributed to the focus area	Caring for the Community

