



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

(Incorporated in Bermuda with limited liability)

Stock Code: 00124



# 知行山海

Knowledge and action  
through mountains and seas

知新志遠  
Spire to learn and aim high

仰高篤行  
Pursue excellence with  
unwavering determination

共創共贏  
Co-create and share  
mutual success

感恩向善  
Be grateful and endeavor  
to spread kindness

2024

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 ninth Environmental, Social and Governance Report (hereinafter referred to as “this Report”), aiming to demonstrate the efforts and achievements made by the Group in sustainable development and corporate social responsibilities in 2024.

This Report has been prepared in accordance with the Environmental, Social and Governance Reporting Guide (the “ESG Reporting Guide”) (effective for the Reporting Period (as defined below)) as set out in Appendix C2 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Listing Rules”) issued by The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) and《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) and with reference to the United Nation’s Sustainable Development Goals (聯合國可持續發展目標) (“SDGs”).

We have also analysed and responded to the impacts of climate change on our business and operations with reference to the International Financial Reporting Standard on Sustainable Disclosures No. 2 – Climate-related Disclosures (“IFRS S2”) issued by the International Sustainability Standards Board (“ISSB”).

This Report has been prepared in compliance with the reporting principles of the ESG Reporting Guide, the application of which is set out in the following table:

Reporting Principles	Definitions	Responses by the Group
Materiality	The threshold at which ESG issues determined by the board are sufficiently important to investors and other stakeholders that they should be reported.	Through communication with stakeholders and in conjunction with the actual operation and strategic development of the Group, we have identified material sustainability issues and made targeted disclosures on relevant matters that may have material impacts on investors and other stakeholders.
Quantitative	KPIs in respect of historical data need to be measurable. Quantitative information should be accompanied by a narrative, explaining its purpose, impacts, and giving comparative data where appropriate.	This Report provides quantitative information and the criteria, methods, assumptions and calculation tools used, where practicable, so that readers can evaluate and verify the results of the Group in sustainable development practices.

*In this Report, the English names of the PRC entities are translations of their Chinese names, and are included herein for identification purposes only. In the event of any inconsistency, the Chinese names shall prevail.*





Reporting Principles	Definitions	Responses by the Group
Balance	The ESG report shall provide an unbiased picture of the issuer's performance. The report avoids selections, omissions, or presentation formats that may inappropriately influence a decision or judgment by the report reader.	This Report has provided a detailed and unbiased account of environmental, social and governance issues that may have a significant impact on the Group's business, including the work results and challenges faced.
Consistency	The issuer should use consistent methodologies to allow for meaningful comparisons of ESG data over time.	This Report follows the same preparation criteria and calculation methods as before so that readers can compare the performance of the Group year by year.

### Scope of this Report

This Report covers the work and achievements made by the Group in environmental, social and corporate governance ("ESG") aspects during the period from 1 January 2024 to 31 December 2024 (hereinafter referred to as the "Year" or the "Reporting Period"). Some parts of this Report may be extended as necessary for the purposes of this Report, and if so, these extensions will be specified in the relevant sections of this Report.

Unless otherwise stated, the scope of this Report includes all operating segments that have a significant impact on the Group and is consistent with that of last year's ESG report.

### Information contained in this Report

The information and data used in this Report are derived from the official documents and reports of the Group, internal statistical data and public information. The Board of Directors (the "Board") of the Company warrants that there are no false information, misleading statements or material omissions contained in this Report, and the Board takes full responsibility for the authenticity, accuracy and completeness of this Report.

### Access to this Report

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

### Contact Us

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

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## 2. Chairman's Statement

In 2024, facing a complex and fluid macroeconomic situation, Guangdong Land demonstrated long-term vision and steadfast commitment by embracing innovation and upholding high standards, and fulfilled corporate responsibilities through pragmatic actions. This year, we leveraged the vanguard and exemplary role of state-owned enterprises to pioneer sustainable development, and continuously enhanced ESG governance expertise and risk management capabilities. We strove to achieve the unity between economic, social, and environmental benefits of the enterprise.

In terms of corporate governance, we continued to practise the management concept of sustainable development, and established a governance system of power and responsibility that was clear in both vertical and horizontal aspects and had effective checks and balances, with a view to ensuring that the Board and its committees, senior management can properly perform their duties in accordance with laws, regulations, policies and the Company's Bye-laws. To implement the philosophy of sustainable development into business operations, we established an ESG governance structure consisting of the Board, the ESG Committee and the ESG Working Group. Through conducting stakeholder surveys, we deeply understood and collected the expectations and requirements of all stakeholders for the sustainable development of Guangdong Land, incorporated the demands of all stakeholders into the operation and decision-making process, and were committed to continuously creating greater value for all parties and practically transforming the governance advantages into high-quality development efficiency. During the Reporting Period, we passed the first annual audit for the implementation of ISO 37301 Compliance Management System, demonstrating that the compliance management system of the Company continued to meet relevant audit criteria and certification requirements, and operated effectively. At the same time, we amended compliance management systems, including 《廣東粵海置地集團有限公司合規管理辦法》(the Compliance Management Measures of Guangdong Yuehai Land Holdings Limited) to continue to improve the Company's compliance management system.

In terms of ecological environment, in a proactive response to the national call, we further promote green construction. During the Year, we continued to regulate environmental protection work during the construction stage in accordance with 《廣東粵海置地集團有限公司環保合規工作指引》(the Guidelines on Environmental Protection Compliance of Guangdong Yuehai Land Holdings Limited). During the entire construction cycle of buildings, we consistently integrate "green" practices in six indicators: construction management, environmental protection, material conservation and material resource utilisation, water conservation and water resource utilisation, energy conservation and energy utilisation, and land conservation and construction site protection. In addition, we integrate the concept of green development into all links and processes of operations, and are committed to reducing or avoiding the adverse impact of operations on the environment. In our daily office operations, we encourage employees to be advocates and practitioners of green and low-carbon office, continuously deepen staff's environmental protection awareness, and implement the concept of resource conservation and environmental protection through measures such as paper conservation, regulating the use of electrical appliances, strengthening environmental protection publicity, and encouraging green travel.

In terms of social responsibility, we adhered to product quality, took quality delivery as the Company's key task, always upheld the brand concept of "For a better life", and strove to provide customers with high-quality products through ingenious construction and lean management. At the same time, we adhere to the core concept of "customer orientation", pay attention to customer feedback, and continuously improve customer experience. In addition, high-quality suppliers are also an important guarantee for the quality of Guangdong Land. We put a high value on communication and cooperation with suppliers and endeavour to work together with them to build up a sustainable supply chain of "openness, sharing, cooperation and win-win". We actively assume and fulfill our corporate social responsibility, and actively responds to the deployment requirements regarding the implementation of the "Hundred Counties,



Thousand Towns, and Ten Thousand Villages High-Quality Development Project” of Guangdong Provincial Party Committee to promote coordinated development of urban and rural areas. The Group is also committed to promoting industrial revitalisation and empowering the local economy. During the Reporting Period, the Group deeply integrated culture, products, and the market through multiple dimensions including rural tourism, consumption assistance, and targeted promotion. These efforts were precisely aligned with the development needs of Gaozhou, and bolstered its economic and urban development.

The Group will further position itself strategically as “the influential comprehensive urban development expert in the Greater Bay Area”, continue to leverage its advantages as a provincial state-owned enterprise in the Greater Bay Area, seek progress while maintaining stability, and integrate internal and external resources to implement the concept of sustainable development. Looking forward, we will continuously enhance our environmental, social and governance performance to create greater value for the society, and work tirelessly to achieve our sustainable development goals, demonstrating the responsibility and mission of a state-owned enterprise.

**ZHONG Yubin**  
Chairman

Hong Kong, 24 March 2025



### 3. Board Statement

The Group and the Board followed the requirements of the ESG Reporting Guide of the Stock Exchange, established a sound governance framework for sustainable development, continuously strengthened the Board's participation in the governance of sustainable development affairs and effectively integrated ESG concepts into business practices.

The Board of Guangdong Land incorporates sustainable development considerations into its decision-making process, regularly identifies material ESG issues with the management, and formulates sustainable development strategies, management approaches and goals that are appropriate for the Group based on the Group's overall strategic planning, with a view to ensuring that the long-term values established by the Group are consistent with the expectations and requirements of investors and regulators. Meanwhile, the Board has established the ESG Committee with ESG Working Group under it. The ESG Committee has determined the implementation paths and management policy for the ESG objectives set by the Board, and oversaw the work of the ESG Working Group. The ESG Working Group is responsible for strictly responding to the ESG requirements set by the ESG Committee at the business level and assisting the ESG Committee in reporting material ESG issues to the Board.

During the Year, in order to gain a deeper understanding of the keen expectations and requirements of various stakeholders, the Group reviewed the ESG material issues related to the actual development planning of the business, and confirmed the ranking of ESG material issues by conducting stakeholder survey and expert evaluation, and the Board approved and confirmed the ranking results of ESG material issues for the Year.

Facing the increasingly prominent external climate-related issues, the Group actively responded to the national "Double Carbon" Goals and referred to the International Financial Reporting Standard on Sustainable Disclosures No. 2 – Climate-related Disclosures to explore and carry out climate change risk and opportunity analysis in a forward-looking manner, identify and evaluate the potential risks that climate changes may bring to the Group's business, operation and financial aspects, and formulate a series of reasonable response strategies and management measures to grasp the opportunities of climate changes that are closely related to the Group's business.





## 4. About Guangdong Land


Guangdong Land is listed on the Main Board of the Stock Exchange (stock code: 00124). In December 2024, the board of directors of Guangdong Investment Limited ("GDI") (stock code:00270), the then immediate controlling shareholder of the Company, has recommended the payment of a special dividend in the form of a distribution in specie (the "Distribution in Specie") of 1,261,799,537 shares of the Company (representing approximately 73.72% of the then issued share capital of the Company) held by GDI to its shareholders. Further details of the Distribution in Specie are set out in the joint announcement of the Company and GDI dated 9 December 2024.

GDI has completed the Distribution in Specie on 21 January 2025. Immediately upon the completion of the Distribution in Specie, GDI only holds a small amount of the Company's shares (representing approximately 0.1% of the issued share capital of the Company) and the Company has ceased to be a subsidiary of GDI. GDI will no longer hold any shares in the Company after it completes selling all the remaining shares of the Company held by it in the market. GDH Limited ("GDH"), being a subsidiary of 廣東粵海控股集團有限公司 (Guangdong Holdings Limited) ("Guangdong Holdings"), the largest provincial, state-owned conglomerate of Guangdong Province operating outside Chinese mainland, becomes the immediate controlling shareholder of the Company. As at the date of this Report, GDH holds approximately 43.06% shareholding interest in the Company. Guangdong Holdings remains the ultimate controlling shareholder of the Company. Leveraging on the strong resources of the Guangdong Holdings, Guangdong Land has become a quality property developer with a comprehensive business portfolio, industry chain, business process and comprehensive urban development and operation management capabilities.



Adhering to the core value of "Taking Responsibility, Performance First, Synergy and Efficiency", we created a regional benchmark and empowered cities in multiple aspects. While actively expanding our business footprints, we comprehensively improved asset efficiency, deepened our business transformation and enhanced our inherent potentials, thereby striving to create greater returns for our shareholders.




As of the end of Reporting Period, we holds the Guangzhou GDH Future City Project in Baiyun District, the Guangzhou Laurel House Project, etc. in Yuexiu District, Guangzhou City; the Shenzhen GDH City Project and certain investment properties in Shenzhen City; the Foshan Laurel House Project and the Foshan One Mansion Project in Chancheng District, Foshan City; the Zhuhai Laurel House Project in Jinwan District, Zhuhai City; the Zhongshan GDH City Project in Cuiheng New District, Zhongshan City; the Jiangmen One Mansion Project and the Jiangmen GDH City Project in Pengjiang District, Jiangmen City; and the Huizhou One Mansion Project in Dayawan District, Huizhou City. With the commitment to creating a better life experience for customers, the Group maintains its focus on core cities of the Greater Bay Area and actively seeks opportunities for development to continuously enhance brand influence.

Major progress of the Group's projects under development during the Reporting Period is as follows:

Project name	Project location	Project use	Project progress
<p>The Guangzhou GDH Future City Project</p> 	<p>Located in Baiyun District, Guangzhou City, the PRC</p>	<p>Residential/ Commercial/ Business apartment/ Offices</p>	<p>As at 31 December 2024, the filing for completion of construction of all properties on Land No. 11 has been made, the construction works of basement and superstructure of the properties on Land No. 4 were being carried out and the renovation and masonry works of the properties on Land No. 9 were in progress. The filing for completion of construction of the whole project is expected to be made in 2028.</p>





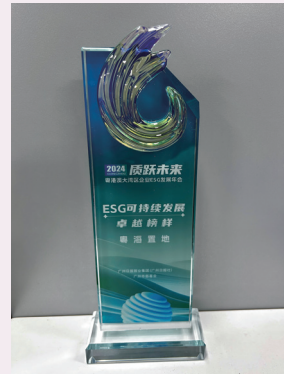
Project name	Project location	Project use	Project progress
<p>The Shenzhen GDH City Project</p> 	Located in Luohu District, Shenzhen City, the PRC	Commercial/ Offices/ Business apartment	The filing for completion of construction of the whole project was made in August 2023. The mall at the Northern Land has opened in December 2022; the mall at the Southern Land has opened in September 2024
<p>The Foshan Laurel House Project</p> 	Located in Chancheng District, Foshan City, the PRC	Residential	The filing for completion of construction of the whole project has been made in August 2024. The pre-sale of the project commenced in September 2021, and entered the delivery stage in December 2023.
<p>The Foshan One Mansion Project</p> 	Located in Chancheng District, Foshan City, the PRC	Residential/ Commercial/ Office	As at 31 December 2024, the superstructure of the first phase properties of the project was topped out and the renovation and masonry works were in progress. The construction works of the superstructures of other phase properties were being carried out. The filing for completion of construction of the whole project is expected to be made in 2026.
<p>The Zhuhai Laurel House Project</p> 	Located in Jinwan District, Zhuhai City, the PRC	Residential/ Commercial	As at 31 December 2024, the filing for completion of construction of the first phase properties of the project was made. The superstructures of other phase properties were topped out and the renovation and masonry works were in progress. The filing for completion of construction of the whole project is expected to be made in 2025.

Project name	Project location	Project use	Project progress
<p>The Zhongshan GDH City Project</p> 	Located in Cuiheng New District, Zhongshan City, the PRC	Residential	As at 31 December 2024, the filing for completion of construction of the first phase properties has been made, the superstructures of other phase properties of the project were topped out and the renovation and masonry works were in progress. The filing for completion of construction of the whole project is expected to be made in 2025.
<p>The Jiangmen One Mansion Project</p> 	Located in Pengjiang District, Jiangmen City, the PRC	Residential/ Business apartment/ Commercial	The filing for completion of construction of the whole project was made in August 2022. The pre-sale of the project commenced in January 2021, and entered the delivery stage in August 2022.
<p>The Jiangmen GDH City Project</p> 	Located in Pengjiang District, Jiangmen City, the PRC	Residential/ Business apartment/ Commercial	The filing for completion of construction of all properties on Land No. 3 in the first phase has been made in August 2022; For Land No. 4, the filing for completion of construction of all properties on 4-1 and 4-5 parcels has been made in March 2023, the filing for completion of construction of all properties on 4-6 parcels has been made in September 2023 and the filing for completion of construction of all properties on 4-2 parcels has been made in December 2023. As at 31 December 2024, 4-3 and 4-4 parcels of Land No. 4 and Land No. 5 were pending for development. The filing for completion of construction of the whole project is expected to be made in 2027.

Project name	Project location	Project use	Project progress
The Huizhou One Mansion Project 	Located in Dayawan District, Huizhou City, the PRC	Residential/ Business apartment/ Commercial	As at 31 December 2024, the superstructure of properties of the project was topped out and the renovation and masonry works were in progress. The filing for completion of construction of the whole project is expected to be made in 2025.

The Group always keeps in mind the quality and responsibility of being a state-owned enterprise, and is committed to continuously improving the comfort of living and activating dynamic territory of the cities. With the unchanging quality and responsibility of a state-owned enterprise, the Group makes the space meet more aspirations, allows the land to carry more value, and creates a better life for the society and the masses. During the Year, we have been widely recognised by the industry in terms of helping urban renewal and development, ensuring product delivery and quality.

Award Name	Awarding Entity	Trophies
2024 Outstanding New Quality Productive Forces Enterprise & ESG Development Conference Influential Brand Award (2024年度優秀新質生產力企業暨ESG發展大會影響力品牌獎)	New Express Daily	

Award Name	Awarding Entity	Trophies
Outstanding Brand in Fulfilling Social Responsibility in Guangzhou Real Estate Industry (廣州房地產社會責任踐行卓越品牌)	Guangzhou Daily	
2024 Responsible Enterprise in Deliverability (2024年度責任企業(交付力))	China National Radio	
Outstanding ESG Sustainable Development Model (ESG可持續發展卓越榜樣)	Guangzhou Daily	



Looking ahead, Guangdong Land will closely follow the national strategy, uphold the mission and responsibility as a provincial state-owned enterprise, adhere to the main tone of seeking progress while maintaining stability, continuously improve the compliance system, improve the quality of projects and services, improve the environmental management system, promote the growth of the employees, and seek new development opportunities. With the strategic positioning of “comprehensive urban development expert”, the Group will continuously improve its development and operation capabilities, deeply promote brand upgrading, strengthen industry competitiveness and influence, strive to become the “backbone force” leading the development of human habitat in the Greater Bay Area, and be commit to creating greater and more stable social and economic value for shareholders and stakeholders.



## 5. Sustainable Development Management

### Sustainable Development Philosophy

Guangdong Land integrates the concept of sustainable development into operation management the Group, promotes and implements social responsibility awareness internally, assumes corporate social responsibility externally, and plays an exemplary role. We care about our employees, partners, residents in the community where we have business operations and other stakeholders, consistently taking active steps to give back to society while enjoying the resources and opportunities given by society.

### ESG Organisational Structure

In order to ensure the standardisation and effectiveness of the Group's ESG management and continuously improve the enterprises' ability to resist risks, we constantly improve our own ESG management and set up a top-down ESG organisational structure. The Board assumes the main responsibility for ESG management, comprehensively guides the Group's ESG strategy and goal setting, and continuously supervises ESG-related work. The ESG Committee and the ESG Working Group under the Board are responsible for promoting the implementation of ESG matters and implementing ESG management in daily work.

Structure levels	Role	Member	Authority
Board	Leadership, decision-making and supervision	Members of the Board	<ul style="list-style-type: none"> <li>Formulate and review the ESG missions and relevant strategies;</li> <li>Monitor the results and progress of ESG objectives, approaches, policies and implementation paths;</li> <li>Review and approve ESG organisational structure;</li> <li>Review and approve the Company's ESG report, as well as the accompanying Board statement and the ranking of material ESG issues.</li> </ul>

Structure levels	Role	Member	Authority
ESG Committee	Management, supervision and reporting	Executive Director (Chairman of the Committee), Company Secretary, and leader of the ESG Working Group	<ul style="list-style-type: none"> <li>Determine implementation paths and management approaches of ESG objectives;</li> <li>Acknowledge the assessed and identified ESG-related risks and opportunities;</li> <li>Monitor the implementation and effectiveness of the ESG policies and specifications, and report to the Board;</li> <li>Coordinate the preparation of the ESG report; review public communications, disclosures and publications related to the ESG performance; conduct a preliminary review of the ESG report and submit it to the Board for consideration;</li> <li>Supervise the work of the ESG Working Group and review its periodic report.</li> </ul>
ESG Working Group	Execution and reporting	Functional departments in each region, operating representatives of each place of business in each region and the ESG indicator and compliance review group	<ul style="list-style-type: none"> <li>Conduct stakeholder surveys and evaluate ESG material issues;</li> <li>Prepare the Company's annual ESG report;</li> <li>Assess and identify climate-related risks and opportunities;</li> <li>Implement the annual work content and formulate a timetable in accordance with the implementation paths and management approaches of ESG objectives;</li> <li>Assist various departments in collecting and reviewing ESG materials and other ESG-related work;</li> <li>Report to the ESG Committee on a regular basis and assist the ESG Committee in reporting to the Board.</li> </ul>



## Communication with Stakeholders

Guangdong Land attaches immense importance to communication with stakeholders and focuses on the stakeholders' concerns on sustainability issues. Such stakeholders include government departments and regulatory authorities, shareholders and investors, enterprise employees, customers, business partners and suppliers and local communities. During the year, we understood and collected the expectations and requirements of all parties for the sustainable development of Guangdong Land through conducting stakeholder surveys, and established a regular communication mechanism to incorporate the demands of stakeholders into the operation and decision-making process and create value for all parties.

Stakeholders	Expectations and requirements	Communication channels	Response of Guangdong Land
Government departments and regulatory authorities	<ul style="list-style-type: none"> <li>Comply with laws</li> <li>Pay taxes according to laws</li> <li>Implement state policies</li> </ul>	<ul style="list-style-type: none"> <li>Tax information reporting</li> <li>Daily communication and regulatory information reporting</li> </ul>	<ul style="list-style-type: none"> <li>Compliant operations according to laws</li> <li>Pay taxes in full and on time</li> <li>Actively implement relevant policies</li> </ul>
Shareholders and investors	<ul style="list-style-type: none"> <li>Long-term and stable returns</li> <li>Corporate governance</li> <li>Corporate transparency</li> <li>Risk control</li> </ul>	<ul style="list-style-type: none"> <li>Regular announcement</li> <li>Shareholders' general meetings</li> <li>Investor phone conferences/ roadshows and invite investors to conduct on-site research on projects</li> <li>Results conferences</li> </ul>	<ul style="list-style-type: none"> <li>Convene shareholders' general meetings</li> <li>Disclose operational information regularly</li> <li>Establish a comprehensive organisation system on risk control with three lines of defence</li> </ul>

Stakeholders	Expectations and requirements	Communication channels	Response of Guangdong Land
Employees of the enterprise	<ul style="list-style-type: none"> <li>Compensation, benefits and promotion</li> <li>Training opportunities and self-development</li> <li>Healthy and safe working environment</li> <li>Strengthen team cohesiveness</li> </ul>	<ul style="list-style-type: none"> <li>Occupational, health, and safety training for employees</li> <li>Staff cultural and sports activities</li> <li>Caring activities for employees</li> <li>Labour union</li> <li>Feedback channels</li> </ul>	<ul style="list-style-type: none"> <li>Reasonable compensation mechanism and promotion channel</li> <li>Conduct internal and external training</li> <li>Establish occupational health and safety management system and organise physical examinations regularly</li> <li>Organise team-building activities and care for employees in need</li> </ul>
Customers	<ul style="list-style-type: none"> <li>Privacy protection and data security</li> <li>Building quality guarantee</li> <li>Advice and complaint handling</li> </ul>	<ul style="list-style-type: none"> <li>Customer Service hotline</li> <li>Questionnaires</li> <li>Home visits</li> <li>The Group's official website and WeChat official account</li> </ul>	<ul style="list-style-type: none"> <li>Conduct privacy and data security publicity regularly to strengthen employees' awareness of information security</li> <li>Strictly control the quality of project delivery</li> <li>Standardize the complaint handling mechanism and conduct customer satisfaction surveys regularly</li> </ul>





Stakeholders	Expectations and requirements	Communication channels	Response of Guangdong Land
Business partners and Suppliers	<ul style="list-style-type: none"> <li>Business ethics and anti-corruption</li> <li>Establish a long-term and stable cooperative relationship</li> <li>Jointly solve environmental and social problems</li> </ul>	<ul style="list-style-type: none"> <li>Open procurement information</li> <li>Regular evaluation of suppliers</li> <li>Communication and visits between management</li> </ul>	<ul style="list-style-type: none"> <li>Sign a letter of commitment on integrity and conduct integrity return visits</li> <li>Establish a sound supplier evaluation mechanism and conduct supplier performance evaluation</li> <li>Work together with suppliers to promote green construction</li> </ul>
Local communities	<ul style="list-style-type: none"> <li>Promote construction and development for the communities where our operations exist</li> <li>Support social welfare and charity activities</li> <li>Protect the interests of local residents</li> </ul>	<ul style="list-style-type: none"> <li>Organise and participate in social welfare and charity activities</li> <li>In-depth communication with communities</li> <li>Communicate proactively with local government agencies</li> <li>Media communication</li> <li>The Group's official website</li> <li>WeChat official account</li> </ul>	<ul style="list-style-type: none"> <li>Implement targeted poverty alleviation</li> <li>Public charity</li> <li>Volunteer service</li> </ul>

## Materiality Analysis

The Group actively identified changes in the market's focus on the industry and responded to the needs of stakeholders in a timely manner. During the Year, we reviewed the sustainable development issues related to the actual business development planning of the Company, distributed a stakeholder questionnaire to understand the level of importance attached to each sustainable development related issue by employees, customers, suppliers and other stakeholders, and determined the ranking of material sustainable development issues of Guangdong Land based on the analysis results of the questionnaire.

### Identification of issues

We conduct stakeholder surveys and identify sustainable development issues related to Guangdong Land based on the ESG Reporting Guide of the Stock Exchange and benchmarking analysis of industry concerns.

### Ranking of material issues

According to the results of the stakeholder surveys and the principle of materiality, the importance of each issue is analysed from two dimensions, "Materiality to stakeholders" and "Materiality to the development of Guangdong Land", and the priority of each issue was summarised.

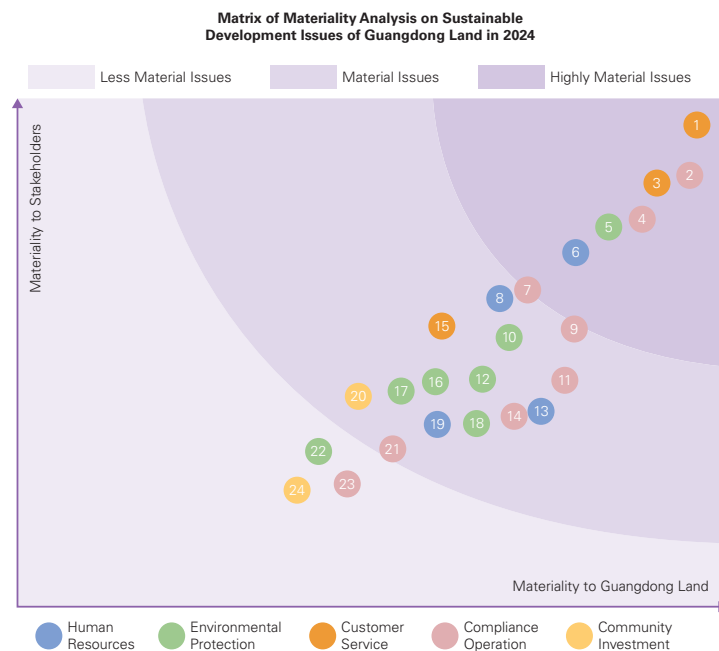
### Review of material issues

Material issues are reviewed and prioritised by the Board and the final materiality matrix of sustainable development issues is confirmed.

### Response to material issues

We define the core standards of this Report based on the material issues of sustainable development, and our responses are provided in the corresponding sections of this Report.





Materiality	Ranking	Issue Name	Category
Highly Material Issues	1	Building quality	Customer Service
	2	Business ethics and anti-corruption	Compliance Operation
	3	Customer data security and privacy protection	Customer Service
	4	Occupational health and safety of employees	Human Resources
	5	Green building	Environmental Protection
	6	Compliant employment	Human Resources
Material Issues	7	Compliance operation	Compliance Operation
	8	Diversity and equal opportunities	Human Resources
	9	ESG governance	Compliance Operation
	10	Greenhouse gas emission management	Environmental Protection
	11	Intellectual property rights	Compliance Operation
	12	Energy management	Environmental Protection
	13	Employees' compensation, benefits and promotion	Human Resources
	14	Risk Management	Compliance Operation
	15	Customer satisfaction	Customer Service
	16	Waste management	Environmental Protection
	17	Water resources management	Environmental Protection
	18	Coping with climate changes	Environmental Protection
	19	Employees' training and development	Human Resources
	20	Promoting community construction and development	Community Investment
Less Material Issues	21	Sustainable supply chain	Compliance Operation
	22	Biological diversity	Environmental Protection
	23	R&D and innovation	Compliance Operation
	24	Participating in public welfare and charity	Community Investment

## 6. Based on Compliance

This chapter responds to SDGs:

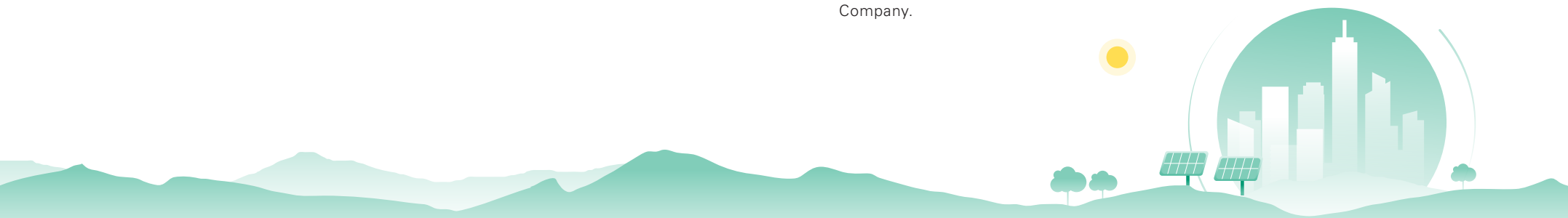


Guangdong Land always adheres to seeking progress while maintaining stability, continuously improves its corporate governance capabilities, and implements the concept of compliance in all of its work. We make great efforts to promote the establishment of the risk control defense system and the standardisation of the risk control assessment mechanism, and try our best to reduce the possibility of compliance risks. At the same time, we strictly require ourselves and all business partners and suppliers to maintain a high-pressure anti-corruption stance and strictly ensure the standardisation of business practices. In addition, we have established a sound intellectual property rights management system. While protecting our own intellectual property rights, we absolutely respect and use the intellectual property rights of others in accordance with the law.

### Consolidating Governance Responsibilities

Guangdong Land is well aware that responsible corporate governance is the cornerstone of sustainable operation, continuously improves the corporate governance structure, establishes a governance structure consisting of shareholders' general meeting, the Board and its committees (including the Audit Committee, the Remuneration Committee and the Nomination Committee) and the senior management, normatively operates in strict accordance with the requirements of the Company Law of the People's Republic of China, the Listing Rules of the Stock Exchange, the Corporate Governance Code and other relevant laws and regulations, and holds shareholders' general meetings and Board meetings in accordance with the requirements of the Memorandum of Association and Bye-Laws of the Company to carry out management decision-making and operation supervision. During the Reporting Period, the Company's decision-making and supervisory bodies such as shareholders' general meeting and the Board carried out management decision-making and operation supervision in strict accordance with the normative operation rules and internal systems, and all the Board committees performed their corresponding duties well. During the Reporting Period, we passed the first annual audit for the implementation of ISO 37301 Compliance Management System, demonstrating that the compliance management system of the Company continued to meet relevant audit criteria and certification requirements, and operated effectively. At the same time, we amended compliance management systems, including 《廣東粵海置地集團有限公司合規管理辦法》 (the Compliance Management Measures of Guangdong Yuehai Land Holdings Limited) (which was renamed as 《廣東粵海置地集團有限公司合規管理規定》 (the Compliance Management Regulations of Guangdong Yuehai Land Holdings Limited) after the amendment) to continue to improve the Company's compliance management system.

In addition, Guangdong Land organised all employees to sign 《粵海置地員工合規承諾函》 (the Guangdong Land Employee Compliance Commitment Letter) to enhance their awareness of compliance with the laws and regulations and to improve the level of compliance and governance of the Company.





As of the date of this report, the Board of the Company consisted of seven Directors, including two executive Directors: Mr. ZHONG Yubin (Chairman) and Mr. WANG Jian (Managing Director); two non-executive Directors: Ms. YUAN Jing and Mr. LI Wenchang; and three independent non-executive Directors: Mr. Felix FONG Wo, Mr. Vincent Marshall LEE Kwan Ho and Mr. LEUNG Luen Cheong. During the Reporting Period, the Company held one annual general meeting and one special general meeting.

### Implementing Risk Management

Guangdong Land continuously standardises the risk management system and process, establishes and improves the risk prevention and control mechanism, comprehensively improves the Group's control over risks, and lays the foundation and guarantee for the high-quality development of the enterprise.

#### Management System

Guangdong Land attaches great importance to the effectiveness of enterprise risk management and internal control and supervision mechanism, and has formulated and strictly complied with internal policies such as 《廣東粵海置地集團有限公司全面風險管理規定》 (the Comprehensive Risk Management Regulations of Guangdong Yuehai Land Holdings Limited) and 《廣東粵海置地集團有限公司全面風險管理實施指引》 (the Implementation Guidelines for Comprehensive Risk Management of Guangdong Yuehai Land Holdings Limited) to effectively ensure the normalisation of the Group's risk management.

During the Reporting Period, we actively launched trainings on project settlement law, legal risks and case analysis of acquisition and merger and acquisition of real estate projects, compliance joint meeting, compliance effectiveness evaluation, identification of compliance obligations, etc., to further enhance the awareness of legal and compliant awareness among cadres and employees, and to promote enterprises to strengthen compliance management and protect high-quality development.

The Group regularly conducts risk identification and assessment, and has established a comprehensive risk identification system including inherent risk identification, daily risk identification, special risk identification and annual risk identification, focusing on "identification" and "prevention and control". At the same time, based on the organisational system and functions of risk management, we have built a "three-line defence of the comprehensive risk control structure", and incorporated ESG-related factors into the risk management system to achieve full-coverage management of various risks.

### "Three-line Defence" of the Comprehensive Risk Control Structure

1 First Line of Defence	
Functional Departments and Subordinate Companies	
1	• Formulate and improve the risk management system and processes of functional departments/subordinate companies;
	• Implement the risk identification and assessment of functional departments/subordinate companies;
	• Draft major risk response plans for functional departments/subordinate companies;
	• Carry out the construction of risk management culture in functional departments/subordinate companies;
	• Designate risk contacts to connect with the risk coordination department to report the risk information of the department/subordinate companies.



Second Line of Defence		
2	Comprehensive Risk Management Leading Group	Investment Project Approval Risk Management Group
	<ul style="list-style-type: none"> <li>Study the construction of the Company's comprehensive risk management system;</li> <li>Evaluate the operation status of the Company's comprehensive risk management system;</li> <li>Provide recommendations for the construction of the Company's comprehensive risk management;</li> <li>Study the recommendations made by the Risk Management Coordination Department on the construction and improvement of the comprehensive risk management system;</li> <li>Study risk work issues raised by functional departments.</li> </ul>	<ul style="list-style-type: none"> <li>Conduct project approval risk studies on the Company's proposed investment projects;</li> <li>Provide professional advices and control measures for the approval of investment projects;</li> <li>Conduct consideration on the approval of investment projects.</li> </ul>
		<ul style="list-style-type: none"> <li>Risk Management Coordination Department</li> <li>Formulate the Group's risk management objectives and strategies;</li> <li>Establish and maintain the Group's risk framework and update the risk list;</li> <li>Organise annual and special risk identification and assessment, track and monitor the Company's material risks, and suggest response opinions;</li> <li>Be responsible for cultivating and publicising the Group's risk management culture;</li> <li>Organise and carry out internal control evaluation and defect rectification.</li> </ul>

Third Line of Defence	
3	Internal Audit and Supervision Department
	<ul style="list-style-type: none"> <li>Oversee and review the Group's risk management processes and results;</li> <li>Assist in maintaining and improving the Group's comprehensive risk management.</li> </ul>

### Performance Assessments

During the Reporting Period, the Group carried out annual regular risk management assessment and rating for each department, and carried out routine audits for each project.

Risk management assessment and rating of the departments	The Group evaluated and scored the performance contracts of each department that contain compliance risk control performance indicators based on the actual situation of each department, giving full play to the role of assessment in promoting risk management.
Routine audits of the projects	We conducted routine audits on projects, including the Shenzhen GDH City Project, the Foshan Laurel House Project, the Jiangmen GDH City Project and the Jiangmen One Mansion Project, to ensure the effective implementation of the relevant requirements of Guangdong Land by each project company and the completion of the Group's internal control objectives. The audit results did not reveal any major non-compliance in the projects.



## Protecting Intellectual Property Rights

Intellectual property rights (IPR) are the source of vitality for innovation and progress of Guangdong Land, playing a key role in establishing a good brand image of the Group. We strictly abide by the laws and regulations such as 《中華人民共和國商標法》(the Trademark Law of the People's Republic of China), 《中華人民共和國著作權法》(the Copyright Law of the People's Republic of China) and 《中華人民共和國專利法》(the Patent Law of the People's Republic of China), and have formulated and implemented relevant policies and systems such as 《廣東粵海置地集團有限公司品牌管理指引》(the Brand Management Guidelines of Guangdong Yuehai Land Holdings Limited) and 《廣東粵海置地集團有限公司合規管理規定》(the Compliance Management Regulations of Guangdong Yuehai Land Holdings Limited) to regulate the Group's brand management and intellectual property rights compliance management requirements.

### Protect our own intellectual property rights

We attach great importance to the protection of our own intellectual property rights, implement relevant requirements of intellectual property laws and regulations, and safeguard our own legitimate rights and interests through the channels such as patent application, trademark registration, litigation and rights protection.

### Respect intellectual property rights of others

We absolutely respect the intellectual achievements of others. We conduct timely intellectual property inquiries and normatively use of others' intellectual property rights in accordance with the laws when researching and developing new products and technologies, so as to avoid the occurrence of infringement actions. The Group has incorporated intellectual property compliance into performance evaluations. The 《廣東粵海置地集團有限公司全面風險管理工作考核辦法》(Assessment Measures for Comprehensive Risk Management of Guangdong Yuehai Land Holdings Limited) stipulates that violations of intellectual property compliance obligations, such as "unauthorized downloading of unlicensed software or use of unlicensed copyrighted fonts, images, etc.", will result in a deduction of 0-4 points depending on circumstances. Meanwhile, contracts involving intellectual property rights such as advertising contracts and design contracts will specify the ownership of intellectual property rights in deliverables, and require that deliverables submitted by Party B must not infringe upon third-party intellectual property rights.



## Regulating Business Conduct

The Group has firmly established the concept of “integrity creates value, integrity protects value”, unswervingly carried out anti-corruption work, implemented the policy of “not daring to corrupt, not being able to corrupt, and not wanting to corrupt” to eliminate all forms of bribery and corruption.

The Group strictly complies with the relevant laws such as 《中華人民共和國反貪污受賄法》(the Anti-corruption Law of the People’s Republic of China), 《中華人民共和國反洗錢法》(the Anti-Money Laundering Law of the People’s Republic of China), 《關於禁止商業賄賂行為的暫行規定》(the Provisional Regulations on Prohibition of Commercial Bribery Actions). The Group has refined the building of a comprehensive supervision system, strengthened the quality and efficiency of the “4+N” supervisory framework, and established mechanisms for collaborative supervision, meeting consultation, result sharing, targeted rectification, and risk disposal. Given the industry-specific characteristics of Guangdong Land’s real estate operations, which involve substantial investments, multiple links, extended supply chains, and numerous and widespread integrity risk points, the Group has implemented tailored “supervision priorities” for key business areas, such as engineering and construction, tendering and procurement, cost control, sales and inventory management, and contract fulfillment. We have continuously improved and updated 《廉潔風險清單》(the Integrity Risk List) and comprehensively sorted out the integrity risk points that the Group may face in various fields and links. During the Reporting Period, in alignment with practical business needs, we consolidated risk points from the original 13 departments into a total of 80 risk points spanning 10 departments, added and optimised 23 prevention and control measures, and organised the project companies to improve prevention and control measures according to integrity risk points in a targeted manner.

The Group has also set up supervision and reporting channels such as a reporting hotline and a reporting mailbox and hanging integrity supervision billboards at project sites. Employees can report problems or any possible violations of laws and regulations to the Internal Audit Department in real name or anonymously through written, oral or telephone. The department receiving the report shall respond in a timely manner and follow up according to the Group’s rules and regulations. Without the consent of the whistle-blower, no one may disclose, leak or spread the whistle-blowing information of the whistle-blower, and it is strictly prohibited to transfer the whistle-blowing materials to the reported unit and the reported person, or extract, copy, withhold and destroy the whistle-blowing materials privately. During the Reporting Period, the Group was not involved in any litigation cases related to corruption.

At the same time, Guangdong Land has strengthened discipline education and anti-corruption learning, carried out various activities to build a culture of integrity, and built an ideological and moral defence line against corruption and degeneration. During the Reporting Period, the Group conducted a total of 19 sessions of warning education and anti-corruption training for all employees (directors and employees at all levels). In addition, we have pushed out more than 35 posters and warning cases on integrity culture through the channels such as the “Integrity Construction” section of the Group’s internal office automation system and corporate WeChat work group, so as to continuously promote the idea of integrity to employees and create a good atmosphere of integrity and devotion.



### Creating Sunshine and Integrity Projects

Guangdong Land continued to enhance the precise oversight over key links in engineering and construction supervision to further promote the building of integrity culture from the headquarters to the project sites. The Company further established and refined the mechanism for preventing integrity risks in projects, and by conducting specialised inspections and enhancing integrity co-construction, ensured compliance, integrity, and efficiency in project construction, and mitigated operational risks. The Company hung integrity supervision billboards, integrity posters and other publicity materials at 13 project sites. The Company visited a number of project sites to carry out integrity co-construction and exchange with all participating units, conducted integrity publicity and warning education, strengthened communication and connection with the local supervisory bodies of the projects, continuously improved supervision channels and methods, strengthened the requirements of “compliance with rules and regulations, and integrity in professional conduct”, and enhanced the awareness of integrity of the project companies and construction personnel. During the Reporting Period, we did not find any corruption problems of the suppliers.



The learning site of “Sunshine and Integrity Projects”

### Discipline Education and Learning Month

In order to implement integrity warning education, in June 2024, Guangdong Land carried out the “Discipline Education and Learning Month” activity for the Year, and organised more than 30 people, including the leaders of the Company, the chairmen of the project companies, middle-level backbone staff to visit 廣州市開發區育廉館 (the Integrity Education Hall of Guangzhou Development District) for an integrity warning education. This initiative aimed to strengthen awareness of integrity and self-discipline, foster a clean and upright corporate ecosystem, and provide robust disciplinary safeguards to advance the in-depth reforms and high-quality development of the Company.



The site of visiting the Integrity Education Hall during the “Discipline Education and Learning Month”

We also put a high value on the integrity management of the supply chain, abide by the principles of strict compliance with laws and regulations, openness, transparency, fair competition, honesty, integrity, efficiency, and protection of the rights and interests of enterprises, actively promote the integrity and co-construction of suppliers and participating units and ensure that the relevant parties who have business dealings with us follow the code of business conduct. At the same time, Guangdong Land strictly abides by 《廣東粵海置地集團有限公司招標採購監督工作指引》 (the Guidelines on Tendering and Procurement Supervision of Guangdong Yuehai Land Holdings Limited) to regulate the procurement supervision activities of the Group's engineering projects, goods and services.

In addition, Guangdong Land has implemented refined management at all stages of tendering and procurement projects to ensure that they are carried out in an orderly manner:

<b>Before the commencement of a tendering and procurement project</b>	The Internal Audit Department and the general affairs department of the project company will dispatch the supervisor in accordance with the rules and ensure that the personnel dispatched are not close relatives of the person in charge of the tendering or personnel who have a direct interest in the tenderer.
<b>When a tendering and procurement project is initiated</b>	The supervisor shall carry out work in strict accordance with relevant rules and regulations to ensure that the tendering and procurement activities are open, fair and equitable.
<b>After the commencement of a tendering and procurement project</b>	The Internal Audit Department and the general affairs department of the project company shall review 《招標監督工作行為清單》 (the List of Work Conduct for Tendering Supervision) or 《採購監督工作行為清單》 (the List of Work Conduct for Procurement Supervision) filled out by the supervisor, and conduct random checks on the evaluation video via the remote online supervision centre on a regular basis to criticise irregularities.





## 7. Prioritising Quality

This chapter responds to SDGs:



Upholding the brand concept of “For a better life,” Guangdong Land strives to provide customers with high-quality products and services through ingenious craftsmanship, lean management and sincere services. We take “guarantee completion,” “guarantee delivery” and “guarantee quality” as our primary objectives, and control the quality of project planning, design, construction and delivery with dedication. At the same time, we adhere to the core concept of “customer orientation,” pay attention to customer feedback, and continuously improve customer experience. In addition, high-quality suppliers are also an important guarantee for the quality of Guangdong Land. We put a high value on communication and cooperation with suppliers and endeavour to work together with them to build up a sustainable supply chain of “openness, sharing, cooperation and win-win”.

### Commitment to Project Quality

Guangdong Land attaches great importance to the quality of projects. Upholding the concept of “safety is the bottom line, and product quality is the lifeline,” we strictly comply with the laws and regulations such as 《中華人民共和國安全生產法》 (the Production Safety Law of the People’s Republic of China) and 《建設工程安全生產管理條例》 (the Administrative Regulations on the Work Safety of Construction Projects) with the relevant laws and regulations as the core guidance. During the Report Period, we newly formulated and implemented internal policies and systems such as 《廣東粵海置地集團有限公司安全生產事故隱患治理辦法》 (the Measures for the Administration of Hidden Dangers of Production Safety Accidents of Guangdong Yuehai Land Holdings Limited), 《廣東粵海置地集團有限公司運營項目安全管理工作指引》 (the Guidelines for Safety Management of Operational Projects of Guangdong Yuehai Land Holdings Limited) and 《廣東粵海置地集團有限公司分包管理辦法》 (the Administrative Measures for the Subcontracting of Guangdong Yuehai Land Holdings Limited), in order to strengthen the implementation of the main responsibility of enterprises

at all levels, establish a long-term mechanism, regulate the project quality and safety management, improve the efficiency and skills of project management, and ensure the high-quality delivery of projects.

Guangdong Land understands that the key to high-quality project delivery lies in standardising processes and controlling details. To this end, we implement the entire lifecycle management of all projects before project approval, before the implementation of each project, during the implementation of each project and upon the completion of each project, adhering to the principle of “survey first, design later, and then construction”. During the construction process, we manage the quality, schedule, cost, and safety of projects to ensure the achievement of the construction objectives set at the project approval.

#### Project approval

- Led by the design department, we assess the project design, feasibility and reasonableness of the construction objectives from various perspectives, such as the completeness of drawings and technical requirements for design and construction, the feasibility of schedule, and the availability of major equipment and materials.

#### Before the implementation of each project

- According to the contract requirements, we nail down the quality target of the project with supplier in advance and arrange the quality assurance work for the suppliers in advance by means of material and process acceptance control and supervisor’s on-site inspection.



<p><b>During the implementation of each project</b></p>	<ul style="list-style-type: none"> <li>• According to the project scale and policy requirements, we provide a sufficient number of designated quality management personnel at each project site to strictly control the key quality control points and progress of sample projects during the construction process, with a view to ensuring safe and orderly construction;</li> <li>• The engineering management department regularly conducts engineering quality and safety assessments every quarter, issues risk lists and rectification notices, and supervises project companies to immediately rectify any problems identified.</li> </ul>
<p><b>Upon the completion of each project</b></p>	<ul style="list-style-type: none"> <li>• The professional engineers of the project company will carry out joint inspection and quality acceptance to ensure that the project is free from significant delivery risks;</li> <li>• After the project is completed and filed, the project company will also carry out maintenance and warranty for the project according to different circumstances and different periods of the project, so as to achieve all-round and full-cycle project quality management and guarantee.</li> </ul>

During the Year, we continuously strengthened project supervision and inspection by conducting a total of 116 quality and safety special inspections on engineering projects, and organising a third-party assessment organisation to conduct 20 project quality and safety hazard assessments on projects under construction. In addition, we also carried out on-site inspections on all projects from time to time, to achieve comprehensive coverage of all processes across all projects, with an aim to identify and reduce project quality and safety hazards more comprehensively.

#### The Group's Quality and Safety Risk Inspection Results in 2024



A total of **136** special inspections on internal and external quality and safety;



Rectification rate of general quality and safety hazards reached **100%**;



Rectification rate of material quality and safety hazards reached **100%**.

We are also committed to improving the efficiency of project construction and quality management through digitalisation and information technology. During the Year, we continuously promoted the construction of smart construction site and constantly improved the "Guangdong Land Smart Construction" system. During the Reporting Period, we utilised the "Guangdong Land Smart Construction" system to realise online operation of material acceptance, supervisor's on-site inspection, fixed-point inspection, actual measurement, sample evaluation, and process acceptance and management work, so as to significantly improve the efficiency of project quality management by digital means and save labour and time costs.



In addition, based on the recognition of our own limitations, we always maintain an active and open learning attitude by taking outstanding peer companies as benchmarks, inviting industry experts for training and cooperating with third-party organisations to learn excellent quality management methods in the industry, with a view to making up for our technical and management shortcomings and improving the quality system construction.

During the Year, Guangdong Land earnestly fulfilled its main responsibility for project quality and safety, and won the following relevant honors and awards:

### Provincial and Municipal Awards<sup>1</sup>

In September 2024, the Foshan Laurel House Project was honored with the “2022 Standardised Site for Safe Construction of Engineering Projects in Guangdong Province” and the “2022 Demonstration Site for Safe and Civilised Construction of Housing and Municipal Engineering Works in Guangdong Province” awards.



2022 Standardised Site for Safe Construction of Engineering Projects in Guangdong Province



2022 Demonstration Site for Safe and Civilised Construction of Housing and Municipal Engineering Works in Guangdong Province



### Provincial and Municipal Awards<sup>1</sup>

In September 2024, the Guangzhou GDH Future City Project was honored with the “2023 Standardised Site for Safe Construction of Engineering Projects in Guangdong Province” and the “2023 Demonstration Site for Safe and Civilised Construction of Housing and Municipal Engineering Works in Guangdong Province” awards.



2023 Standardised Site for Safe Construction of Engineering Projects in Guangdong Province



2023 Demonstration Site for Safe and Civilised Construction of Housing and Municipal Engineering Works in Guangdong Province

<sup>1</sup> According to the selection rules established by the organiser, the Construction Industry Safety Association of Guangdong Province, the mentioned awards are evaluated within the same year of their selection. The award results must be confirmed only after the project has obtained its safety evaluation certificate. The official certificates were issued in 2024.

### Controlling Service Level

#### Customer Service Optimisation

Upholding the core value of “Heartfelt, Win-Win, Better Life”, Guangdong Land actively listens to customers’ voices and needs, striving to provide high-quality services to customers. We understand that honest customer feedback is essential to improve Guangdong Land’s service level. We have formulated and implemented guidelines such as 《廣東粵海置地集團有限公司客戶投訴處理指引》 (the Guidelines on Handling Customer Complaints of Guangdong Yuehai Land Holdings Limited) to clarify the responsible unit for receiving customer complaints, handling process, handling time frame, record filing and tracking and return visit mechanism, with a view to ensuring the prompt response and settlement of customer complaints. In 2024, we did not receive any significant complaints related to the quality of our products and services.

We establish a regular communication mechanism with property companies, pay attention to customer satisfaction after product sales and delivery. In September 2024, we conducted joint inspections on six projects in five cities to collect customers’ opinions in a targeted manner and form a rectification list. To address the prominent problems, the marketing management department conducts in-depth communication with relevant departments on rectification measures’ rationality, accuracy and feasibility to ensure proper rectification, and publicises the progress and results of the resolutions through community bulletin boards and the homeowners’ WeChat group. Furthermore, we also engage third-party professional evaluation organisation in the industry to assign “mystery visitor” to the project site every month to conduct surveys. The “mystery visitor” evaluates the service compliance from the customer’s perspective in a true and fair manner, and provides feedback on the deviation between the actual service quality of the project and the service standards formulated by the Group, so as to identify deficiencies and supervise the improvement of service quality of the project. The main contents of the mystery visitor surveys include: customer relationship establishment, customer demand survey, product explanation services, sales promotion, sales risk control, personnel image, property service specifications, on-site environment, on-site experience display, etc.



### Integrity Marketing Management

Guangdong Land insists on compliance marketing, strictly complies with 《中華人民共和國廣告法》 (the Advertising Law of the People's Republic of China) and other laws and regulations, and publishes all kinds of information on the sales site in accordance with the regulatory requirements of relevant government departments, including but not limited to project pre-sale certificates, contract templates, project adverse factors, sunshine declaration and other reminder materials. All the housing sales contracts are signed online on the website designated by the government. During the Year, we implemented the main control systems such as the 《廣東粵海置地集團有限公司銷售過程工作指引》 (the Guidelines on Sales Process of Guangdong Yuehai Land Holdings Limited), 《廣東粵海置地集團有限公司營銷費用管理辦法》 (the Administrative Measures for the Marketing Expenses of Guangdong Yuehai Land Holdings Limited) and 《廣東粵海置地集團有限公司營銷類物料及禮品管理辦法》 (the Administrative Measures for the Marketing Materials and Gifts of Guangdong Yuehai Land Holdings Limited), so as to further improve the marketing control mechanism, ensuring that the marketing process complies with business ethics and market rules, strengthening the bottom line of marketing, and eliminating misleading marketing, ambiguous product information and excessive commitments.

Our sales employees are required to introduce the project information to customers in a prudent, detailed and thorough manner, use notice labels and other indicators in sales display areas and model units to distinguish between deliverable standards and non-deliverable items, and sign adverse factor notification that explicitly details various project risks with all prospective buyers during the subscription phase. Our sales employees will also clearly remind customers of the market risks before purchasing a property, and explain the reference nature of the contents and information of the developer's promotional materials and other pictures, so as to protect customers' right to know.

In addition, we are committed to strengthening our sales employees' professionalism and service awareness. During the Year, our sales management department organised a total of over twenty marketing training sessions on different topics, covering compliance marketing, integrity marketing, digital marketing and customer service, to further improve the knowledge reserve and service attitude of sales employees.

### Promotion and Specialised Training on “Guidelines for Open Leasing Process of Commercial Assets”

In September 2024, the sales management department organised a promotion and specialised training on the “Guidelines for Open Leasing Process of Commercial Assets” (商業資產進場公開招租工作指引), thoroughly explaining the workflow and key considerations for open leasing process, with an aim to empower project companies to conduct open leasing process more efficiently and compliantly. Through this training, participants gained a clearer understanding of operational procedures and specific requirements for open leasing process, thereby laying a solid foundation for the highly efficient and compliant execution of open leasing process of subsequent projects.



The site of promotion and specialized training on “Guidelines for Open Leasing Process of Commercial Assets”

### Customer Privacy Protection

Guangdong Land adheres to requirements of national security regulations and is committed to safeguarding data and information security and ensuring the confidentiality and integrity of user information. We conduct regular security reviews and risk assessments, continuously enhance our information security management system, and establish rapid emergency response mechanisms to address evolving security threats. We continuously improve information security management to protect customer data security. We have formulated and implemented 《廣東粵海置地集團有限公司合規手冊》 (the Compliance Manual of Guangdong Yuehai Land Holdings Limited) to ensure that the collection and use of customers' personal information strictly follows the principles of "lawful, proper and necessary". We will clearly explain the purpose, manner and scope of information collection to the customers. We also take a variety of technical measures to ensure customers' information security after obtaining the customer's consent as a way to ensure the security of customer privacy throughout all stages of usage.

During the Reporting Period, we updated and revised 《廣東粵海置地集團有限公司信息網絡安全與合規工作指引》 (the Information Network Security and Compliance Guidelines of Guangdong Yuehai Land Holdings Limited) to further enhance the management of the Company in information security and compliance across three dimensions, thereby mitigating legal and operational risks.

Dimension 1: cybersecurity compliance management. This emphasises the enterprise's obligation to comply with relevant laws and regulations in the use of information networks, and ensure the security and stability of network environments.

Dimension 2: information system security compliance management. This requires the enterprise to strengthen the security construction and management of information systems to prevent risks such as data breaches and system vulnerabilities.

Dimension 3: software copyright compliance management. This explicitly requires the enterprise to lawfully use software to avoid infringements, and ensure legality and compliance of all software copyrights.

During the Year, our four major information systems (Reporting Centre, Electronic Signature System, Process Data Centre and Smart Construction Site) passed the security level protection evaluation of the Ministry of Public Security. At the same time, we engage third-party security operation and maintenance agencies to conduct quarterly security inspections, and timely repair the information system security problems found to ensure the information and data security of the Group and customers.



Testing and Evaluation of the Security Level Protection of Reporting Centre



Testing and Evaluation of the Security Level Protection of Electronic Signature System



Testing and Evaluation of the Security Level Protection of ProcessData Centre



Testing and Evaluation of the Security Level Protection of Smart Construction Site



Furthermore, in order to enhance the staff's awareness of information security and confidentiality, we conduct regular advocacy and promotion of customer information security and privacy protection. We will punish the employees who leak customer information or illegally use customer information for profit in a stern manner.

### Building Win-win Relationships

Guangdong Land strives to build a green and transparent sustainable supply chain and strictly comply with laws and regulations such as 《中華人民共和國政府採購法》 (the Law of the People's Republic of China on Government Procurement), 《中華人民共和國招標投標法》 (the Law of the People's Republic of China on Tendering and Bidding) and 《中華人民共和國招標投標實施條例》 (the Regulations of the People's Republic of China on Implementation of Tendering and Bidding). During the Year, we updated and revised internal policies and systems, including 《廣東粵海置地集團有限公司招標管理辦法》 (the Administrative Measure for Tendering of Guangdong Yuehai Land Holdings Limited) and 《廣東粵海置地集團有限公司採購管理辦法》 (the Administrative Measure for Procurement of Guangdong Yuehai Land Holdings Limited) in accordance with the management requirements of the Company, to further standardise the supply chain management process, strive to achieve a win-win situation with suppliers and jointly promote the sustainable development of both companies. In addition, we conduct special performance assessments and credit evaluations from time to time to strengthen suppliers' awareness of contract compliance.

We attach importance to the environmental attributes of our suppliers and contractors. We include technical parameters for environmentally friendly building materials in the tendering documents for building materials suppliers to establish an environmentally friendly supply chain.

At the same time, we organise supplier evaluation at least once a year, and carry out classified evaluation management according to the types of services of suppliers:

- Evaluating and managing suppliers in the categories of installation, construction, provision of materials and equipment by Party A, and centralised procurement: The cost management department of the Group will take the lead, and the engineering safety department, cost management department, finance department and other departments of each project company will participate in coordination. 《項目建安類供方履約評估報告》 (the Performance Evaluation Report for Project Construction and Installation Suppliers) will be issued in the annual evaluation of suppliers. For suppliers with performance evaluation scores below a certain level, we will conduct performance talks; for unqualified suppliers with a performance evaluation score below 70, we will not invite them to participate in purchasing projects in the coming years.
- Evaluating and managing the marketing suppliers: The marketing management department of the Group will take the lead to conduct a comprehensive evaluation of the ability of the suppliers' team, production effect, execution efficiency and cooperation in procurement. For suppliers with scores below 60 for the first time, we will implement cooperation suspension for six months; for suppliers with scores below 60 for several times, we will eliminate from the supplier list.

By 2024, we have established various types of cooperation with 2,889 suppliers in various regions, including 2,853 suppliers in Chinese mainland, 15 suppliers in Hong Kong and Macau, and 21 overseas suppliers.



## 8. Sourcing from Environment

This chapter responds to SDGs:



Guangdong Land actively responds to the national call for “carbon peaking and carbon neutrality”, combines national strategies with the Group’s positioning, gives full play to its own advantages, systematically promotes the construction of sponge cities, and standardises design and construction management to build high-quality green buildings. Meanwhile, we improve energy efficiency in operation, continuously reduce energy consumption, and actively fulfil our corporate environmental responsibility.

We strictly abide by the laws and regulations on ecological and environmental protection such as 《中華人民共和國環境保護法》(the Environmental Protection Law of the People’s Republic of China) and 《中華人民共和國水污染防治法》(the Water Pollution Prevention and Control Law of the People’s Republic of China), attach great importance to our own environmental protection work, and constantly establish a sound environmental management system and set up a top-down management process. The Board assesses environmental issues and assumes overall responsibility for relevant decisions. Meanwhile, the ESG Committee and the ESG Working Group review the environmental work at all levels. In addition, in order to improve the Group’s environmental management, we have formulated environmental-related goals in multiple dimensions based on business development.

Environmental Goals	Progress of Goals
We strove to promote newly developed residential projects to meet the 1-star national green building design standard and continuously encourage projects to obtain higher-star design standards, including but not limited to 2-star and 3-star national green building design audits, LEED certification, and BREEAM certification.	As of the end of the Reporting Period, the Group had a total of 12 projects completed and under construction, of which 8 projects have passed national or provincial green building audits.
100% of the acquired land has a third-party environmental impact assessment report, including biodiversity analysis.	As of the end of the Reporting Period, all of the Group’s projects acquired land with third-party environmental impact assessment reports.

### Promoting Green Construction

Guangdong Land strives to be a pioneer in promoting green buildings and responding to low-carbon and high-quality development. During the design phase, we uphold the concept of green design, promote energy-saving technologies, and select renewable and environmentally friendly materials. During the construction stage, we implement strict environmental protection measures on the construction site to reduce pollutant emissions and protect the natural ecosystem around the construction site. At the same time, we attach great importance to the R&D and innovation of green and low-carbon products, and are committed to joining hands with all parties to promote the sustainable development of the industry and achieve win-win cooperation.



### Design Stage

The Group is committed to constructing high-standard green buildings by implementing the concept of green development from the design stage, and adopting green and standardised design in professional products of residential project buildings, landscapes and decoration. Meanwhile, we expand the green area of buildings, use renewable and environmentally friendly materials and incorporate sponge cities-related design in most construction projects. We use surface materials in a targeted manner according to the characteristics of different projects, and promote the integration of decoration to avoid waste of resources, so as to actively build an environmentally friendly enterprise.

We compile 《綠色建築設計專篇》(the Special Guide to Green Building Design) in strict compliance with national and local standards. In the premise of ensuring that all newly developed residential projects pass national green building audits, we aim to obtain higher star standard or certification by actively referring to international green building standards. As of the end of the Reporting Period, the green building design standards for Guangdong Land's projects are as follows:

No.	Projects	Scope	Green building design criteria
1	The Guangzhou GDH Future City Project	Land No. 4	National criteria 2-star
		Land No. 9	National criteria 1-star with some 2-star
		Land No. 11	National criteria 1-star
2	The Guangzhou Laurel House Project	The whole project	National criteria 2-star
3	The Shenzhen GDH City Project	Southern Land	Original national criteria 2-star (change of criteria on 1 August 2019)
		Northern Land	Shenzhen green silver-level standard
		South Tower/ North Tower	LEED-CS gold-level criteria
		Industrial heritage	Existing green building renovation standard 1-star
4	The Foshan Laurel House Project	The whole project	National criteria 1-star

No.	Projects	Scope	Green building design criteria
5	The Foshan One Mansion Project	The whole project	National criteria 1-star
6	The Zhuhai Laurel House Project	The whole project	National criteria 1-star
7	The Jiangmen One Mansion Project	Land Parcel B (Residential)	2-star A-grade
		Land Parcel A (Commercial)	1-star A-grade
8	The Jiangmen GDH City Project	Land No. 3	Provincial criteria 2-star B-grade
		Land Parcel 4-1	National criteria basic requirements
		Land Parcels 4-2, 4-5, 4-6	National criteria 1-star
9	The Huizhou One Mansion Project	The whole project	Provincial criteria 1-star

We maximise the use of environmentally friendly materials in the design stage, and widely apply the concept of sponge city. We strictly comply with the relevant laws and regulations and local government requirements and standards in the design of our projects. Through rainwater gardens, permeable elevated platforms and green roofs, we enhance the city's drainage and flooding discharge capacity and improve the urban ecosystem's function.

- Recycling of renewable materials:**

We are committed to increasing the overall proportion of environmental-friendly construction materials used in residential projects by using more environmental friendly construction materials, including doors and windows glass, steel bars and other steel, aluminium alloy and wood.



- **Continuously building sponge cities:**

We continue to promote the construction of sponge cities, clarify the design objective and criteria by conducting climate analysis, underlying surface analysis and drainage zoning and other work, and incorporate the planning of measures such as “infiltrated, cleaned, stored, purified, and used” to give full play to the role of buildings in absorbing, storing, infiltrating and releasing rainwater. The Group’s Guangzhou GDH Future City Project, the Shenzhen GDH City Project, the Foshan Laurel House Project, the Foshan One Mansion Project, the Zhuhai Laurel House Project, the Zhongshan GDH City Project, the Jiangmen GDH City Project and the Huizhou One Mansion Project have all been incorporated into the consideration of sponge city design.

- 1) **Permeable paving rate:**

For projects involving sponge city requirements, we strictly abide by 《海綿城市建設技術指南 - 低影響開發雨水系統構建》(the Technical Guide for Sponge City Construction — Development of Rain System Structure with Low Impacts), and reduce the impermeability rate through permeable paving forms to enhance the infiltration capacity of rainwater.

- 2) **Surface materials:**

We design and select different surface materials according to the usage requirements of the ground layer, such as porous asphalt pavement, permeable concrete pavement, and permeable bricks for driveways; permeable bricks, grass grids, rubble pavement and gravel pavement for sidewalks and forest paths; grass grids and permeable bricks for parking lots; and permeable bricks for squares and courtyards.

- **Integrated decoration:**

Most residential projects adopt the way of handover with elegant decoration to avoid resource waste for multiple demolition and alteration in the decoration through the integrated decoration design.

In addition, the Group has forward-looking plans to protect biodiversity and prevent land degradation. For instance, we engage a third-party organisation to carry out environmental and biodiversity impact assessments when building projects are approved and construction land is acquired, and formulate corresponding environmental and biodiversity protection measures based on the assessment results; we protect the ancient and valuable trees in the vicinity of the projects and maximise the protection and utilisation of urban trees in accordance with the local protection and management regulations for urban trees.

### **Construction Stage**

In a proactive response to the national call, we further promote green construction. During the Year, we continued to regulate environmental protection work during the construction stage in accordance with 《廣東粵海置地集團有限公司環保合規工作指引》(the Guidelines on Environmental Protection Compliance of Guangdong Yuehai Land Holdings Limited). During the entire construction cycle of buildings, we consistently integrate “green” practices in six indicators: construction management, environmental protection, material conservation and material resource utilization, water conservation and water resource utilisation, energy conservation and energy utilisation, and land conservation and construction site protection. During the construction stage, we maximise resource efficiency (energy, land, water, and materials), protect the environment, reduce pollution, and achieve harmonious coexistence with nature while aligning with socioeconomic environment. Adhering to the guiding principle of environmental protection first with efficient resource utilisation as the core, we pursue practices featuring environmental protection, high efficiency, and low consumption, and apply a balanced and integrated green construction model that maximises environmental (ecological), economic, and social benefits.

In addition, the Group also worked with suppliers to facilitate green construction, reducing the impact of the construction process on the natural environment from various aspects such as air pollution, waste management, energy consumption, water recycled utilisation and material use, and organised the “Energy Conservation Promotion Week and Low Carbon Day” to popularise the knowledge of building energy conservation and green construction for suppliers and encourage them to choose energy-saving and efficient technical measures and construction equipment.

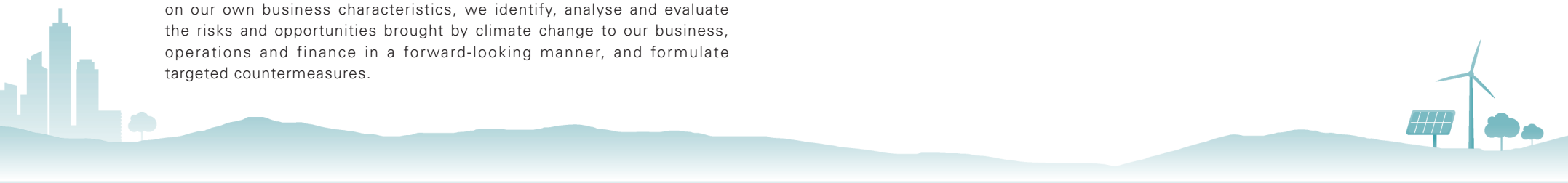


Air pollutants	<ul style="list-style-type: none"> <li>During the refined decoration construction stage, dust generated during polishing is absorbed by vacuum cleaner to reduce or eliminate the pollution of dust to the air;</li> <li>Use bare soil to cover the construction site, open dust spraying, adopt new sprinklers, fog cannons and other facilities to reduce dust, and use dust detection system to monitor dust concentration in the air.</li> </ul>
Reducing energy consumption	<ul style="list-style-type: none"> <li>Use LED solar energy-saving lamps on construction roads and energy-saving lamps on the office and living areas of the site.</li> </ul>
Noise management	<ul style="list-style-type: none"> <li>Installation of noise detection system to monitor construction noise in real time to ensure that the construction noise meets the national standards, that is, no more than 75 decibels of construction noise in daytime and no more than 55 decibels of construction noise in night time.</li> </ul>
Water recycled	<ul style="list-style-type: none"> <li>Establish a treatment system for collection, sedimentation and recycling of vehicle cleaning water, set up a three-level sedimentation tank, precipitate the sewage after cleaning of vehicles, and then spray water to reduce dust or irrigate green plants for reuse;</li> <li>Rainwater is recycled, precipitated, and filtered for use in road watering, garden maintenance and dust prevention.</li> </ul>
Use of materials	<ul style="list-style-type: none"> <li>Strengthen the use rate of materials, such as making waste steel bars into stools, using the remaining concrete materials to make door beams, and using recyclable prefabricated enclosures to achieve more than 90% recycling.</li> </ul>
Non-hazardous waste management	<ul style="list-style-type: none"> <li>Sort and recycle waste, build waste treatment facilities, ensure proper treatment of waste, and encourage waste reuse.</li> </ul>
Hazardous waste	<ul style="list-style-type: none"> <li>Classify hazardous waste and other waste, standardise the identification of hazardous waste for identification, and ensure that there is no leakage in the transportation process to ensure its safety.</li> </ul>

## Combating Climate Change

We regard combating climate change as an important part of the Company's promotion of sustainable development, continuously explore climate change management in line with Guangdong Land, and actively participate in global governance in combating climate change. Based on our own business characteristics, we identify, analyse and evaluate the risks and opportunities brought by climate change to our business, operations and finance in a forward-looking manner, and formulate targeted countermeasures.

Risk Types		Risk Description	Management measures
Physical Risk	Acute	Increasingly severe extreme weather events such as floods, hurricanes, and heat waves	<ul style="list-style-type: none"> <li>Make resilience plans in the project design stage to enhance the adaptability of buildings, thereby improving the ability to respond to extreme weather events;</li> <li>Apply the concept of a sponge city, and adopt designs such as rainwater gardens, permeable overhead platforms, and green roofs to enhance capacity to de-water and retrofit existing buildings where appropriate;</li> <li>Pay close attention to the relevant weather forecast of each project location and operating site, and sign the 《行業氣象服務協議書》 (Industry Meteorological Service Agreement) with the Meteorological Public Service Center;</li> <li>In case of high temperatures, timely provide employees with food and medicines to cool off the heat, distribute high-temperature subsidies or implement high-temperature holidays;</li> <li>Each project company is required to formulate contingency plans for unexpected weather events.</li> </ul>
		<ul style="list-style-type: none"> <li>Cause damage or destruction to buildings and facilities that would increase the operating costs of repair or replacement;</li> <li>Cause downtime, affect delivery time and increase the project cost;</li> <li>Cause threats to personal and property safety of employees, supply chain and customers.</li> </ul>	



Risk Types		Risk Description	Management measures
	Chronic	<p>Rising global temperatures may cause prolonged heatwaves</p> <ul style="list-style-type: none"> <li>• Increase the safety risks of outdoor employees, such as heatstroke or death due to heat;</li> <li>• Cause interruption or delay of construction, affect project delivery and increase operating costs;</li> <li>• Add ventilation and refrigeration equipment for offices and construction sites to increase operating costs.</li> </ul>	<ul style="list-style-type: none"> <li>• Pay close attention to each project and operating site's relevant weather forecast to ensure safety and security;</li> <li>• Provide heatstroke prevention supplies and high-temperature subsidies or high-temperature holidays for employees working outdoors;</li> <li>• Proactively identify, assess, and respond to long-term climate risks.</li> </ul>
Transition risk	Policy and Legal	<p>Transformation requirements for construction companies in the National "Double Carbon" Goals; the government implements a carbon pricing mechanism to reduce greenhouse gas emissions; regulators and other relevant authorities strengthen the requirements of environmental information disclosure</p> <ul style="list-style-type: none"> <li>• It is necessary for the enterprise to further adjust the structure of energy use, increase the proportion of renewable energy use, and ensure legal compliance;</li> <li>• Increase potential litigation risks, leading to an increase in compliance costs.</li> </ul>	<ul style="list-style-type: none"> <li>• Deeply root the concept of green building and sponge city in strategic development and operation, and actively practice the path of low carbon transformation;</li> <li>• Incorporate energy efficiency into overall planning considerations, and plan to minimise the use and reliance on non-renewable energy in every stage, from design, development, and procurement to operation.</li> <li>• Tighten legal compliance management, make rectifications by compliance requirements promptly, and efficiently manage environmental performance;</li> <li>• Advocate green office and increase the use of renewable energy in operations.</li> </ul>

Risk Types		Risk Description	Management measures
	Technology	<p>Architectural design requirements and standards are becoming increasingly stringent, increasing the cost of development and construction</p> <ul style="list-style-type: none"> <li>• The incorporation of green design and green materials in the development and construction phase will lead to an increase in project costs;</li> <li>• Investment in low-carbon technologies and upgrading existing equipment will increase operating costs.</li> </ul>	<ul style="list-style-type: none"> <li>• Continuously optimise the skills of R&amp;D and design teams, and strengthen forward-looking green design communication through academic exchanges and curatorial activities;</li> <li>• Comprehensively promote cost reduction and efficiency improvement, analyse energy efficiency, accurately identify improved areas, and carry out cost planning.</li> </ul>
	Market	<p>Climate change will have complex impacts on the market, such as changes in the consumption patterns of goods, products and services through supply and demand structures</p> <ul style="list-style-type: none"> <li>• Consumers are paying more and more attention to green products, and the enterprise will directly face consumers' demands for green transformation.</li> </ul>	<ul style="list-style-type: none"> <li>• Understand consumer needs through market research and continuously optimise products and services to meet consumer expectations.</li> </ul>
	Reputation	<p>Stakeholders are paying more attention to environmentally friendly products and corporate environmental performance</p> <ul style="list-style-type: none"> <li>• Negative news can damage the goodwill and reduce business value, such as failure to actively address climate change issues.</li> </ul>	<ul style="list-style-type: none"> <li>• Promote environmental protection in an all-around way and deeply root the concept of sustainable development in each project design, construction, and operation stage;</li> <li>• Actively promote green office, green building, and other work.</li> </ul>





Category	Climate-Related Opportunities	Countermeasures
Resource Efficiency	<ul style="list-style-type: none"> <li>Improve efficiency in resource use and waste management, thereby reducing operating costs;</li> <li>Improve the efficiency of energy use in production and sales processes, buildings, machinery, and equipment to reduce operating costs.</li> </ul>	<ul style="list-style-type: none"> <li>Effectively improve resource utilisation efficiency by recycling, filtering, and reusing rainwater during construction.</li> </ul>
Energy Use	<ul style="list-style-type: none"> <li>Using low-carbon clean energy (such as wind energy, solar energy, etc.) can effectively avoid the price fluctuations of traditional energy and reduce the cost of future carbon emission trading.</li> </ul>	<ul style="list-style-type: none"> <li>Increase the use of clean energy, such as promoting solar lighting tools at various project construction sites.</li> </ul>
Product and Service	<ul style="list-style-type: none"> <li>Innovate and develop low-carbon products and services, and improve products' climate adaptability and resilience;</li> <li>Changes in consumer preferences (for example, users tend to choose products with low energy consumption) bring potential demand for enterprises.</li> </ul>	<ul style="list-style-type: none"> <li>By embedding the concepts of green buildings and sponge cities in the design stage, the carbon emissions of buildings can be reduced, climate adaptability and resilience can be enhanced, and consumers' minds can be occupied;</li> <li>Innovate the marketing service model, and use electronic brochures, online publicity, and other methods to promote green operations.</li> </ul>

Category	Climate-Related Opportunities	Countermeasures
Market	<ul style="list-style-type: none"> <li>Promote enterprise transformation and realise diversified operations;</li> <li>Respond to government policies and obtain government incentives and support for green projects.</li> </ul>	<ul style="list-style-type: none"> <li>Through the comprehensive promotion of green building certification, it aims to obtain related financial services such as bank green credit, reduce financing costs and accelerate the green transformation of enterprises;</li> <li>Promote industrial upgrading and transformation, not only limited to land development, but also integrate sustainable management into daily operations and company strategies;</li> <li>Jointly build specialised scientific research and development institutions with universities, and make good use of scientific research and innovation to reduce operating costs.</li> </ul>

### Practicing Green Operations

The Group integrates the concept of green development into all links and processes of operations, and is committed to reducing or avoiding the adverse impact of operations on the environment. In our daily office operations, we encourage employees to be advocates and practitioners of green and low-carbon office, continuously deepen staff's environmental protection awareness, and implement the concept of resource conservation and environmental protection through measures such as paper conservation, regulating the use of electrical appliances, strengthening environmental protection publicity, and encouraging green travel.



### Paper conservation

- Encourage paperless office, as well as double-sided use of paper, add recycling bins for secondary printing paper, reduce unnecessary printing waste, and replace printing paper with 70g, regularly publicise the number of printing.
- Introduce third-party digital services for archives and establish professional and standardised operational processes to reduce archiving pressure, improve efficiency and ensure the overall quality of archived entities and data, while reducing paper use.
- On the premise of compliance, replace paper with electronic documents to promote paperless office through multiple channels.

### Regulated use of electrical appliances

- As for the use of air-conditioning equipment, it is managed by the office property with timer switches. The office air conditioning temperature is set to no lower than 26°C.
- Strengthen the inspection of the office area to reduce the waste of water and electricity, and issue warm reminders to reiterate the requirements for the energy-saving use of electrical appliances.
- Assign dedicated personnel to compile statistics on energy consumption and make prompt adjustments to reduce energy consumption.
- Encourage employees to set electric appliance to standby mode or energy-saving mode. All staff must power off office equipment (computers, etc.) after work hours. Implement a policy of lights off when unoccupied, requiring employees turn off unnecessary lighting during non-working hours at noon. Schedule periodic checks by staff to ensure unnecessary lighting and equipment in meeting rooms are powered off.

### Strengthening environmental protection publicity

- Post energy-saving, low-carbon and environmental protection signs in prominent positions of the office area.
- Add diligence and frugality and clean plate action signs in the canteen area, and organise credit check-in activities to encourage all employees to implement clean plate actions.
- Place signs in restrooms and pantries to remind employees to save water, turn off faucets immediately after use to prevent water from running unnecessarily. At the same time, employees are encouraged to use recyclable containers instead of disposable cups.

### Encouraging green travel

- Give priority to using new energy vehicles, optimise driving routes to reduce driving resistance and instantaneous fuel consumption, and develop good driving habits.
- Stick to the “135” low-carbon travel options: 1km away on foot, 3km away by bicycle, and 5km away by public transport.

### Waste recycling

- Encourage proper separation and recycling of recyclable resources such as metals, glass, plastic and cardboard.

## Overview of Environmental Performance

The types of energy consumed by the Group are mainly fuels and purchased electricity. Water use is entirely comprised of municipal water. Consequently, there is no problem in sourcing water. At the same time, we regard the management of wastewater, exhaust gas and waste as the focus of environmental protection work, and take corresponding measures to reduce the possible negative impact on the environment. During the Reporting Period, our specific resource use and environmental performance are as follows:

Resource types	unit	2024	2023
Total electricity consumption	MWh	8,357.80	11,254.11
Electricity consumption intensity <sup>2</sup>	MWh/’000 m <sup>2</sup>	2.60	3.48
Total fuel consumption	MWh	294.64	516.20
Total water consumption	m <sup>3</sup>	254,341.44	497,053.58
Water consumption intensity	m <sup>3</sup> /’000 m <sup>2</sup>	78.99	153.67

<sup>2</sup> The intensity values of environmental KPIs are calculated based on the total building area and the headquarters office area of the project companies within the reporting scope of this Report in 2024.



Greenhouse gas and air pollutant types	unit	2024	2023
Greenhouse gas emissions (Scope 1, Scope 2)	tCO <sub>2</sub> e	4,931.50	6,671.14
Greenhouse gas emissions intensity (Scope 1, Scope 2)	tCO <sub>2</sub> e/'000 m <sup>2</sup>	1.53	2.06
Greenhouse gas emissions (Scope 1) <sup>3</sup>	tCO <sub>2</sub> e	75.62	132.50
Greenhouse gas emissions (Scope 2) <sup>4</sup>	tCO <sub>2</sub> e	4,855.88	6,538.64
Nitrogen oxides (NO <sub>x</sub> ) emissions <sup>5</sup>	kg	197.88	311.10
Sulphur oxides (SO <sub>x</sub> ) emissions	kg	0.47	0.82
Particular Matter (PM)	kg	18.82	29.68

<sup>3</sup> Greenhouse gas emissions (Scope 1) are from the combustion of fixed-source fuels (diesel).

<sup>4</sup> Greenhouse gas emissions (Scope 2) are from the consumption of purchased electricity. According to the "Appendix 2: Environmental Key Performance Indicators Reporting Guidelines" (Appendix 2) in the updated "How to Prepare Environmental, Social and Governance Reports" by the Stock Exchange in March 2022, the greenhouse gas emission factor of Guangdong Land is based on the "Notice on Key Tasks of Enterprise Greenhouse Gas Emission Reporting Management in 2022" published by the Ministry of Ecology and Environment of the People's Republic of China on 15 March 2022, as well as the electricity emission factor published by the Hong Kong Electric Company in 2014.

<sup>5</sup> Air pollutants are from fuel combustion, and the relevant calculations refer to the emission factors in "Appendix 2" of the Stock Exchange.

Wastewater and waste types	unit	2024	2023
Total discharge of wastewater	tonne	111,216.60	294,809.73
Total generation of hazardous waste <sup>6</sup>	tonne	571.53	867.77
Hazardous waste generation intensity	tonne/'000 m <sup>2</sup>	0.1775	0.2683
Generation of waste light tubes	tonne	0.0340	0.0560
Generation of waste computers and electrical appliances	tonne	0.0370	0.3500
Generation of empty ink and toner cartridges	tonne	0.1440	0.0540
Generation of construction waste	tonne	571.31	867.31
Total generation of non-hazardous waste	tonne	1.0216	0.8294
Non-hazardous waste generation intensity	tonne/'000 m <sup>2</sup>	0.0003	0.0003
Paper	tonne	0.6738	0.4953
Plastic	tonne	0.3241	0.3110
Metal	tonne	0.0236	0.0231

<sup>6</sup> The scope of disclosure of hazardous waste is defined according to the "National Hazardous Waste List (2021 edition)" published by the Ministry of Ecology and Environment of the People's Republic of China.



## 9. Putting Talent First

This chapter responds to SDGs:



Guangdong Land understands that the contribution of employees is crucial to the success of the Group's business. Therefore, we emphasise our employees' health, safety, legitimate rights, development and care for the well-being. Adhering to the people-oriented concept, we strive to provide an equal, diverse, harmonious, friendly and belonging working environment to the employees.

### Ensuring Health and Safety

Guangdong Land regards the occupational health and safety of employees as its top priority of its business operations, fully implements the concept of "life first, safety first", adheres to the core concept of "people-oriented, safer development", and strictly complies with 《中華人民共和國安全生產法》 (the Production Safety Law of the People's Republic of China), 《中華人民共和國勞動法》 (the Labour Law of the People's Republic of China), 《中華人民共和國消防法》 (the Fire Protection Law of the People's Republic of China), 《中華人民共和國職業病防治法》 (the Law of the People's Republic of China on the Prevention and Control of Occupational Diseases) and other laws and regulations. During the Year, we issued and implemented

2 internal systems for safety management, including 《廣東粵海置地集團有限公司安全生產事故隱患治理辦法》 (the Measures for the Administration of Hidden Dangers of Production Safety Accidents of Guangdong Yuehai Land Holdings Limited) and 《廣東粵海置地集團有限公司運營項目安全管理工作指引》 (the Guidelines for Safety Management of Operational Projects of Guangdong Yuehai Land Holdings Limited), to further improve safety work standards, daily safety management assessments and emergency reporting mechanisms. Furthermore, we have also updated and revised 《廣東粵海置地集團有限公司惡劣天氣應急響應工作指引》 (the Guidelines for Adverse Weather Emergency Response of Guangdong Yuehai Land Holdings limited), to improve the safety management system from the perspective of adverse weather response management, and strive to build an regulated, standardised and efficient safety management system in all respects.

The Group has obtained the ISO 45001 Occupational Health and Safety Management System Certification, which covers the occupational health and safety management activities involved in the operation and management of all real estate development companies under the Group. During the Year, the Group carried out the annual review of the occupational health and safety management system in accordance with the requirements of ISO 45001. The review results showed that the occupational health and safety management activities involved in the operation and management of all real estate development companies under the Group covered by the certification scope still meet the requirements of ISO 45001.





### ISO 45001 Occupational Health and Safety Management System Certification

In the past three years, we have maintained zero work-related injuries of all staff and contracted workers, and successfully achieved the goals of production safety for the Reporting Period, as follows:

No safety production liability accident of deaths or above; serious injury and minor injury rates of employees not exceeding 1/1000.	Non-personnel injury and production safety liability accident with direct economic loss of more than RMB1 million.	Occupational disease rate of employees not exceeding 1/1000.
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Occupational health and safety statistics	Unit	2024	2023	2022
Number of lost days due to work injury	day	0	0	0
Number of work-related injuries	person	0	0	0

We have also implemented a series of specific measures to ensure employees' occupational health and safety and project production safety. During the Reporting Period, our specific work is as follows:

### Occupational Health and Project Production Safety Work

- Physical examinations and first aid training on cardiopulmonary resuscitation and AED:

In addition to organising physical examinations for all employees, we collaborated with Yuehai Property to conduct the first aid training on cardiopulmonary resuscitation and AED usage to effectively enhance the emergency awareness and first aid capabilities of employees.



Health and Safety Lecture of Guangdong Land

### Occupational Health and Project Production Safety Work

- Signs of the construction site:

In order to further strengthen the management of the construction site, each construction unit has placed "seven signs and a floor plan" (七牌一圖) at the main entrance of the construction area, namely the project overview sign, the list of management personnel and the supervision telephone sign, the fire protection sign, the safety production sign, the civilised construction sign, the publicity sign of major hazard sources, the occupational disease notification sign and the general floor plan of the construction site, to remind the safety management specifications of the construction site and promote the standardised management of the construction site.



Real Map of "Seven Signs and a Floor Plan" at the Construction Site

- Fire emergency evacuation drill:

In 2024, Guangdong Land organised a total of 44 fire emergency evacuation drills in headquarters office areas and subsidiaries. These exercises comprehensively evaluated and strengthened the emergency risk prevention capabilities in office locations, enhanced the fire safety awareness of employees and improved their capabilities in emergency response, self-rescue, and mutual assistance.

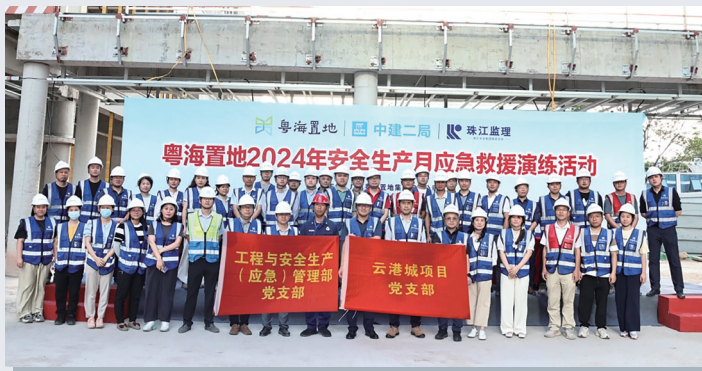


Fire Emergency Evacuation Drill in Office Area



### Occupational Health and Project Production Safety Work

In June 2024, the Guangzhou GDH Future City Project organised the 2024 safety production month emergency rescue drill of Guangdong Land. The event included multiple scenarios such as fire evacuation and emergency rescue, emergency response for suspended platform safety issues, training on fire fighting knowledge conducted by firefighters, and hands-on experience with firefighting equipment for participants. These activities aimed to enhance the emergency response efficiency and capabilities of the project company in handling various unexpected incidents.



Fire Emergency Evacuation Drill in Construction Area

### Protecting the Rights and Interests of Employees

#### Diverse and Equal Employment Policy

We strictly abide by《中華人民共和國勞動法》(the Labour Law of the People's Republic of China),《中華人民共和國勞動合同法》(the Labour Contract Law of the People's Republic of China), the Employment Ordinance of Hong Kong and other employment-related laws and regulations. At the same time, we have established a labour union as a representative of the legitimate rights and interests of employees, and entered into "Collective Contracts" with the Chairman of the Labour Union, which stipulated labour relations, wage performance, working hours, rest and vacation, labour safety, insurance payment, etc., to ensure all employees' legitimate rights and interests are protected. During our operations, we eliminate child labour and forced labour. During the Reporting Period, the Group has not employed any child labour or forced labour.

We believe that a diverse and fair corporate culture can foster interaction and cooperation among employees with different backgrounds, creating more possibilities for the Group. For this purpose, we have formulated diversity policies such as《企業文化建設方案》(the Corporate Culture Establishment Program) to respect employees of different races, genders, cultural backgrounds and religious beliefs, and provide them with equal job opportunities. We handle employment matters, including recruitment and promotion, remuneration, and working hours, based on openness, transparency, fairness and zero-discrimination principles. In addition, we have positions for the disabled and respect the disabled forgetting a job and encourage them to do so.

### Remuneration Mechanism and Promotion Channels

During the Year, we continuously implemented 《廣東粵海置地集團有限公司幹部選拔任用工作規程》 (the Rules of Cadre Selection and Appointment Work of Guangdong Yuehai Land Holdings Limited) and 《廣東粵海置地集團有限公司管理人員競爭上崗工作規程》 (the Rules of Management's Comparison of Positions Work of Guangdong Yuehai Land Holdings Limited) and other internal policies, and updated and revised 《廣東粵海置地集團有限公司員工績效評價管理辦法》 (the Administrative Measures for Employee Performance Evaluation of Guangdong Yuehai Land Holdings Limited), 《廣東粵海置地集團有限公司薪酬福利管理辦法》 (the Administrative Measures for Compensation and Benefits of Guangdong Yuehai Land Holdings Limited) and 《廣東粵海置地集團有限公司組織架構與職級體系管理規定》 (the Organisational Structure and Ranking System Management Regulations of Guangdong Yuehai Land Holdings Limited), so as to further improve the remuneration and promotion management principles, the responsibilities of the remuneration management authorities, the remuneration distribution mechanism, the remuneration payment regulations, and the penalties involved in the violation of the remuneration system. Adhering to the principle of "salary based on positions, salary going with positions, and performance-based compensation", we aim to retain candidates with higher cadre with a reasonable, transparent remuneration mechanism and promotion channels and performance appraisal, and to enhance the Group's core competitiveness.

As of the end of the Reporting Period, the data on the number of employees and employee turnover rate of Guangdong Land are as follows:

	Number of employees <sup>7</sup>	Employee turnover rate <sup>8</sup>
Overall	376	39%
<b>By gender</b>		
Female	152	40%
Male	224	37%
<b>By age group</b>		
Under the age of 30	41	53%
Between the age of 30 and 50	300	38%
Over the age of 50	35	19%
<b>By employee category<sup>9</sup></b>		
Management and senior grade	33	13%
Intermediate grade	58	31%
Junior grade	285	42%
<b>By geographical region</b>		
Mainland China	365	39%
Hong Kong, Macau and Taiwan, and overseas countries	11	35%

<sup>7</sup> Unless otherwise specified, the scope of number of employees and employee turnover rate statistics applies to all employees of the Group. During the Reporting Period, all employees of the Group were full-time employees.

<sup>8</sup> The employee turnover rate is calculated based on the number of resignations in 2024 divided by the sum of the number of employees who resigned and the number of employees employed at the end of the Reporting Period.

<sup>9</sup> The management team and senior level employees include the chairman, director, general manager, and office director; Intermediate level employees include deputy director, department deputy general manager, and office deputy director; Junior level covers other employees.



## Talent Development

Guangdong Land regards great importance to the ability improvement and career development of employees. We motivate our employees to continuously learn and increase their value through the training system of “combining internal training with external training” and “combining job skills training with professional knowledge training”.

We formulate and implement 《廣東粵海置地集團有限公司培訓管理辦法》 (the Training Management Measures of Guangdong Yuehai Land Holdings Limited) to standardise the training management process and promote the orderly development of training work. We identify training needs, objectives, themes, and implementation methods based on strategic objectives of the Group, phased business priorities and human resource status, and regularly review and update training content. At the same time, according to the stage and level of employees, we carry out targeted new employee training, on-the-job employee and manager training, and design different types and themes of training accordingly to stimulate talent potential in an all-around way, build a high-quality talent team, and reserve strength for the long-term development of the Group.

In addition, we encourage employees to participate in professional training such as work related academic qualifications and vocational qualification education in their spare time. We also give cash rewards to employees who have obtained professional titles/professional qualification certificates related to engineering technology, economics, accounting, auditing and archives in the real estate industry or job positions recognised by the Group. At the same time, the degree and professional titles/vocational qualification certificates obtained during the on-the-job period can also be used as an important reference basis for salary adjustment and vocational qualification.

### “Shared Micro Classroom” Training Project

In 2024, to strengthen the sharing and inheritance of corporate culture, knowledge, experience, and skills within the Company, the Group organised internal trainers to conduct the “Shared Micro Classroom” (共享微課堂) series of internal training programs. A total of 11 sessions were delivered by 11 internal trainers, covering topics such as marketing, project design, finance, human resources, and other categories. The training attracted over 200 participants.



The training site of “Shared Micro Classroom”

### Strategic Seminar

In 2024, amid challenges and potential market opportunities arising from the real estate sector's entry into a period of profound adjustment, the Group conducted a specialised strategic seminar. By studying industry research and the latest development trends, and integrating action learning, we guided mid-level management teams of the Company and senior management teams of subsidiaries to pool collective wisdom to explore new thought, enhance strategic insight of the teams, strengthen team cohesion and operational effectiveness, formulate future development directions and action plans for the Company, and ultimately implement and achieve the strategic objectives of Company in a more effective way.



The site of Strategic Seminar

During the Reporting Period, the employee training data of the Group by different categories is set out as follows:

	Number of employees who received training	Percentage of employees who received training	Average training hours (hours)
Overall	376	100%	5.39
<b>By gender</b>			
Female	152	100%	3.85
Male	224	100%	6.44
<b>By employee category</b>			
Management and senior grade	33	100%	18.00
Intermediate grade	58	100%	7.94
Junior grade	285	100%	3.42

### Caring for Employees' Needs

Guangdong Land believes an interactive and pleasant working environment can improve employees' work efficiency, enhance their cohesiveness, and maintain their health. During the Year, we updated 《廣東粵海置地集團有限公司考勤及休假管理办法》(the Attendance and Leave Management Measures of Guangdong Yuehai Land Holdings Limited). We adjusted parental leave and one-child care leave in accordance with relevant local regulations to express our care for employees' children and parents.

We advocate the concept of “work-life balance”, caring about every employee’s mental and physical health. We actively guide our employees to balance work and life by organising various team-building activities, increasing communication among them to enhance team spirit and a sense of belonging. During the Reporting Period, we held a number of sports competitions, cultural activities and employee family activities.

### Organising a Mid-Autumn Festival Carnival

In September 2024, the Group launched the “Admire the Moon on Mid-Autumn Festival at Guangdong Land for Fun” (月見中秋Fun享喜粵) carnival. The event featured activities such as handmade mooncake crafting and dried flower fan making, engaging employees in wholesome recreational experiences and celebrating the traditional Mid-Autumn Festival together.



The site of the Mid-Autumn Festival Carnival

### Hosting the “Guangdong Land Cup” Badminton Game

From April to May 2024, the Group organised the “Guangdong Land Cup” badminton game to inspire employees’ passion for fitness activities, thereby improving their physical health and invigorating their spirits. The game featured mixed team events such as men’s doubles, women’s doubles, and mixed doubles. Participants fully demonstrated fighting spirits, sweating it out on the court and showcasing their positive, energetic, and healthy attitude.



The site of group photo from the Badminton Game

We continued to conduct the mutual aid and protection scheme, and actively responded to Mutual Support Work for the Employees of Shenzhen Federation. We provided “five social insurance and one housing fund” for employees and additionally purchased “Mutual Assistance for Employees with Major Illnesses” and “Employee Comprehensive Mutual Aid Insurance for Inpatient Medical Care” for employees to help them reduce their medical burden.



In addition, we have formulated a normalised assistance mechanism for employees in difficulty. After setting up files for those employees, we organised condolences to their families on major festivals (including New Year's Day, Spring Festival, Labour Day, etc.). During the Reporting Period, we carried out a number of condolences activities for employees in difficulty, veterans, former members of the poverty alleviation team and Xizang-aid cadres.

#### Charitable Donation Activity for Overcoming Difficulties

During the Reporting Period, the Group encountered a special circumstance where an employee's family member was diagnosed with a critical illness, requiring urgent substantial funds for treatment. In response, we organised a charitable donation to provide timely assistance. The charitable donation activity was promoted through multiple channels including internal emails, bulletin boards, and WeChat groups, encouraging all employees to voluntarily contribute according to their personal circumstances. Employees enthusiastically participated and proactively responded, taking concrete actions to support the colleague in difficulty.



Visiting Activity of "Delivery of Warmth in the Spring Festival"





## 10. Social Orientation

This chapter responds to SDGs:



Guangdong Land has always adhered to the principle of “Good Culture”, actively assumed corporate social responsibility, and continued to increase investment in public welfare activities based on its own advantages, deeply explored the needs of the public, and carried out assistance and visit activities. At the same time, we vigorously promote the spirit of volunteerism, encourage employees to actively participate in condolence activities, and promote the sustainable development of the community with practical actions.

### Implementation of Targeted Poverty Alleviation

Guangdong Land actively responds to the deployment requirements regarding the implementation of the “Hundred Counties, Thousand Towns, and Ten Thousand Villages High-Quality Development Project” of Guangdong Provincial Party Committee to promote coordinated development of urban and rural areas. The Group is also committed to promoting industrial revitalisation and empowering the local economy.

During the Reporting Period, the Group deeply integrated culture, products, and the market through multiple dimensions including rural tourism, consumption assistance, and targeted promotion. These efforts were precisely aligned with the development needs of Gaozhou, and bolstered its economic and urban development.

### Cultural Tourism Empowerment: Pioneer New Pathways for Cultural Revitalisation of Gaozhou

In November 2024, the Group invited property owners of its residential projects in Guangzhou and Foshan to participate in the inaugural Gaozhou public welfare study tour along the Guangzhou-Foshan route. The event explored the multifaceted charm of Gaozhou through cultural heritages, natural landscapes, and local cuisines. Empowered by cultural tourism, Guangdong Land showcased the unique beauty of Gaozhou to the public, let more people love and learn about Gaozhou, boosted local tourism, and infused new vitality into rural communities in Gaozhou.



Gaozhou Public Welfare Study Tour Along the Guangzhou-Foshan Route



### Multi-channel Promotion to Boost the Brand of Special Agricultural Products of Gaozhou

During the Reporting Period, the Group actively leveraged new media platforms, and fully utilised 11 WeChat official accounts to create dedicated promotional channels for agricultural products of Gaozhou. These platforms vividly showcased the unique charm of Gaozhou from cultural heritages to local flavors. Like a refreshing breeze, the online promotion spread the stories of Gaozhou to thousands of households. Since the launch of the assistance initiative in March last year, the campaign generated nearly 340,000 cumulative exposures. Meanwhile, capitalising on the public outreach advantages of residential projects, the Group coordinated a joint effort of sales offices of 8 major developments for sale in 6 cities, including Guangzhou, Foshan, and Zhuhai to establish offline assistance booths to centrally showcase special agricultural products of Gaozhou such as dried lychee, dried longan, and Gaozhou honey.



Promote special agricultural products of Gaozhou

### Promoting Gaozhou Specialties to Hong Kong and Macau, and Expanding Their Entry into the Greater Bay Area and Overseas Markets

During the Reporting Period, to help special agricultural products of Gaozhou establish a presence in the Guangdong-Hong Kong-Macao Greater Bay Area, Guangdong Land proactively leveraged the special agricultural products of Gaozhou as a bridge to promote integrated development between Gaozhou and the Greater Bay Area, and helped Gaozhou specialties go further on the road of entering into the Greater Bay Area and overseas markets. At the 2024 spring tea event of Guangdong, Guangdong Land designed a series of specialty gift packages featuring Gaozhou dried longan, and conducted promotion campaigns at the Wharney Hotel in Hong Kong.

### Conducting Community Volunteer Services

Guangdong Land gives full play to the strength of the volunteer service team, gathers the powerful effect of volunteer service, continuously improves the accuracy of community services, and delivers warmth to the community with tiny good deed. During the Year, a total of 176 employees participated in volunteer service activities, and a total of 695 hours were invested in volunteer service activities.



### **“Green and Beautiful Guangdong, Volunteers in Action” Environmental Protection Volunteer Activity**

In 2024, the Group launched the “Green and Beautiful Guangdong, Volunteer in Action” initiative, actively mobilised all employees to participate in ecological conservation efforts under the “Green and Beautiful Guangdong” initiative. Projects including Guangzhou GDH Future City Project, Zhuhai Laurel House Project, and Zhongshan GDH City Project organised tree-planting and greenery conservation activities. Through planting saplings, cleaning up litter, and sorting and recycling waste, employees contributed their due efforts to safeguard the natural ecosystem for their local communities and surrounding environment.



The site of “Green and Beautiful Guangdong, Volunteers in Action”  
Activity

### **Strive and Rise Programme**

In 2024, the Hong Kong employees of Guangdong Land participated in the government’s Strive and Rise Programme to share their life experience with young students from underprivileged families, help them improve their self-confidence, develop a correct outlook on life, and explore more possibilities for personal development.

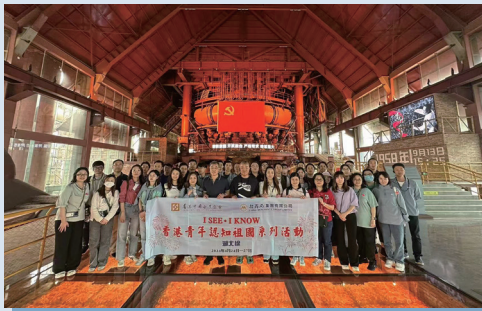


The Activity Site of Strive and Rise Programme



### **"I See ' I Know" Hong Kong Youth Understanding Motherland Program**

In 2024, Hong Kong employees of Guangdong Land jointly led a delegation of Hong Kong youth on a Hubei study tour to Wuhan, where they visited Wuhan Iron and Steel (武漢鋼鐵), renowned as the "Firstborn of China's Steel Industry", enhancing emotional connections between young people of Hong Kong and the Chinese mainland.



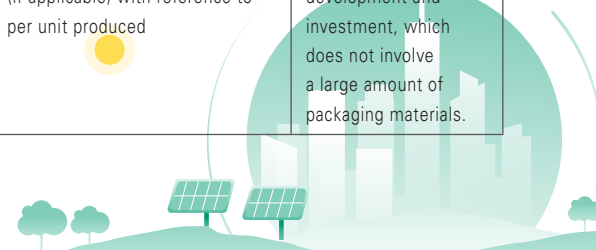
The site of visiting Wuhan Iron and Steel



# 11. Appendix 1: Content Index of the ESG Reporting Guide (Effective for the Reporting Period)

The ESG Reporting Guide		This Report
Aspects	General Disclosures and KPIs	Section/Statement
<b>A. Environmental</b>		
<b>A1: Emissions</b>	General Disclosures	"Sourcing from Environment"
	A1.1 The types of emissions and respective emissions data	"Sourcing from Environment" — Overview of Environmental Performance
	A1.2 Direct (Scope 1) and energy indirect (Scope 2) greenhouse gas emissions and intensity	"Sourcing from Environment" — Overview of Environmental Performance
	A1.3 Total hazardous waste produced and intensity	"Sourcing from Environment" — Overview of Environmental Performance
	A1.4 Total non-hazardous waste produced and intensity	"Sourcing from Environment" — Overview of Environmental Performance
	A1.5 Description of emissions target(s) set and steps taken to achieve them	"Sourcing from Environment" — Practicing Green Operations
	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	"Sourcing from Environment" — Practicing Green Operations

The ESG Reporting Guide		This Report
Aspects	General Disclosures and KPIs	Section/Statement
<b>A. Environmental</b>		
<b>A2: Use of Resources</b>	General Disclosures	"Sourcing from Environment"
	A2.1 Direct and/or indirect energy consumption by type in total and intensity	"Sourcing from Environment" — Overview of Environmental Performance
	A2.2 Water consumption in total and intensity	"Sourcing from Environment" — Overview of Environmental Performance
	A2.3 Description of energy use efficiency target(s) set and steps taken to achieve them	"Sourcing from Environment" — Practicing Green Operations
	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	"Sourcing from Environment" — Overview of Environmental Performance
	A2.5 Total packaging material used for finished products (in tonnes) and (if applicable) 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.



The ESG Reporting Guide		This Report
Aspects	General Disclosures and KPIs	Section/Statement
<b>A. Environmental</b>		
<b>A3: The Environment and Natural Resources</b>	General Disclosures	"Sourcing from Environment"
	A3.1 Description of the significant impacts of activities on the environment and natural resources and the actions taken to manage them.	"Sourcing from Environment" — Promoting Green Construction
<b>A4: Climate Change</b>	General Disclosures	"Sourcing from Environment" — Combating Climate Change
	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.	"Sourcing from Environment" — Combating Climate Change
<b>B. Social</b>		
<b>B1: Employment</b>	General Disclosures	"Putting Talent First"
	B1.1 Total workforce by gender, employment type (for example, full- or part-time), age group and geographical region	"Putting Talent First" — Protect the Rights and Interests of Employees
	B1.2 Employee turnover rate by gender, age group and geographical region	"Putting Talent First" — Protect the Rights and Interests of Employees

The ESG Reporting Guide		This Report
Aspects	General Disclosures and KPIs	Section/Statement
<b>A. Environmental</b>		
<b>B2: Health and Safety</b>	General Disclosures	"Putting Talent First"
	B2.1 Number and rate of work-related fatalities occurred in each of the past three years including the reporting year	"Putting Talent First" — Ensuring Health and Safety
	B2.2 Lost days due to work injury	"Putting Talent First" — Ensuring Health and Safety
	B2.3 Description of occupational health and safety measures adopted, and how they are implemented and monitored	"Putting Talent First" — Ensuring Health and Safety
<b>B3: Development and Training</b>	General Disclosures	"Putting Talent First"
	B3.1 The percentage of employees trained by gender and employee category (e.g. senior management, middle management)	"Putting Talent First" — Talent Development
	B3.2 The average training hours completed per employee by gender and employee category	"Putting Talent First" — Talent Development
<b>B4: Labour Standards</b>	General Disclosures	"Putting Talent First"
	B4.1 Description of measures to review employment practices to avoid child and forced labour	"Putting Talent First" — Protect the Rights and Interests of Employees
	B4.2 Description of steps taken to eliminate such practices when discovered	"Putting Talent First" — Protect the Rights and Interests of Employees





The ESG Reporting Guide		This Report
Aspects	General Disclosures and KPIs	Section/Statement
<b>A. Environmental</b>		
<b>B5: Supply Chain Management</b>	General Disclosures	"Prioritising Quality"
	B5.1 Number of suppliers by geographical region	"Prioritising Quality" — Building Win-win Relationships
	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	"Prioritising Quality" — Building Win-win Relationships
	B5.3 Description of practices used to identify environmental and social risks along the supply chain, and how they are implemented and monitored	"Prioritising Quality" — Building Win-win Relationships
	B5.4 Description of practices used to promote environmentally preferable products and services when selecting suppliers, and how they are implemented and monitored	"Prioritising Quality" — Building Win-win Relationships




The ESG Reporting Guide		This Report
Aspects	General Disclosures and KPIs	Section/Statement
<b>A. Environmental</b>		
<b>B6: Product Responsibility</b>	General Disclosures	"Prioritising Quality"
	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, not involved in product recalls.
	B6.2 Number of products and service related complaints received and how they are dealt with	"Prioritising Quality" — Controlling Service Level
	B6.3 Description of practices relating to observing and protecting intellectual property rights	"Based on Compliance" — Protecting Intellectual Property Rights
	B6.4 Description of quality assurance process and recall procedures	"Prioritising Quality" — Commitment to Project Quality
	B6.5 Description of consumer data protection and privacy policies, and how they are implemented and monitored	"Prioritising Quality" — Controlling Service Level



The ESG Reporting Guide		This Report
Aspects	General Disclosures and KPIs	Section/Statement
<b>A. Environmental</b>		
<b>B7: Anti-corruption</b>	General Disclosures	"Based on Compliance"
	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	"Based on Compliance" — Regulating Business Conduct
	B7.2 Description of preventive measures and whistle-blowing procedures, and how they are implemented and monitored	"Based on Compliance" — Regulating Business Conduct
	B7.3 Description of anti-corruption training provided to directors and staff	"Based on Compliance" — Regulating Business Conduct
<b>B8: Community Investment</b>	General Disclosures	"Social Orientation"
	B8.1 Focus areas of contribution (e.g. education, environmental concerns, labour needs, health, culture, sport)	"Social Orientation"
	B8.2 Resources (e.g. money or time) contributed to the focus area	"Social Orientation"



## 12. Appendix 2: Response to the United Nations Sustainable Development Goals

Contribution to SDGs	Chapter involved
	"Social Orientation" — Implementation of Targeted Poverty Alleviation
	"Social Orientation" — Implementation of Targeted Poverty Alleviation
	"Putting Talent First" — Ensuring Health and Safety "Putting Talent First" — Protecting the Rights and Interests of Employees "Putting Talent First" — Caring for Employees' Needs
	"Putting Talent First" — Talent Development
	"Putting Talent First" — Protecting the Rights and Interests of Employees
	"Sourcing from Environment" — Promoting Green Construction "Sourcing from Environment" — Practicing Green Operations

Contribution to SDGs	Chapter involved
	"Putting Talent First" — Protecting the Rights and Interests of Employees "Putting Talent First" — Talent Development
	"Prioritising Quality" — Commitment to Project Quality
	"Putting Talent First" — Protecting the Rights and Interests of Employees
	"Sourcing from Environment" — Promoting Green Construction "Sourcing from Environment" — Practicing Green Operations "Social Orientation" — Conducting Community Volunteer Services
	"Prioritising Quality" — Commitment to Project Quality "Prioritising Quality" — Controlling Service Level
	"Sourcing from Environment" — Combating Climate Change

Contribution to SDGs	Chapter involved
	"Sourcing from Environment" — Promoting Green Construction
	"Based on Compliance" — Regulating Business Conduct "Based on Compliance" — Protecting Intellectual Property Rights
	"Prioritising Quality" — Building Win-win Relationships

