

# 2022 ESG

## Environmental, Social and Governance Report

China Jinmao Holdings Group Limited



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## ABOUT THE REPORT

This Report is the second Environmental, Social and Governance (ESG) Report issued by China Jinmao Holdings Group Limited, which has issued five Sustainable Development Reports and three Corporate Social Responsibility Reports. This Report aims to communicate frankly with stakeholders about the Company's philosophy, main practices, and key performance for sustainability.

### Report Scope and Interval

Unless otherwise stated, this Report covers China Jinmao Holdings Group Limited and its subsidiaries both in and outside China, consistent with the scope of the *China Jinmao Holdings Group Limited 2022 Annual Report*. Information and data cited in the Report come from the Company's official documents, statistical reports, and financial reports, as well as ESG information compiled, summarised, and audited by the Company. The currency unit is the Chinese yuan (RMB). This annual report covers the period from 1 January 2022 to 31 December 2022. Some contents may go beyond the mentioned period to enhance the comparability and foresightedness of this Report.

### References

For the convenience of expression and reading, "China Jinmao Holdings Group Limited" is also referred to as "China Jinmao" "the Company" or "we" in this Report. The Company's regional or city companies in the development sector are referred to in the format of "Jinmao + the region/city".

### Basis of Preparation

This Report is prepared in accordance with the *Environmental, Social and Governance Reporting Guide* ("ESG Reporting Guide") under Appendix 27 of the Listing Rules of the Stock Exchange of Hong Kong Limited, and refers to the *Chinese Corporate Social Responsibility Report Preparation Guide* (CASS-ESG 5.0) issued by the Chinese Academy of Social Sciences, the United Nations' *SDG Compass: The guide for business action on the SDGs*, the Global Reporting Initiative Sustainability Reporting Standards (GRI Standards), and the standard for the real estate industry of the Sustainable Accounting Standards Board (SASB). This Report was prepared through stages including industry benchmarking, questionnaire surveys, stakeholder interviews, information collection, information review, report writing, independent third-party audit, and approval by the ESG Committee and the Board of Directors.

### Reporting Principles

This Report follows the reporting principles laid out in the *ESG Reporting Guide*, which include:

- **Materiality:** To keep improving ESG management and effectively respond to the expectations and demands of stakeholders, China Jinmao regularly identifies and select ESG issues. After analysis and evaluation, it draws a materiality matrix to determine ESG issues and submits it to the Board of Directors for review and approval. Considering that there were no major changes in the Company's business environment in 2022, the materiality matrix from 2021 continues to apply for 2022.
- **Quantitative:** China Jinmao has established a standardised ESG indicator management system covering its headquarters and all subsidiaries. It regularly collects quantitative key performance indicators across "Environmental" and "Social" aspects as defined in the *ESG Reporting Guide*. These indicators are aggregated over the course of the year and ultimately constitute the disclosures presented in this Report. Where calculations or conversions are involved, the standards, protocols, and guidelines used are provided in the notes of this Report. The detailed quantitative ESG data and targets can be found in the relevant sections of this Report as well as in the ESG Performance Indicators included in the appendices.
- **Balance:** This Report has been reviewed and confirmed by the Company's Board of Directors. We warrant that the contents are presented in an objective and impartial manner. The disclosed content can be found on the Company's official disclosure channels and public media reports.
- **Consistency:** Unless otherwise stated, the information collection and disclosure methods used in this Report are consistent with those used in previous years, ensuring comparability of information.

### Access

This Report is available in traditional Chinese and English for readers. It can be downloaded on the official website of the Company (<https://www.chinajinmao.cn>) and the website of The Stock Exchange of Hong Kong Limited (<https://www.hkexnews.hk>).

## THE COMPANY'S MESSAGE

The year 2022 was an extraordinary year. It celebrated the opening of the 20th National Congress of the Communist Party of China and witnessed the orderly implementation of the 14th Five-Year Plan. It also marked the first full year of operation for Sinochem Holdings after reorganisation and saw China Jinmao effectively respond to profound changes in the industry. During the year, China Jinmao, guided by the concept of "Insisting on City Operation and Insisting on In Science We Trust" and keeping in mind its responsibility as a centrally administered enterprise, continued to make progress while maintaining stability in pursuing high-quality development from the long-term perspective and empowering sustainable urban development.

In 2022, China Jinmao continued to improve its ESG performance based on a scientific and professional ESG framework and management system and comprehensively embedded sustainability considerations into its business strategies and operational decisions. Our ESG management and practices have been highly recognised by authoritative agencies both in China and abroad. During the year, our MSCI ESG rating rose to BBB; we received a Global ESG Benchmark for Real Assets (GRESB) three-star rating; we were included in the newly launched Hang Seng Climate Change 1.5° C Target Index; and we were included in "Central SOEs ESG Governance Pioneers 50 Index" published by the Bureau of Social Responsibility under the State-owned Assets Supervision and Administration Commission (SASAC) of the State Council.

**Deliver top quality for shared well-being.** China Jinmao always considers it our duty of "Unleashing Future Vitality of the City," striving to create a paradigm of liveable, business-friendly, and pleasant cities and achieve comprehensive enhancement of regional functions and urban vibrancy. In 2022, we acted on the theme of the "Year of Project Management" programme by promoting lean construction and significantly increased efficiency of high-quality delivery. We made active efforts to ensure the timely delivery of housing projects to meet people's needs. During the year, we delivered more than 60,000 high-quality housing units, which unlocked infinite possibilities for a better life, with our customer satisfaction reaching a new high.

**Pursue green development and harmony between humanity and nature.** China Jinmao continued to advance its "Ever Green Quality" strategy and actively align with its business activities with China's "carbon peaking and carbon neutrality" goals by integrating green, low-carbon, and sustainability considerations into the entire life cycle of buildings. It became one of the first real estate companies to disclose carbon reduction targets based on scientific measures. In 2022, the Company achieved green building compliance for all its new projects, with 34 projects receiving 35 green building certifications, bringing its total green-building certified floor area to 29.639 million square meters, and it ranked the first for competitiveness of green property development in China again. The Dongmei Future Community project of Jinhua Jinmao Future Science City won the Global Zero-Carbon City Innovation Pioneer Award – Gold Award for Innovative Solutions from the United Nations Industrial Development Organisation. Dongmei Future Community Kindergarten was awarded the Net Zero Carbon Building certification jointly issued by TÜV Rheinland Greater China and the Building Research Establishment (BRE), becoming the first project receiving the Net Zero Carbon Building (School) Certification in China.





**Foster a society of diversity and inclusion.** China Jinmao has been committed to carrying out its original aspiration with a sense of responsibility. It has joined hands with employees, customers, and partners from all sectors of society to build a harmonious and beautiful society. We are dedicated to creating a diverse and inclusive workplace and a healthy and safe working environment for our employees, striving for growth together with all staff members. Guided by the principle of "co-creating value and pursuing win-win results", China Jinmao has established a sustainable supply chain and deepened cooperation and communication with governments at all levels, enterprises, financial institutions, and research institutes. Through the J-SPEED open innovation platform, which enables collaboration among scenario providers, technology providers, and resource coordinators, China Jinmao has continued to promote cooperation based on industrial scenarios and technological resources. As a listed centrally administered SOE, China Jinmao has stood ever ready to shoulder responsibility and provided rent relief for SMEs and individual business owner lessees, with nearly RMB 120 million in rentals reduced or waived for them. Leveraging its advantages as a city operator, China Jinmao has engaged in social welfare activities such as poverty alleviation, community development, and support for the elderly and children, as well as volunteer services, donating RMB 4.71 million to charitable causes. It has also taken targeted measures of education assistance. All these efforts have helped consolidate the achievements in poverty alleviation.

In 2023, which is the first year for fully implementing the guiding principles from the Party's 20th National Congress, we will, based on our strategic positioning and resources, put on our shoulders the mission of our times by implementing national strategies, performing our responsibilities, and delivering our social commitments, and continue to move forward on the path of sustainability and high-quality development and continuously unleash the future vitality of cities.

## FIGURES FOR JINMAO

|   |  |   |
|---|--|---|
| Total assets  | Operating revenue  | City operation and property development contracted sales  |
| RMB <b>421,895.6</b> million                                  | RMB <b>82,991.4</b> million  | RMB <b>155,000</b> million                                |
| Pre-tax Profit  | Owned city operation, property development, commercial lease, retail, and hotel operation projects | Resident satisfaction rate                                |
| RMB <b>9,757.1</b> million                                    | <b>363</b>   | <b>91</b> %   |
| Commercial customer (tenant) satisfaction rate                | Commercial customer (patron) satisfaction rate   | Satisfaction rate for office buildings                    |
| <b>87.5</b> %   | <b>87.5</b> %  | <b>99</b> %   |
| Average score of on-site third-party measurement              | Total secondary land reserve   |   |
| <b>96.2</b> points  | <b>52,506,000</b> m <sup>2</sup>   |   |
| Comprehensive energy consumption per unit of area             | GHG emissions (Scope 1)  | GHG emissions (Scope 2)                                   |
| <b>0.0046</b><br>tonnes of standard coal/m <sup>2</sup>       | <b>28,383.13</b><br>tonnes CO <sub>2</sub> equivalents   | <b>240,987.49</b><br>tonnes CO <sub>2</sub> equivalents   |
| GHG emission intensity  | Obtained green building certifications or labels in total  | Projects obtained green certifications or labels in total |
| <b>17.91</b><br>kg CO <sub>2</sub> equivalents/m <sup>2</sup> | <b>297</b>   | <b>246</b>  |
| Total green-building-certified project floor area             | Invested, constructed and operated urban, regional and project-level energy stations               |   |
| <b>29,639,000</b> m <sup>2</sup>                              | <b>79</b>  |   |
| Science and technology investment                             | Signing rate of labour contracts   | Work-related death for three consecutive years            |
| RMB <b>354</b> million  | <b>100</b> %   | <b>0</b>  |
| Average training time per person                              | Number of suppliers  | Total public welfare donation                             |
| <b>42.8</b> hours   | <b>20,715</b>  | RMB <b>4.71</b> million                                   |

## OUR HONOURS

|  |  |
|--|--|
|  MSCI ESG RATINGS <b>BBB</b><br>MSCI ESG rating raised to industry-leading BBB <sup>1</sup> |  恒生指數<br>HANG SENG INDEXES<br>Inclusion in Hang Seng Climate Change 1.5° C Target Index   |
|  GRESB REAL ESTATE<br>GRESB three-star rating   | <br>Inclusion in "Central SOEs ESG Governance Pioneers 50 Index" published by the Bureau of Social Responsibility under the State-owned Assets Supervision and Administration Commission (SASAC) of the State Council |

## Major Integrated Awards

- In March 2022, China Jinmao ranked the 153rd on the 2022 Fortune China 500 list.
- In March 2022, China Jinmao was ranked 11th among the "2022 Top 100 Real Estate Companies in China", as well as among the "2022 Top 4 Real Estate Companies by Profitability in China", the "2022 Top 3 Real Estate Companies by Financing in China", and the "2022 Top 5 Real Estate Companies by Operational Efficiency in China".
- In June 2022, China Jinmao won the "ESG Model Enterprise", "Digital Intelligent Technology Leading Enterprise", and "Top Quality Enterprise" awards at the 19th (2022) Top 100 Blue Chip Property Companies Summit.
- In July 2022, China Jinmao won the "2022 21<sup>st</sup> Century Real Estate Gold Brick Case" award at the Boao 21<sup>st</sup> Century Real Estate Forum.
- In July 2022, China Jinmao ranked the 175<sup>th</sup> on the 2022 "China's 500 Most Valuable Brands" list.
- In December 2022, China Jinmao won the "2022 China Real Estate Top 50" award at the 2022 China Urban High-Quality Development Forum and the 9<sup>th</sup> China Estate Hua Biao Award Event.
- In January 2023, China Jinmao ranked the first on the "2022 Top 20 Enterprises in Green Development Competitiveness list" released by China International Real Estate & Architectural Fair (CIHAF).

## Other Awards

- In June 2022, Jinmao Capital was awarded the "CV Best Investment Institution in the Real Estate Industry of the Year".
- In September 2022, Jinmao Services was honoured with the titles of "Digital Intelligent Technology Leading Enterprise" and "2022 Top 100 Blue Chip Property Companies" at the 2022 Top 100 Blue Chip Property Companies Summit.
- In November 2022, Tianjin Jinmao Place was granted the "Urban Renewal Commercial Landmark of the Year" award and "Top 10 Innovative Urban Consumption Cases" by the Tianjin Municipal Bureau of Commerce.
- In December 2022, the Jinhua Dongmei Future Community Project won the "Global Zero-Carbon City Innovation Pioneer Award – Gold Award for Innovative Solutions" from the United Nations Industrial Development Organisation.
- In December 2022, Jinmao Decoration was granted the "2022 Shanghai Quality Project Award" by the Shanghai Decoration and Renovation Association.
- In February 2023, Jinmao Green Building won the "BIPV Technology Breakthrough Award of the Year 2022" and the "Top 10 BIPV Brands of the Year" title at the 7th China Photovoltaic Industry Forum.

<sup>1</sup> The use of any data from MSCI ESG RESEARCH LLC or its affiliates ("MSCI") by China Jinmao Holdings Group Limited, as well as the use of any MSCI identifier, trademark, service mark or index name, does not constitute sponsorship, endorsement, recommendation, or promotion of China Jinmao Holdings Group Limited by MSCI. MSCI services and data are the property of MSCI or its information providers, provided "as is" without warranty. MSCI names and identifiers are trademarks or service marks of MSCI.

# ABOUT CHINA JINMAO

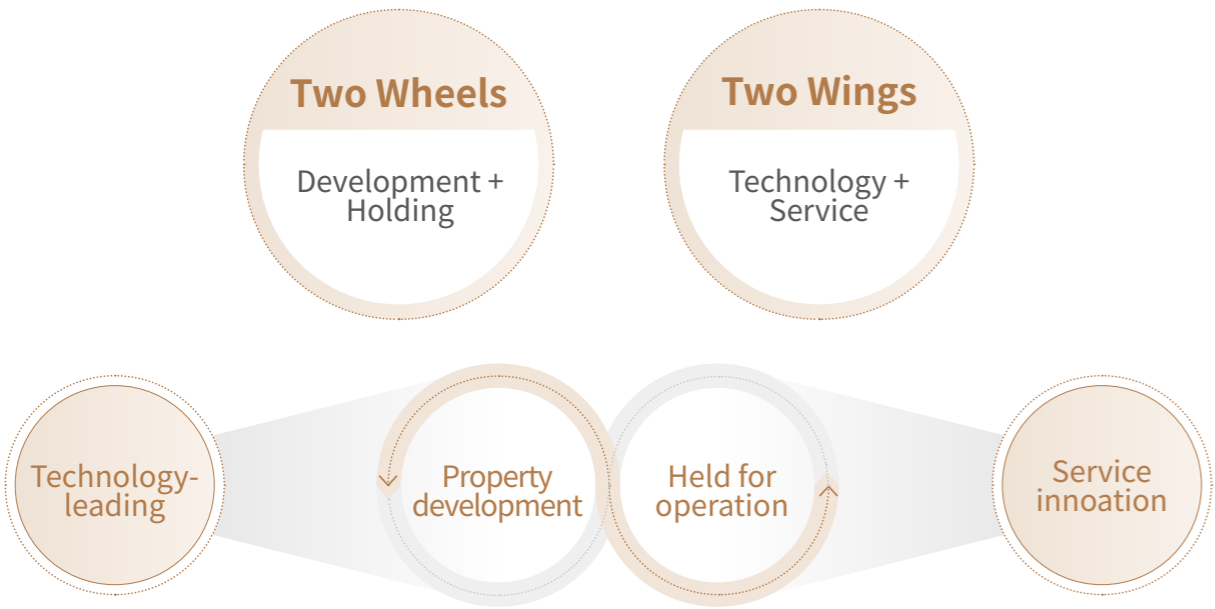
China Jinmao Holdings Group Limited (hereinafter referred to as "China Jinmao") is the city operation platform of Sinochem Holdings Corporation Ltd. ("Sinochem Holdings"), a Fortune Global 500 company. On 17 August 2007, China Jinmao was listed on the Main Board of the Hong Kong Stock Exchange (Stock Code: HK.00817). Sinochem Holdings was formed through the merger of Sinochem Group Co., Ltd. and China National Chemical Corporation Ltd. Sinochem Holdings operates in eight business sectors covering life science, materials science, petrochemicals, environmental science, rubber and tire, machinery and equipment, city operations, and industrial finance. It is a leading global chemical conglomerate.

Upholding the vision of "Unleashing the Future Vitality of the City" and adhering to high-end positioning and premium quality, China Jinmao has focused on the "Two Driving Forces and Two Upgrades" city operation model based on its quality leadership-oriented "Two-Wheel and Two-Wing Driven" development strategy, with an aim to become a leading city operator in China.

"Jinmao" is a well-known trademark in China. Since 2005, the brand "Jinmao" has been named among "China's 500 Most Valuable Brands" on 18 consecutive occasions. In 2022 "Jinmao" ranked the 175<sup>th</sup> with a brand value of RMB 50.867 billion.

## Business Presence

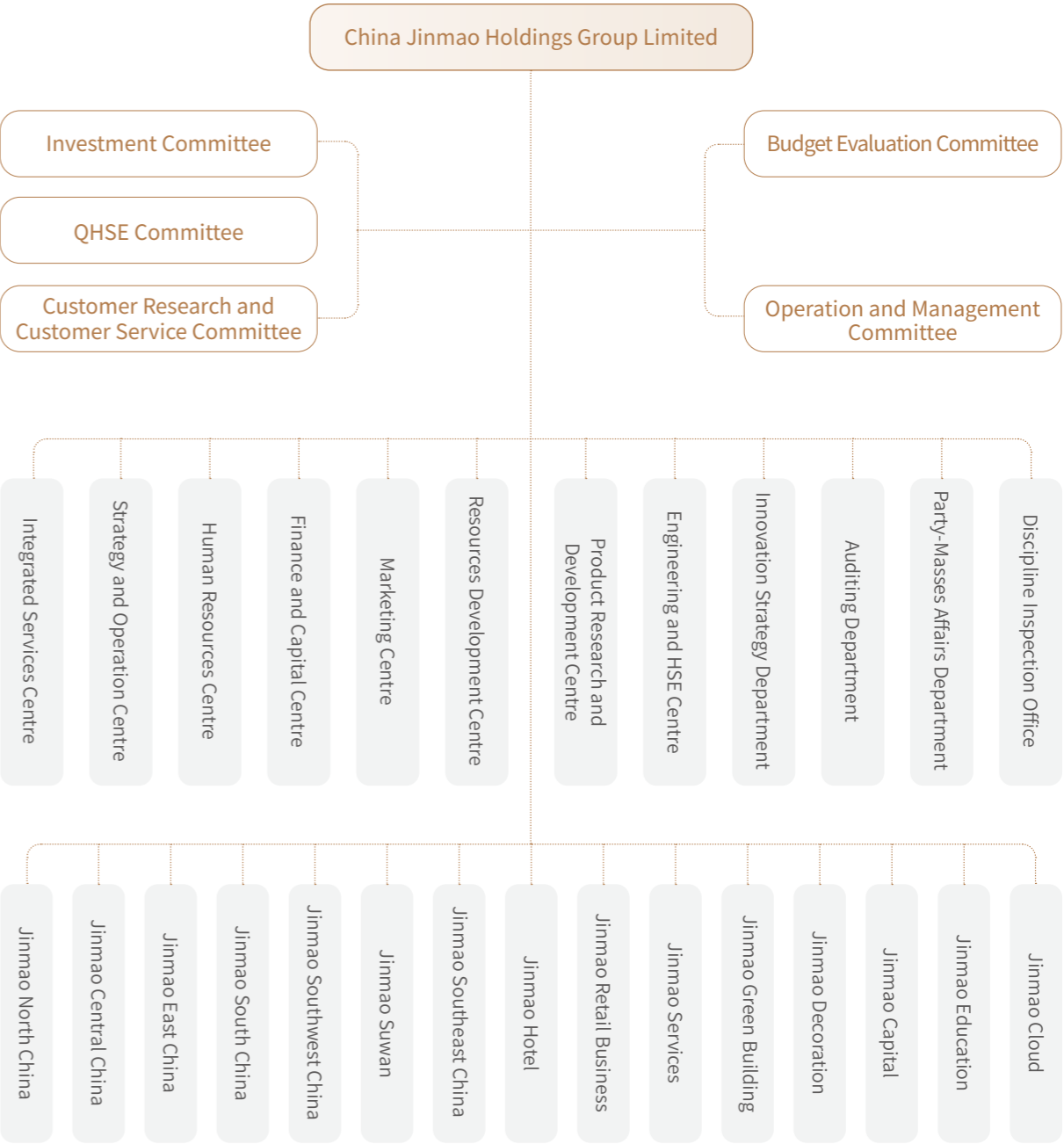
Based on the foresight of cities' potential, China Jinmao integrates the world's leading high-quality resources and introduces a rational and complementary urban planning philosophy to comprehensively improve regional functions and boost urban vitality. By 31 December 2022, we had developed projects in more than 50 core cities and established a series of high-end products featuring "Jinmao" brand.



China Jinmao's "Two-Wheel and Two-Wing Driven" Strategy

## Organisational Structure

China Jinmao has established a listed company corporate governance structure in compliance with the HKEX's regulatory requirements. We continuously upgrade our organisation, build a service sharing centre, and run a service-oriented headquarters. We uphold a three-level structure and two-level management and control, continuously optimise our regional and professional platforms, and build a flat organisation.



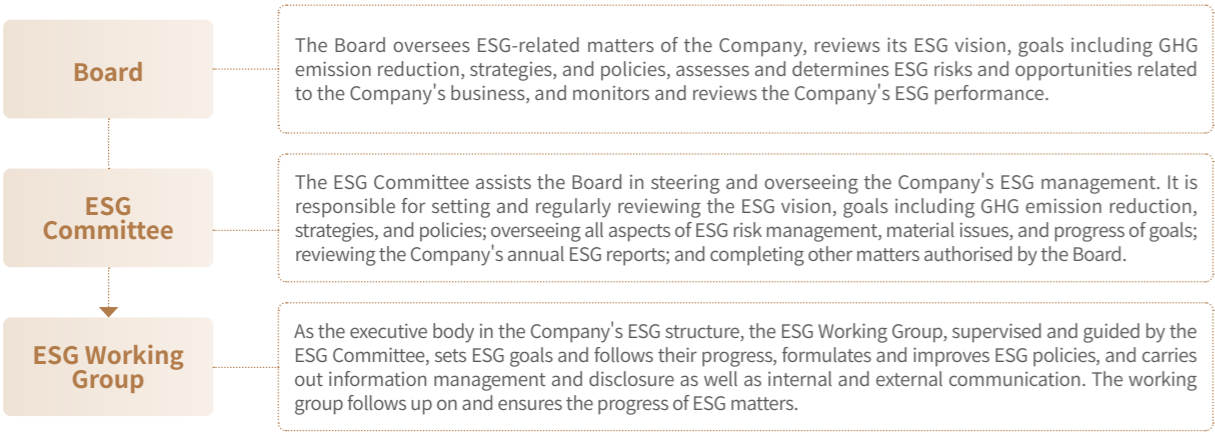
China Jinmao's Organisational Structure

# SUSTAINABILITY MANAGEMENT

China Jinmao consistently upholds the principles of sustainability and places great emphasis on ESG management. It has put in place a scientific and professional ESG framework and management system with strong participation from the Board of Directors ("the Board"). The Company is committed to continually enhancing its ESG management and performance by comprehensively and thoroughly embedding sustainability considerations into its business strategies and decisions.

## ESG Management

We have established an ESG management structure with the Board as the highest decision-making body. An ESG Committee has been established under the Board's authorisation. The committee is chaired by Mr. LI Congrui, executive director and chief executive officer of China Jinmao, with other members including Mr. ZHONG Wei, an independent non-executive director, and Mr. TIAN Jiupo, the vice president and chief technology officer. The ESG Committee assists the Board in overseeing and steering the Company's ESG management and has under it an ESG Working Group comprised of liaison personnel from the functional centres, departments, and offices of the Company's headquarters and subsidiaries' relevant departments that is responsible for following up and ensuring the progress of ESG matters.



## Communication with Stakeholders

China Jinmao highly values communication and collaboration with stakeholders. We make active efforts to expand channels to engage different stakeholders, such as shareholders, government/ regulatory authorities, customers, employees, the environment, suppliers and partners, communities, and media. We listen to their expectations and demands and respond in a timely manner.

| Stakeholders                          | Expectations and Demands   | Communication and Response   |
|---------------------------------------|--|--|
| Government/<br>Regulatory authorities | <ul style="list-style-type: none"><li>• Operation in compliance with laws and regulations</li><li>• Paying tax in accordance with the laws</li><li>• Boosting economic growth</li><li>• Supporting local development</li></ul>         | <ul style="list-style-type: none"><li>• Strengthening compliance management</li><li>• Paying tax in full and on time</li><li>• Implementing national policies</li><li>• Actively undertaking social responsibilities</li></ul>   |
| Shareholders                          | <ul style="list-style-type: none"><li>• Enhancing profitability</li><li>• Improving organisational structure</li><li>• Performing information disclosure</li><li>• Preserving and increasing the value of state-owned assets</li></ul> | <ul style="list-style-type: none"><li>• Holding general meetings</li><li>• Enhancing corporate management</li><li>• Transparent information disclosure</li><li>• Roadshows/Reverse roadshows</li></ul>   |
| Customers                             | <ul style="list-style-type: none"><li>• Integrity cooperation</li><li>• Information disclosure</li><li>• Premium quality</li><li>• Considerate services</li></ul>  | <ul style="list-style-type: none"><li>• Performing contracts</li><li>• Optimising customer communication platforms such as Jinmao Luxuriance</li><li>• Enhancing building construction quality</li><li>• Innovating customer service</li><li>• Customer satisfaction survey</li></ul>  |
| Employees                             | <ul style="list-style-type: none"><li>• Protecting the rights and interests</li><li>• Career development and training</li><li>• Work environment</li><li>• Humane care</li></ul>   | <ul style="list-style-type: none"><li>• Paying wages and social security in full and on time</li><li>• Improving career development paths</li><li>• Organising employee training</li><li>• Safeguarding occupational health</li><li>• Carrying out cultural and sports activities</li></ul>  |
| Environment                           | <ul style="list-style-type: none"><li>• Reasonable use of resources</li><li>• Ecological restoration</li><li>• Energy conservation and emission reduction</li><li>• Advocating green lifestyle</li></ul>                               | <ul style="list-style-type: none"><li>• Integrating green concepts into management and operations</li><li>• Expanding in ecological cities</li><li>• Responding to climate change</li><li>• Promoting utilisation of new energy</li><li>• Disclosing environmental information</li><li>• Organising environmental protection campaigns</li></ul>   |
| Suppliers and partners                | <ul style="list-style-type: none"><li>• Honouring commitments</li><li>• Just, fair, and open procurement</li><li>• Win-win cooperation</li><li>• Promoting industry development</li></ul>  | <ul style="list-style-type: none"><li>• Performing contracts in accordance with the law</li><li>• Practicing transparent tendering and procurement</li><li>• Carrying out government-enterprise, university-enterprise, and inter-enterprise cooperation</li><li>• Participating in industry communication</li><li>• Supplier evaluation</li></ul> |
| Communities                           | <ul style="list-style-type: none"><li>• Community engagement</li><li>• Promoting employment</li><li>• Public welfare</li></ul>   | <ul style="list-style-type: none"><li>• Dedication to public welfare</li><li>• Participating in community services</li><li>• Supporting rural revitalisation</li><li>• Volunteering</li></ul>  |
| Media                                 | <ul style="list-style-type: none"><li>• Good cooperative</li><li>• Compliance in promotion</li></ul>   | <ul style="list-style-type: none"><li>• Improving the media release system</li><li>• Conducting news reporting</li></ul>   |

## Determination of Material Issues

China Jinmao makes regular determinations of the materiality of ESG issues to continuously enhance ESG management and effectively respond to the expectations and demands of stakeholders. In 2021, we identified 25 ESG issues and ranked them in terms of priority according to the four steps of identification, survey, analysis, and confirmation and reported the results to the Board. For 2022, we continued to adopt the determination results from 2021, as there were no significant changes in the Company's business environment during the year.



| Issues of high importance   |                                      |    |  |    |  |
|-----------------------------|--------------------------------------|----|--|----|--|
| 6                           | Product quality and safety           | 2  | Green buildings                            | 12 | Customers' privacy and information safety  |
| 10                          | Service quality                      | 3  | Green operations                           | 4  | Energy conservation and emission reduction |
| 23                          | Operational integrity and compliance | 11 | Customer satisfaction                      | 17 | Occupational health and safety             |
| Issues of medium importance |                                      |    |  |    |  |
| 25                          | Anti-corruption                      | 21 | Rural revitalisation                       | 16 | Employee training and development          |
| 24                          | Risk management                      | 7  | Technological innovation                   | 14 | Industry cooperation and development       |
| 1                           | Responding to climate change         | 9  | Responsible marketing                      | 13 | Sustainable supply chain                   |
| 20                          | Charity and public welfare           |    |  | 15 | Equal employment and diversity             |
| 18                          | Employee benefits and care           | 22 | Community construction and integration     |    |  |
| Issues of low importance    |                                      |    |  |    |  |
| 5                           | Biodiversity                         | 8  | Protection of intellectual property rights | 19 | Boosting local economic growth             |

<sup>2</sup> For the detailed determination process, please refer to page 10 of the Company's [2021 Environmental, Social and Governance Report](#)

# INTEGRITY AND COMPLIANCE FOR ROBUST DEVELOPMENT

## The SDGs responded



## The HKEX ESG Indicators responded

B6.3/B7.1/B7.2/B7.3

CORPORATE GOVERNANCE

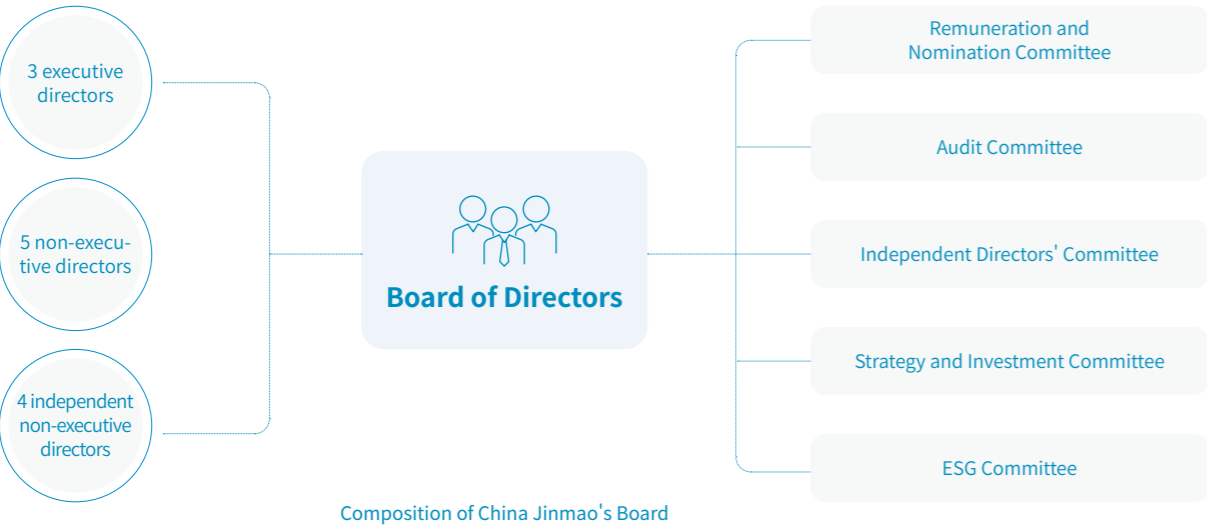
China Jinmao strictly adheres to the *Company Law of the People's Republic of China* and other laws and regulations, as well as the Corporate Governance Code contained in Appendix 14 to the *Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited*, as the Company's governance guidelines. It has established a sound and efficient corporate governance structure and worked to continuously improve governance.

The Board is responsible for the Company's overall strategy, internal supervision, and risk management system, and supervises the exercise of corresponding functions by each subordinate specialised committee. During the reporting period, the Board was composed of 12 directors, including three executive directors, five non-executive directors, and four independent non-executive directors. There are five standing special committees under the Board, namely the Audit Committee, the Remuneration and Nomination Committee, the Strategy and Investment Committee, the Independent Board Committee, and the ESG Committee.

In 2022, the Board and its specialised committees under it made decisions by holding meetings and passing written resolutions. They discussed matters such as major investment and financing transactions, compensation and incentives, and information disclosure and reviewed and jointly made decisions on major matters of the Company. Specifically, the Board held eight meetings and passed 18 written resolutions, the Remuneration and Nomination Committee passed eight written resolutions, the Audit Committee held three meetings, the Independent Director Committee held one meeting and passed two written resolutions, the Strategy and Investment Committee passed 28 written resolutions, and the ESG Committee passed three written resolutions.

To achieve sustainable and balanced development, the Company regards the increasing diversification of the Board members as a key factor to support the achievement of its strategic goals and maintain sustainability. The Company selects candidates based on a range of considerations, including but not limited to gender, age, culture, educational background, professional experience, skills, knowledge, and length of service. During the reporting period, the Remuneration and Nomination Committee, after fully considering the aforementioned diversity requirements, made recommendations to the Board regarding the re-election of directors. The Board is committed to gender diversity among its members, and in the future appointment and re-election of directors, the Remuneration and Nomination Committee will also make recommendations in accordance with the requirements of the Company's diversity policy to promote gender diversity among directors. In particular, the Board will appoint at least one director of a different gender by 31 December 2024 at the latest, as part of the effort to continuously meet the goal of diversity among Board members and the overall best interests of shareholders. For male and female employees with the experience, skills, and knowledge required for operations and business, the Company will provide comprehensive training, including but not limited to operations, management, accounting, finance, and compliance. The Board believes that the above strategy can provide the Board with opportunities to select capable female employees to be nominated as members of the Board in the future, which in the long run can further promote gender diversity among the Board members.

The Company has adopted a shareholder communication policy. It maintains and promotes communication between shareholders and the Board through general meetings, announcements, shareholder circulars, and other communication methods to protect shareholders' rights and interests, doing our utmost to listen to, understand, and respond to shareholders' feedback. We also attach importance to communication with existing and potential investors, analysts, and other stakeholders, maintaining a smooth communication mechanism with all stakeholders and ensuring compliance, accuracy, and completeness of information disclosure. In 2022, the Company organised two earnings calls and 16 investor relations roadshows attended by senior management, attended 23 investor relations meetings, and published 93 announcements and 37 shareholder circulars on the HKEXnews website.



RISK MANAGEMENT AND CONTROL

China Jinmao makes active efforts to promote comprehensive risk prevention and management and steadily improve its risk management system, effectively transforming compliance management capabilities into a continuous driving force for the modernisation of the Company's governance system and governance capabilities.

Risk Management

China Jinmao regularly updates its internal management system and continuously optimises its company-wide risk management system, which includes risk identification, assessment, control, and evaluation. Meanwhile, the Company has established a standardised organisational structure with clearly defined responsibilities of risk and internal control management, ensuring the effectiveness of management at all levels. The Board is responsible for supervising risk and internal control management on ESG and other subjects, and reviewing and assessing the timeliness and effectiveness of risk management. The Company implements routine operational risk controls as well as special controls for extraordinary risks and prepares regular risk assessment reports and quarterly reports on the monitoring of major risks to assess the Company's risk capacity and the impact on its strategic goals, ensuring potential problems are promptly identified and control measures are taken quickly.

|                             |   |
|-----------------------------|---|
| Board Management            | Make decisions on the Company's overall strategy, internal supervision, and risk management, based on regulatory governance requirements for listed companies |
| Company Operation           | Build a standardised organisational structure and conduct internal control of operational activities according to strategic and business goals                |
| Business Process Management | Integrate risk control measures into the lifecycle of project operation management based on the characteristics of the business                               |

In 2022, focusing on the Company's strategy and business goals, and taking into consideration the changes in the external environment, we assessed five categories of major risks for this year. They include market risks, public opinion risks, project management risks, policy and regulatory risks, and procurement and supply chain management risks. The Company analysed the causes of the risks, formulated response plans, clarified the responsible departments, and regularly tracked the risk situation to ensure systematic and normalised risk management.

ESG risks are one of the major categories of risks that the Company has focused on within its company-wide risk management system. During the reporting period, through processes such as risk identification and assessment, we incorporated ESG risks, such as bribery and corruption, business ethics, product quality and safety, occupational health and safety, into our regular internal risk assessment and monitoring processes. We closely followed ESG risk events, developed a systematic risk response mechanism and effectively improved our ability to address ESG risks.

Business Compliance

China Jinmao strictly adheres to the three bottom lines of legal compliance, compliance with listing rules, and state-owned assets supervision. The Company continuously improves its compliance risk and legal risk prevention mechanisms. In 2022, the Company released the amended *Handbook of Management Redlines of China Jinmao*, which includes 35 redlines in 11 categories, adds an accountability mechanism, and enhances redline-based control in areas such as investment, marketing, tendering and procurement, financing, quality, and safety. The redlines are bottom lines that all departments and subsidiaries must strictly comply with and serve as the basic code of conduct for all employees.

Guided by the principles of "assisting business, strengthening platforms, and enhancing capabilities", we have closely adhered to our management strategies and strategic priorities. During the reporting period, we completed ten financial accountability audits, 11 internal control audits, and 15 specialised audits, ensuring that all issues identified are effectively addressed. We continued to optimise our online big data audit platform and brought online 31 functional modules relating to bid process-based procurement, marketing, and other subjects. Through this platform, we have been able to identify potential risks hidden within massive amounts of business data, thereby enhancing our risk control and management capabilities.

In addition, we continued to actively promote a compliance culture at the Company and conducted compliance risk assessments for various business operations. In addition, we organised 179 legal compliance trainings for management at all levels and business line as well as legal compliance professionals. During the reporting period, the Company did not experience any significant risk events.

## ANTI-CORRUPTION

China Jinmao adheres to the business ethics code of honesty, trustworthiness, integrity, and self-discipline and maintains a zero-tolerance attitude towards bribery, corruption, fraud and other misconduct. We continuously optimise our supervision system and policy mechanism, provide channels for reporting and complaints, enforce strict protection of whistleblowers, and make anti-corruption an integral part of our regular management.

### Business Integrity

China Jinmao strictly adheres to Chinese laws and regulations, including the *Oversight Law of the People's Republic of China*, the *Anti-Money Laundering Law of the People's Republic of China*, and the *Anti-Unfair Competition Law of the People's Republic of China*. It follows international initiatives such as the Ten Principles of the UN Global Compact and the *United Nations Convention against Corruption*. The Company formulated the *China Jinmao Code of Business Ethics*, which establishes the anti-corruption, anti-bribery, anti-monopoly, fair competition, and anti-money laundering obligations that all employees must adhere to. The Company has also established a policy to protect whistleblowers and channels for reporting, prohibits all forms of political donations, and communicates and cooperates with all stakeholders with the highest standards of business ethics.

**Organisational structure.** The Board is responsible for the Company's risk management and internal control systems and for reviewing the effectiveness of the systems. The Audit Committee under the Board is responsible for reviewing the internal control system, discussing with the Company's management on the effectiveness of the risk management and internal control systems, including business ethics and corruption, and conducting research on results of important investigations and management responses regarding risk management and internal control matters and reporting to the Board where necessary. In line with the requirements of organizations at higher levels and authorities in charge of state-owned assets, we have continued to improve the supervision system and established a working group at the company level with the Secretary of the Discipline Inspection Commission serving as the head and the heads of the Discipline Inspection Office and Audit Department as the deputy leaders, that integrates supervisory resources, bringing together the functions of internal inspection, disciplinary inspection, and internal audit to achieve full coverage of supervision and inspection for the Company's governance, production and operation, and all employees. At the same time, the Company's CPC Committee Secretary and President holds the responsibility of improving Party conduct and upholding integrity at the Company.

**Management system.** The Company has formulated and implemented nine internal management policies and standards, including the *Work Management Standards for the Discipline Inspection Commission of China Jinmao*, the *Work Management Standards for Supervision of the Discipline Inspection Commission of China Jinmao*, the *Work Management Standards for Supervision and Enforcement of the Discipline Inspection Commission of China Jinmao*, the *Work Management Standards for Discipline Inspection, Petition and Whistleblowing of China Jinmao*, the *Work Management Standards for the Discipline Inspection Commission of China Jinmao*, and the *Administrative Measures for Integrity Files of Leading Cadres of China Jinmao*. These efforts have promoted coordinated supervision and ensured that internal supervision within the Company is conducted in a standard systematic way.

**Risk prevention and control.** The Company regularly conducts internal integrity audits and inspections and ensures that at least once every three years, an integrity audit covering all business segments of the Company is completed, effectively preventing and addressing commercial bribery, corruption, fraud, unfair competition, and other violations of business ethics in the Company's headquarters and its subsidiaries. During the reporting period, the Company conducted integrity audit inspections on seven subsidiaries.

In addition, the executives of the Company's headquarters and its subsidiaries are required to sign the *Statement of Responsibility for Improving Party Conduct and Upholding Integrity* annually, pledging to take overall responsibility for improving Party conduct and upholding integrity and for anti-corruption efforts in the respective areas or operating units under their charge. In 2022, the Company initiated 717 integrity interviews, highlighting potential weak spots in business operations and areas susceptible to corruption risks, thus preventing the occurrence of corruption incidents. We have incorporated integrity requirements into our talent selection process. During the year, we issued 277 integrity opinions and conducted 1,804 integrity reviews. All employees of the Company signed the *Sinochem Holdings Compliance Responsibility Statement* and abided by the *Sinochem Holdings Convention on Compliance Obligations*, committing to resolutely resist corruption, bribery, fraud, unfair competition, and other misconducts.

**Integrity education.** The Company makes continuous efforts to foster an integrity culture by promoting and implementing ethical practices and providing integrity training to the Board, management, and employees in various formats and ways. During the reporting period, we organised over 450 training sessions on ethical practices, business ethics, and internal control audits, with a total attendance of more than 30,000 and a cumulative training time exceeding 10,000 hours, covering all directors as well as all employees.

#### Case Promote Business Integrity in an Innovative Format

The Company held its inaugural China Jinmao Integrity Micro-video Competition, using short video clips to promote the identification of integrity risks in business operations at all levels of the Company, incorporating integrity culture into grassroots governance, and strengthening the integrity awareness of all employees. A total of 33 entries were collected for the event, which received over 310,000 views cumulatively.

## Whistleblowing Mechanism


The Discipline Inspection Commission of China Jinmao has established a working mechanism for supervision and inspection, review and investigation, Case management, coordination of Case handling, and mutual restriction. The commission has under it the Discipline Inspection Office staffed with positions for handling complaints, Case supervision and management, and Case handling. The Company released the amended the *Work Management Standards for Discipline Inspection, Petition and Whistleblowing of China Jinmao*. Any report submitted through the designated channels will be responded to following a process that includes case analysis and assessment, investigation team formation, investigation, and conclusion and action. Stern actions will be taken where fraud and corruption are involved. The Company encourages internal and external complaints and reports on bribery, corruption, abuse of power, and other disciplinary and illegal activities or violations of business ethics that may occur during the management process, ensuring open and unobstructed channels for reporting. The Company takes resolute actions against acts of corruption for personal gain, illegal diversion of public funds, and fraudulent use of public funds for private benefit. It focuses on areas with frequent occurrences of corruption in the real estate industry, such as procurement, marketing, and equity transactions, cracks down on irregularities such as abusing power for personal gain, injuring the public interests to benefit one's private interests and exploiting public office for private gain, conducts in-depth investigations and inspections of key issues through inquiries, spot checks, and reviews, and supervises rectification of the identified issues.

The Company encourages reporting under real name and ensures strict confidentiality of personal information and reported content related to whistleblowers. Access to the reported information is restricted and it is strictly prohibited to disclose relevant information to the reported persons and unrelated personnel. The Company strictly forbids threatening, attacking, or retaliating against whistleblowers, and provides legal support and protection when necessary, effectively ensuring that whistleblowers' rights and interests are not infringed upon.

Besides publishing the *China Jinmao Code of Business Ethics* and complaint and whistleblowing channels on its official website, the Company has set up a "Whistleblowing" section on its Sunny and Fair Procurement Platform as a dedicated channel for reporting job-related misconduct. We have set up and published channels such as telephone hotline, mailbox, and email address to accept reports from employees, customers, suppliers, and other partners, as well as from the public. In 2022, we received a total of 104 reports of various types of misconduct and dealt with over 100 instances of employees violating rules and discipline. No corruption lawsuits occurred during the reporting period.

#### China Jinmao's petition and whistleblowing channels

 Tel: 010-59368086

 Email: zgjm\_jb@sinochem.com

## INTELLECTUAL PROPERTY RIGHTS

China Jinmao strictly abides by the *Patent Law of the People's Republic of China*, the *Trademark Law of the People's Republic of China*, the *Copyright Law of the People's Republic of China*, and other relevant laws and regulations. We released the amended the *Trademark Management Standards of China Jinmao* to enhance the management of intellectual property such as patents, copyrights, and trademarks, ensuring the full respect for the legitimate rights and interests of others while safeguarding our own.

In 2022, the Company registered 279 trademarks and 19 software copyrights, filed 190 patents, and obtained 105 patent authorisations in the Chinese mainland. To defend the Company's brand image and intellectual property rights from infringement, we continuously monitor our trademarks and file lawsuits against infringements. During the year, we filed lawsuits against 14 trademark infringements and won and closed 13 of them.

|                               |                              |                   |                |                       |
|-------------------------------|------------------------------|-------------------|----------------|-----------------------|
| Number of patent applications | Number of authorised patents | Invention patents | Design patents | Utility model patents |
| 190                           | 105                          | 10                | 16             | 79                    |

# TOP QUALITY FOR A GREAT LIFE

## The SDGs responded



## The HKEX ESG Indicators responded

B6.2/B6.4/B6.5

## EMPOWER CITIES

As Chinese cities embrace high-quality development, urban construction is shifting from large-scale development of new projects to the enhancement of existing projects and structural adjustment of new projects. Up holding the vision of "Unleashing Future Vitality of the City", China Jinmao has actively taken part in reshaping urban functions and exploring urban renewal models according to local conditions to deliver optimised urban structure, improved functionality, and enhanced quality.

New city operation projects launched

1

Total city operation projects

34

### Case Qingdao SCO International Expo Centre

China Jinmao undertook the responsibility for China's opening-up and cooperation by implementing the Qingdao SCO Intelligent Ecological City Project, the only demonstration zone in China for carrying out local economic and trade cooperation with member countries of Shanghai Cooperation Organisation and countries along the "Belt and Road". As an important platform for showcasing the achievements of the SCO, the Qingdao SCO International Expo Centre is the first new complex that integrates convention, exhibition, tourism, and cultural exchanges in China. The centre will promote the high-speed development of the SCO demonstration zone on diverse dimensions, including politics, economy, education, and culture.



Qingdao SCO International Expo Centre



Trade show of SCO countries



Cultural lecture

## City Renewal

In 2022, we implemented city renewal in depth and kept up the momentum of urban development. We promoted the transformation of urban development and construction towards intensive quality-based development with a focus on the inheritance of urban history and the continuation of culture and contributed to the construction of liveable human-oriented cultural cities that are safe, sustainable, and efficient.

### Case Preservation of Urban Cultural Legacy: Giving a New Life to a Former Thermal Power Plant

The Tianjin First Thermal Power Plant, established in 1937, was one of the main power grids in the Beijing-Tianjin-Tangshan region. However, the plant sank into oblivion after its tall chimneys were dismantled. In line with the concept of "continuing to warm the city" for this redevelopment project, China Jinmao found a balance between protection and development in terms of the architectural structure, spatial texture, and floor plan of the legacy buildings and gave a new life to the red bricks, workshops, coal buckets, and chimneys from the past in the form of the new Tianjin Jinmao Place, taking the urban memories of the thermal power plant into the future.



Site of the Tianjin first thermal power plant before redevelopment



Tianjin Jinmao Place

As China Jinmao's first commercial heritage preservation project, Tianjin Jinmao Place was designed with the idea of "repairing the old as it was and juxtaposing the old and the new" to create a unique architectural structure that blends old and new buildings and interweaves time and space. In the transition between the old and new buildings, the project uses modern and highly transparent glass boxes to minimise the obscuring of old architectures, allowing for the red brick texture, coal buckets, and spatial structure of the buildings to be fully appreciated. Based on the original spatial form and characteristics of the plant, industrial components with memories such as coal buckets, steel frames, and brick walls are kept to strengthen the display and preservation of industrial heritage features.

The riverside square of Tianjin Jinmao Place, which spans nearly 10,000 square metres, runs through the 165-metre-long Ginkgo Avenue. It features an "aura art square", children's activity spaces, interactive music virtual fountains, and other outdoor installations, all aimed at providing a pleasant living experience with a humanistic touch. The space serves as a relaxing leisure and entertainment destination for nearby residents. The square features several iconic giants "solar umbrellas" that not only provide shade for visitors but also generate clean electricity for the all-new commercial complex behind them.

China Jinmao revitalises the light and heat of the former thermal power plant with the vision of an urban operator and empowers urban living experiences through the harmonious coexistence of new and old buildings. Tianjin Jinmao Place was granted the "2022 Typical Case of City Renewal and Existing Building Renovation" award.



Solar umbrellas at the Riverside Plaza



Coal buckets in the old plant site after redevelopment



## Case

## Promote Organic City Renewal and Build High-Quality Future Communities

Communities are the fundamental functional units of cities, and they also serve as significant spaces for carrying the urban culture and experiencing the quality of life. With "Future Community" being included in the *Zhejiang Provincial Government's Work Report* for the first time in 2019, in 2020, Jinhua Jinmao Future Science City·Dongmei Future Community Project was selected for the second batch of pilot projects for future community development in the province. China Jinmao undertook the task of redeveloping the Dongmei area which was characterised by predominantly "low, small, and scattered" industrial land and outdated infrastructure, and implemented a series of organic renewal and comprehensive renovation works. The old industrial zone along the river was demolished, new structures such as Dongmei Park, Urban Reception Hall, Jinmao Science and Technology Innovation Park, and Elf Bird Paradise were built, and a total of 190,000 square metres of landscape area was added, which have greatly improved the urban environment and promoted the organic renewal of Jinhua City.



Dongmei area before redevelopment

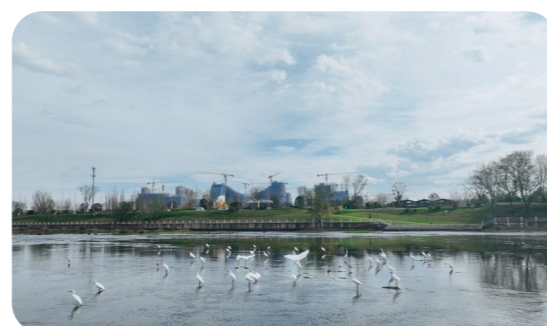


Dongmei area after redevelopment

Inspired by Jinhua's unique karst landscape and the commonly seen egrets along the Wuyi River, China Jinmao built a 3,200-square-meter Elf Bird Paradise in Dongmei Park and made it freely accessible to the public. The paradise integrates enjoyable slides, cave exploration, hillside climbing, natural science education, physical fitness activities, and cloud trampolines, creating a kid-friendly urban nature haven. It also fosters children's awareness of egret conservation. Dongmei Park and Central Green Valley Park offer outstanding recreational spaces for community members while enhancing the ecological environment for the egrets residing along the riverbanks.



Elf Bird Paradise



Egrets inhabiting the riverside Dongmei Park

At the same time, there is the Jinhua Jinmao Future Science City, which focuses on the digital technology industry and is comprised of several digital innovation parks, including the Smart Mansion and Jinhua Jinmao Science and Technology Innovation Park, to host a leading industrial cluster. At present, Jinmao Science and Technology Innovation Park has hosted many well-known companies such as iFLYTEK, Tiger Industrial Cloud, and Zhongfei Technology. This regional industrial innovation centre will inject new energy into local economic growth.

In addition, the Jinhua Jinmao Future Science City Project constructed high-quality affordable housing units with a total area of 739,000 square metres, including 1,033 residential units and 2,146 apartments for high-level professionals and 1,537 relocation units, all complete with community services for a great living experience.

## Affordable Housing

China Jinmao is dedicated to supporting and responding to the national call for promoting housing security. The Company actively contributes to the progress of urbanisation by ensuring the housing rights and improving living conditions for the original residents and low-income groups through continued participation in the development of the country's housing security system. In 2022, the Company achieved new progress, with 370,200 square metres of newly started floor areas for government-subsidised housing projects, including relocation housing, low-rent housing, affordable housing, and talent apartments, and 270,399 square metres of floor area completed.

New starts of affordable housing projects in gross floor area

370,200 m<sup>2</sup>

Completed gross floor area

270,399 m<sup>2</sup>



## Case

## Relocation Housing Construction of Guiyang Jinmao Crystal Smart Eco City Project

In 2022, Guiyang Jinmao Crystal Smart Eco City Project topped off its first relocation housing buildings, which passed the acceptance inspections for Guizhou provincial "High-Quality Structural Engineering" and "Exemplary Construction Site". The buildings have a gross floor area of 115,806 square metres, providing high-quality housing for 944 relocated households.



Relocation housing of the Guiyang Jinmao Crystal Smart Eco City Project

## TOP QUALITY

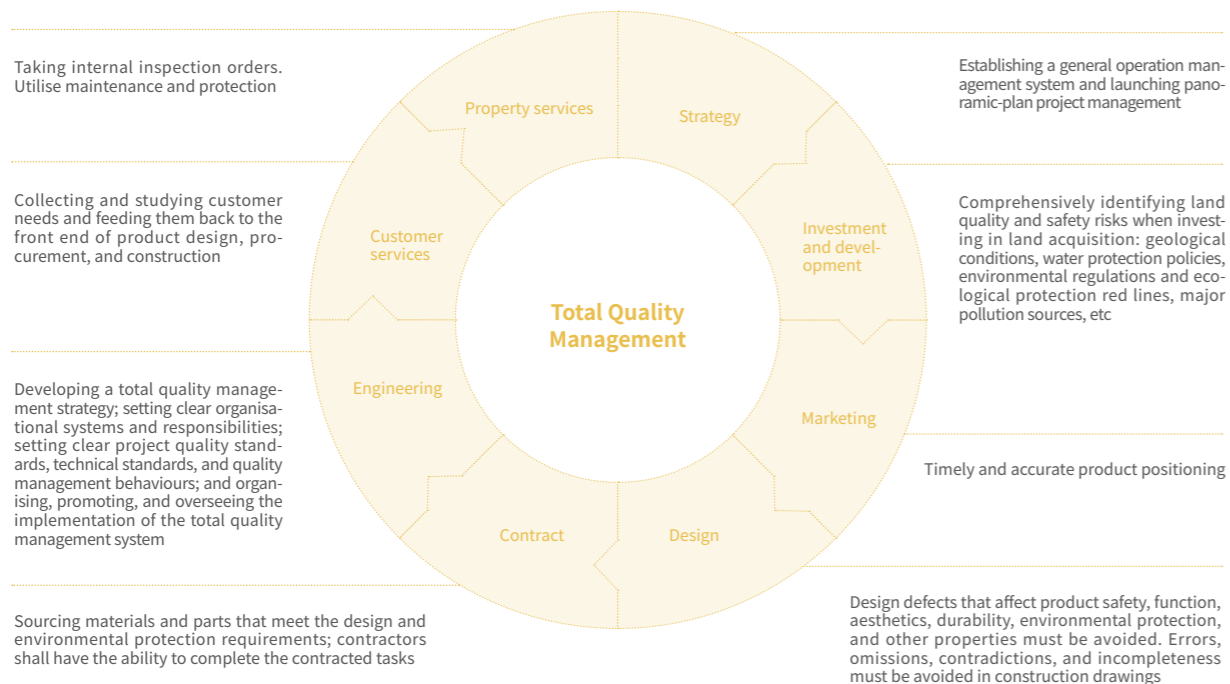
China Jinmao is dedicated to its mission to "Build Quality for Better Life", putting great emphasis on the development of high-quality products and services. Through establishing a comprehensive quality management and product standardisation systems, as well as continuously upgrading products leveraging innovative and smart technologies, we provide customers with healthy, safe and comfortable living experiences.

### Product Quality Control

China Jinmao strictly adheres to the *Construction Law of the People's Republic of China*, the *Product Quality Law of the People's Republic of China*, the *Regulations for Quality Management of Construction Projects*, and other applicable laws, regulations, and industry standards. In addition, it has formulated nine internal management documents, including the *Project Management Standards of China Jinmao*, the *Engineering Quality Inspection Management System of China Jinmao*, and the *Engineering Quality Acceptance Inspection and Delivery Management Rules of China Jinmao*, which apply to all development and non-development projects and technology systems of the Company and provide for engineering quality management and control for the entire process including survey, design, supervision, construction, quality inspection, and delivery acceptance. The Company's Quality, Health, Safety & Environment (QHSE<sup>3</sup>) Committee comprised of the CEO and management team is responsible for supervising and assessing the Company's engineering quality management work, standardising quality inspection processes, quality accident handling processes, and engineering quality reward and punishment management mechanisms, and ensuring that quality management measures are effectively implemented.

**Quality management system.** The Company has established a quality management system that covers the entire process from investment to product delivery, with the entire system and all personnel involved. Starting from customer experience and specific needs, the Company implements comprehensive quality management to promote systematic improvement in product design quality, material and component quality, engineering quality, and delivery and operation quality, ensuring that engineering quality is 100% qualified.

As of 2022, the Company's subsidiaries Jinmao Services, Jinmao Decoration, and Jinmao Green Building had all obtained ISO 9001 Quality Management System certifications. We explicitly require that contractors and suppliers involved in surveying, design, supervision, construction, and in providing materials and equipment must possess certifications for corresponding engineering quality management systems to strengthen our own and our partners' quality management.



<sup>3</sup>QHSE: refers to quality, health, safety, and environmental management.

**Digital control.** We continuously optimise digital technology in engineering construction, iteratively upgrading the "Smart Construction and Living" digital management platform, and implementing regular online delivery evaluations, standard-setting reviews, and process checks. This covers 100% of ongoing projects, providing early warnings for weak quality links and abnormal projects, and ensuring timely resolution of quality issues. We continuously promote the application of smart construction site and intelligent construction technologies, conducting pilot applications of intelligent construction robots for indoor and exterior wall spraying and widely implementing measurement robots for reduced construction safety risks and improved construction efficiency and quality. At the same time, we promote construction visualisation to enhance quality management. During the reporting period, 18 projects adopted advanced construction visualisation and 60% of delivered projects utilised standard construction visualisation.

#### Case Transparency from Construction to Delivery

In 2022, China Jinmao launched a new construction system to set industry standards for intelligent and low-carbon buildings. By integrating digital technology and construction engineering techniques, we achieved visualisation of building materials, construction techniques and methods, construction processes, and delivery standards. This system was applied to a total of 17 projects. In promoting the transparency of development projects, we established a fully transparent, intelligent and visual construction window display mechanism that keeps homeowners informed of the entire process from construction to delivery, with related measures including livestreamed construction site, monthly construction progress reports, owner's quality-supervisor group, access to construction site, and video introduction on key construction milestones. This allows customers to appreciate our quality in each and every detail.

##### 4 Visualizations

Visualisation of the entire construction process, visualisation of construction processes and techniques, visualisation of building materials, and visualisation of delivery standards.

##### 12 Scenario Experiences

Civil work processes and techniques, electrical and mechanical processes and techniques, fine decoration processes and techniques, materials display, showroom, digital construction, safety and construction process management, outer eaves processes and techniques, double lobby decoration, underground parking, landscaping, and household opening before delivery.



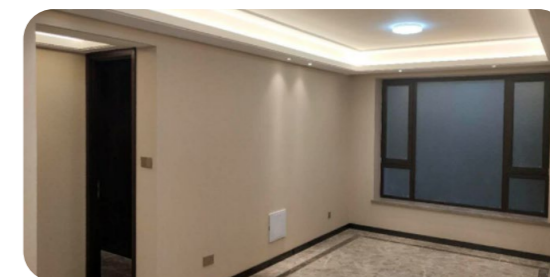
Visualisation of construction materials



Visualisation of construction processes and techniques



Construction visualisation



Visualisation of delivery standards

**Quality assessment and inspection.** To ensure the engineering quality of projects, the Company organises internal quarterly quality checks, online assessments, and unannounced on-site inspections, and entrusts third-party institutions to carry out quality assessment work, making sure to provide high-quality products for customers. During the reporting period, our third-party actual measurement score<sup>4</sup> was 96.2, an increase of 0.7 points from last year, while maintaining industry benchmark standards. No major product quality or safety incidents occurred during the year.

Number of quality inspections conducted in 2022

272

Excellence rate

94.24%

Third-party actual measurement score

96.2

Number of other third-party quality inspections

498

Coverage of projects under construction

100%

Coverage of projects under construction

100%

Coverage of projects under construction

100%

Number of projects covered by rectification actions<sup>5</sup>

21

Rectification rate for quality shortcomings

100%

Customer satisfaction score for housing quality

86

Satisfaction score for maintenance services

91

We have continued to conduct assessment checks on our project deliveries in adherence to the "6-3-1" quality delivery guarantee mechanism<sup>6</sup> and the "1-3-6" quality improvement mechanism<sup>7</sup>. During the reporting period, we conducted delivery planning and review for 84 projects, where we assessed quality risks, developed special measures, and followed up persistently to prevent delivering projects with problems. We focused on quality shortcomings, upgraded assessment measures, and conducted 82 delivery assessment checks with a 95% pass rate. Additionally, for the 64 projects that were already delivered, the Company implemented a special action plan for quality and safety improvement, which identified 2,636 issues and achieved 100% resolution. Furthermore, we conducted quality follow-up checks on 29 projects, ensuring high-quality outcomes for our customers throughout the project lifecycle.

<sup>4</sup> Actual measurement: Refers to a method of obtaining data that reflect real product quality through on-site testing and measurement using measurement tools.

<sup>5</sup> Rectification actions: Refer to inspections and rectification actions for potential weaknesses in the construction process, such as leakage prevention, deluxe interior design, and mechanical and electrical functionality.

<sup>6</sup> "6-3-1" quality delivery guarantee mechanism: This mechanism comprises a planning examination 6 months before delivery, a progress review 3 months before delivery, and a delivery assessment 1 month before delivery.

<sup>7</sup> "1-3-6" quality improvement mechanism: This mechanism refers to rectifying quick-repair problems 1 month after delivery; reporting unreported processes and including them in anomaly management 3 months after delivery; and joining other parties to inspect project quality and examining the inspection report 6 months after delivery.

**Quality training.** The Company continuously carries out various quality training and activities for employees, contractors, suppliers, and others, including the "Golden Craft Workshop" series of courses and the "Rock Action" competition, to ensure that both internal and external engineering personnel possess unified, high-standard quality management knowledge and skills. In addition, through activities such as the Engineer Culture Month, essay competitions, and speech contests, the Company enhances the quality awareness of all employees and fosters a quality and safety culture.

#### "Golden Craft Workshop" Training Courses

Leakage prevention treatment: 7 courses on leakage prevention, with a total of 365 participants at headquarters; The subsidiaries carried out 37 specialised training sessions, with a total attendance of 2,637

Deluxe decoration: 7 fine decoration courses, with a total attendance of 265

Science and technology systems: 5 technology system courses, with a total attendance of 165

Mechanical and electrical engineering: 8 mechanical and electrical engineering courses, with a total attendance of 264

Attendance of quality trainings

10,548

Average trainee duration

32.9 hours

Coverage of quality training for employees in relevant positions

100%

Average training duration per trainee from contractors

92.7 hours

Coverage of quality training for contractors

100%

#### Case "Rock Action" Skills Competition

China Jinmao has held the "Rock Action" skills competition for six consecutive years, collaborating with contractors to conduct theoretical knowledge competitions and on-site practical competitions in project quality and safety (including civil engineering, measurement, safety, plumbing, electromechanical, and fine decoration). The competition tests skills and craftsmanship, aiming to strengthen the quality and safety skills and awareness of employees and contractors.



Rock Action Competition at Jinmao Southwest China



Rock Action Competition at Jinmao North China

## Product Innovation Management

Technological innovation is a key factor for China Jinmao to achieve sustainability and maintain long-lasting vitality. China Jinmao continuously empowers product and service innovation with technology. Based on the "one vertical, one horizontal, one system" technological innovation plan, it constantly improves the innovation incentive and assessment mechanisms to support the research and development of innovative products. In 2022, the Company had four companies that are designated as "National High-Tech Enterprises" and two companies that are designated as "Little Giant Enterprises". The Company's R&D expenditure in 2022 amounted to RMB354 million, providing a strong financial support for product R&D innovation.

### Four New "National High-Tech Enterprises"

Beijing Jinmao Education Technology Co., Ltd.

Jinmao Digital Technology Co., Ltd.

Xiamen Huanji High-Tech Co., Ltd.

Jinmao Smart Technology (Guangzhou) Co., Ltd.

### Two New "Little Giant Enterprises"

Beijing Jinmao Human Settlements Environmental Technology Co., Ltd.

Jinmao Huichuang Construction Technology (Beijing) Co., Ltd.

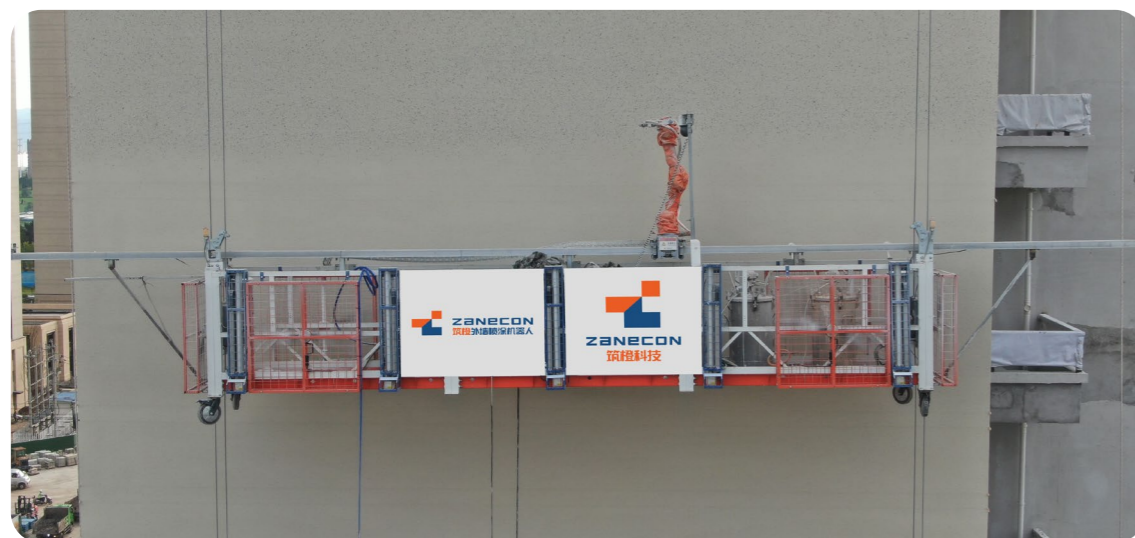
In 2022, the Company completed 15 key high-value enabling innovations with a focus on ultra-low energy consumption buildings, modular design, and smart construction site management. In conjunction with the "Engineering Management" theme for the year, it established an engineering innovation and development mechanism, implemented 25 engineering innovations, and comprehensively improved construction quality and efficiency.



#### Case

### The Exterior Wall Painting Robot Won "Excellent Robot Application Scenario in Construction Field" Award from the MIIT

In June 2022, the exterior wall painting robot, developed by Zanecon, an enterprise in the J-SPEED ecosystem, in cooperation with China Jinmao, was recognised by the Ministry of Industry and Information Technology (MIIT) as an "Excellent Robot Application Scenario in Construction Field." The exterior wall painting robot system has been used in 20 projects such as Jinmao Wuxi and Jinmao Wenzhou, significantly reducing the safety risks of working at height and greatly improving construction efficiency.



## TOP SERVICES

Adhering to the service philosophy that "Customers' Demand is Our Pursuit", China Jinmao has been steadfastly committed to building a trustworthy service system with a long-term horizon and providing consistently high-quality services for customers. We also constantly enhance our capabilities in customer privacy protection and data security governance, ensure marketing compliance, and maintain a good and sustainable customer relationship.

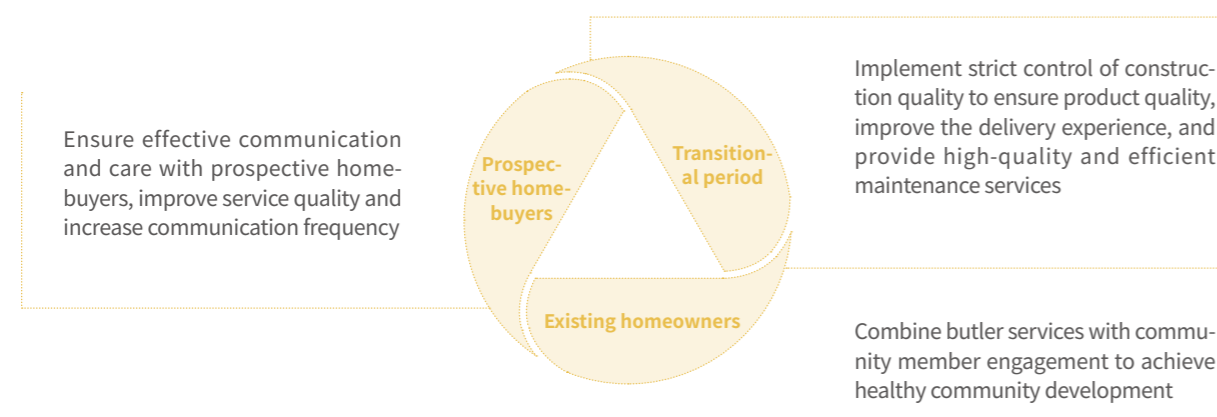
## Sound Service Management

China Jinmao has formulated a series of internal management policies, including the *Management System of China Jinmao for Customer Experience in the Whole Cycle of Project Development*, the *Management System of China Jinmao for Customer Evaluation in the Whole Cycle of Project Development*, and the *Management Standards of China Jinmao for Customer Relationship Maintenance*. During the year, we released the amended *Management Standards of China Jinmao for Customer Risks in the Whole Cycle of Projects*. In addition, we made continued efforts to improve our customer service management system and enhance our services across diversified scenarios.

**Customer satisfaction.** In 2022, the Company conducted customer satisfaction surveys via its customer relationship management system for six touchpoints, including subscription, signing, site opening, delivery, maintenance, and complaints with a focus on the four management areas of delivery, maintenance, complaints, and evaluation, following an approach that combines real-time triggers and phased surveys. In addition, it conducted full-lifecycle customer satisfaction surveys via the Jinmao Luxuriance mini-program and SMS. To ensure that the data truly reflect the customers' satisfaction levels, we established a reverse inspection mechanism for satisfaction management red lines, strictly prohibiting behaviours such as data falsification, soliciting positive reviews, and concealing issues. Through satisfaction surveys, we gained insight into customers' real needs, diagnosed problems, and made targeted improvements.

|  | Satisfaction Survey Content   | Coverage   | Satisfaction Rate  |
|--|---|--|--|
| <br>Homeowners              | <ul style="list-style-type: none"><li>Home design, landscaping, home quality, technology systems, property services, delivery services, maintenance services, member services, etc.</li></ul>   | <ul style="list-style-type: none"><li>100% coverage for all homeowners across the life cycle</li></ul>           | <ul style="list-style-type: none"><li>91%</li></ul>  |
| <br>Commercial lessees      | <ul style="list-style-type: none"><li>Merchants: Image and positioning, business format and brand, hardware facilities, decoration management services, property services, maintenance services, response to emergencies, etc.</li><li>Customers: Mall surroundings, transportation and parking, mall interior environment, hardware and maintenance, mall services, membership programme, etc.</li></ul> | <ul style="list-style-type: none"><li>210 commercial lessee responses</li><li>1,315 customer responses</li></ul> | <ul style="list-style-type: none"><li>Commercial lessee satisfaction at 87.5%</li><li>Customer satisfaction at 87.5%</li></ul> |
| <br>Office building lessees | <ul style="list-style-type: none"><li>Overall satisfaction, repurchase/renewal intent, recommendation intent, hardware facilities, etc.</li></ul>   | <ul style="list-style-type: none"><li>391 valid responses</li></ul>  | <ul style="list-style-type: none"><li>99%</li></ul>  |
| <br>Hotel guests            | <ul style="list-style-type: none"><li>Location, payment convenience, hotel environment, room experience, dining experience, amenities, etc.</li></ul>   | <ul style="list-style-type: none"><li>439 valid responses</li></ul>  | <ul style="list-style-type: none"><li>76%</li></ul>  |

To continuously improve our customer satisfaction, we carry out meticulous customer service work throughout different stages of the project cycle:

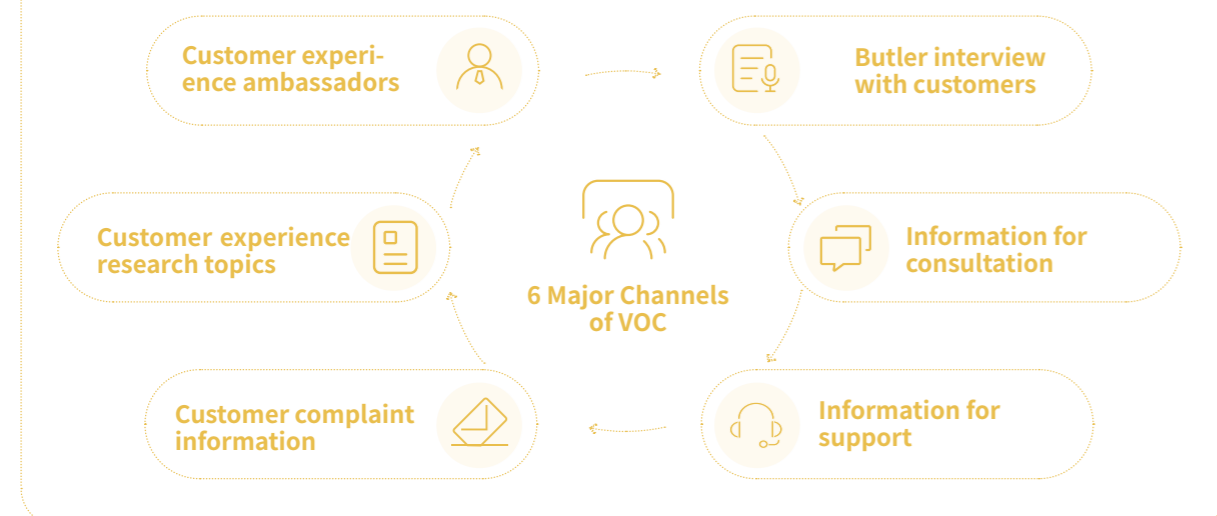


**Customer complaint management.** The Company continuously improves its ability and speed in responding to customer complaints. It released the amended *Rules of China Jinmao for Complaint Management*, which classifies complaints and standardises complaint processing procedures in terms of principles, processes, follow-up evaluation, and performance appraisal. We receive customer complaints and feedback through various platforms, such as customer service hotlines, letters and emails, online media, visits, internal channels, and public platforms. Complaints are classified and graded for improved proactivity and timeliness of responses. In 2022, we received a total of 7,270 customer complaints with a resolution rate of 91.72%.

#### Case Jinmao Services' "Voice of the Customer" System

Jinmao Services has established a Voice of the Customer (VOC) system to collect feedback from customers about their opinions, expectations, and preferences regarding its brands, products, and services. By collecting customer needs, experiences, and feedback in a dynamic and node-based way, we enable data construction and business optimisation and continuously improve our service quality.

In 2022, we appointed 233 customer experience ambassadors through questionnaires and one-on-one communications and collected 60,354 customer experience evaluations on 274 evaluation dimensions related to maintenance, park leisure, access to entry and exit, and visitor reception. After receiving feedback, we processed the raised issues through our anonymous complaint handling process and provided feedback.



## Improving Service Experience

China Jinmao is devoted to delivering an all-encompassing service experience for its customers across the project cycle and diverse lifestyle scenarios. Our comprehensive suite of solutions includes property management, hospitality, and commercial services, all geared towards consistently elevating the customer experience.

**Integrated membership system.** In 2022, China Jinmao, leveraging its expertise as a city operator, launched an integrated membership system that integrates consumer scenarios across its four business segments, namely property development, hotel operation, retail business, and property services. The system, designed to meet the evolving needs of customers with high-quality services, optimises customer experience by offering rich membership benefits based on diversified and personalised membership services.



Launch ceremony of China Jinmao's integrated membership system

**Property services.** As the "last mile" of community service, property services are closely related to homeowners' everyday life. Based on standardised management and meticulous services, we constantly expand the boundaries of our property services to meet the diverse needs of customers in their daily lives and enhance their sense of happiness and well-being.

| Yuelin · Assets  | Yuelin · Decoration   | Yuelin · Housekeeping  | Yuelin · Supplies  |
|--|---|--|--|
| Services such as purchasing and selling of second-hand properties, leasing, distribution of new properties, distribution of car parking spaces, transfer agency, and transaction consultation. | A one-stop trading platform for home products, which provides home adornments, furniture, home appliances, furnishing accessories, curtains and wallpaper, balcony screens, and many other home decoration solutions. | High-quality housekeeping services in five categories, namely, house cleaning, stone maintenance, home appliance cleaning, furniture maintenance, and dust and mite removal. | Fresh produce, premium meats, rice, flour, grains, oil, and other daily necessities that suit property owners' living needs. |

## Case Optimised Community Operations for a High-Quality Life

Based on its community service platform "Mao lin li," Jinmao Services organises diversified community activities for community members. As of 2022, the platform had established a total of 231 interest groups in over 30 categories, including children, health, art, and public welfare. By fostering a thriving community culture, it brings a higher quality of life and increased happiness for community members.

Summer fun for kids



Mid-Autumn Golden Neighbour Festival / Chinese-style Jinfu Festival



Jinlin Plan



RV Life Festival



**Commercial services.** In 2022, China Jinmao launched three commercial projects, namely Qingdao Jinmao Mall of Splendor, Zhangjiagang Jinmao of Splendor, and Tianjin Jinmao Place, which feature innovations in architecture, commercial formats, and cultural and artistic elements. They not only provide diversified high-quality lifestyles for local residents but also inject new vitality into urban and community development.



Qingdao Jinmao Mall of Splendor



Zhangjiagang Jinmao of Splendor



Tianjin Jinmao Place

## Case Qingdao Jinmao Mall of Splendor Unlocks Futuristic Experiences

In December 2022, the expansive Qingdao Jinmao Mall of Splendor grandly opened, with a vast 188,000 square metres of space and diverse businesses catering to the varying needs of different customer groups. The mall significantly enriches Qingdao's commercial landscape by offering a comprehensive, technology-driven, and futuristic lifestyle, featuring trendy entertainment, family and social activities, and eco-leisure activities. Positioned as a "Centre for Exploration of Future City Life," the Qingdao Jinmao Mall of Splendor regularly organises cultural and artistic exhibitions, themed community events, and unique performances. These initiatives not only elevate the shopping experience for visitors but also introduce innovative living experiences for local residents.



Atrium of Qingdao Jinmao Mall of Splendor



Heartbeat Music Festival

**Green leasing.** As we provide diversified and high-quality services for our customers, we continuously promote the concept and practice of green leasing, working hand in hand with lessees and merchants to embrace sustainability. Besides formulating and promoting the *Lessee Decoration Handbook*, the Company includes requirements for environmentally-friendly decoration materials, energy management, water resource management, resource conservation, and waste classification in the *Property Service Agreement* and *Decoration Service Agreement*.

In addition, we will gradually promote independent energy billing. Currently, we have implemented separate property fees and energy fees for the office building in the South Tower of Xuanwu Lake Jinmao Plaza in Nanjing. In the property service agreement, we clearly stipulate that lessees pay for energy usage based on actual consumption, encouraging the use of energy-saving equipment and technology. At the same time, we regularly communicate with lessees and merchants and organised sustainability events such as "Earth Hour" and "Green Low-carbon Travel" to raise their sustainability awareness.

## Customer Privacy Protection

China Jinmao places great importance on customer privacy protection and information security. Besides adhering strictly to the *Cybersecurity Law of the People's Republic of China*, the *Data Security Law of the People's Republic of China*, and other laws and regulations, it has formulated related internal policies, such as *Rules of China Jinmao for Cybersecurity Management*, *Cybersecurity Emergency Response Plan of China Jinmao* and *Standards of China Jinmao for Confidentiality Management*, to ensure the security of information and data for customers, partners, and the Company itself. To continuously enhance data security management and system capabilities, the Company has set up a leadership team responsible for coordinating and overseeing data security efforts, led by the Chairman as the first responsible person, with other members including relevant leaders and departmental representatives. In 2022, the Company did not experience any customer personal information leakage incidents.

**Information security management.** We disclose our privacy policy through public channels, such as the Company's official website, the customer service platform Jinmao Luxuriance app, and the property purchase service platform "Jinmao Fans" mini-program. We clearly disclose the relevant norms for the collection, storage, circulation, and use of customer information. At the same time, we set up customer information query permissions for marketing systems, smart sales office apps, and back-end management systems that involve customer privacy, encrypt customer information such as names, phone numbers, and ID numbers, and require approval for viewing and exporting customer information, with all export and approval records kept in the system. In addition, we require employees, partners, and suppliers to sign non-disclosure agreements and strictly prohibit the disclosure or leakage of customer information and privacy to the public. In 2022, the signing rate of non-disclosure agreements for employees was 100%.

**Cybersecurity certification.** We have deployed robust security defence systems and further strengthened cybersecurity protection certification. As of 2022, we had completed cybersecurity certifications for 50 application systems and Grade III cybersecurity certifications for key systems, including Jinmao Luxuriance, the Integrated Membership System, the Customer Relationship Management (CRM) system, and the Suny and Fair Procurement Platform.

**Cybersecurity checks.** To improve our cybersecurity management efficiency and capability, we regularly carry out cybersecurity drills and vulnerability checks and assessments, focusing on in-depth defence, defence of key systems, and active defence to effectively respond to cybersecurity threats. In 2022, we organised 86 cybersecurity management officers to participate in the "Blue 2022" network attack and defence exercise and fixed 13 security vulnerabilities.

**Cybersecurity training.** We improve employees' awareness and ability to protect cybersecurity through means such as "Cybersecurity Week" and cybersecurity knowledge training. We conduct across the Company the "IT Service Month" campaign and the "Cybersecurity Awareness Week" campaign themed "Cybersecurity for Everyone", enhancing the information security and cybersecurity awareness of employees through cybersecurity lectures, simulated hacker attacks, and other activities. Furthermore, to enhance the expertise of the Company's network security and data security personnel, as well as to advance data security governance across all levels of the Company, we conducted a "Data Security Governance Basic Knowledge Training," which was attended by 189 related staff members. In 2022, we achieved 100% coverage of employees for information security and privacy protection training.



### Case

### "IT Service Month" Campaign to Enhance Data Security Awareness among All Staff

In November 2022, China Jinmao launched the "IT Service Month" campaign across the Company. The campaign featured various activities such as one-on-one on-site service, information security quiz, and distribution of handouts to inform and educate all employees about cybersecurity and data security. With a total attendance of more than 9,000, the campaign enhanced overall cybersecurity and data security awareness and related skills of employees.



Information security quiz

## Responsible Marketing

In addition to strictly following the *Urban Real Estate Administration Law of the People's Republic of China*, the *Advertising Law of the People's Republic of China*, the *Regulatory Measures on the Sale of Commercial Houses*, and other relevant laws and regulations, China Jinmao has implemented a series of internal policies to ensure marketing compliance and risk management. These policies include the amended *Sales Management Standards of China Jinmao*, *Marketing Compliance Management Handbook of China Jinmao*, and *Marketing Risk Inspection Reference Guidelines of China Jinmao*. Together, these measures establish a comprehensive management system that covers all aspects, from pre-examination of promotional materials and sales site management to internal and external audits and reviews.

The Company implements strict review of advertising and marketing materials, with an externally distributed content review mechanism established in accordance with the *Standards of China Jinmao for Management of Press Releases and Public Relations Crisis Responses* and the *Rules of China Jinmao for New Media Management* to ensure that externally distributed contents are based on true information and accurate data.

To improve the standardised management of sales sites, we have improved our ten redlines of marketing management, requiring 100% signing of the *Employee Integrity Agreement* for marketing personnel. We adhere to a marketing team culture that is passionate, open, and standardised, promising no concealment, exaggeration, or deception in the service process, and ensuring the delivery of effective, accurate, and true product information to customers.

### Marketing Management Redlines (Partial)

- Prohibit collecting payments for properties before obtaining the pre-sale permit; publicly announce the projects with pre-sale permits received and the regulatory documents on site
- Strictly prohibit making any false promises, verbal or written, to customers during the sales process
- Strictly prohibit disclosing information of existing customers to third parties (such as distribution agencies or brokers) in any way
- Strictly prohibit any form of rent-seeking utilising preferential discounts on the project site
- Strictly prohibit manipulating or selectively presenting market data

We rigorously review all sales materials and props, including displayed materials, sales contracts and attachments, brochures, videos, and advertisements, and provide complete disclosures of detrimental factors, service supervision phone number, delivery standards, sales prices, and fee standards at the sales site. In 2022, the Company released the *Standards of China Jinmao for Product Line Naming*, which provides strict standards on the use of expressions in product on seven dimensions including product design standards, public area redlines, unit area, and price, to ensure that customers receive truthful and accurate information.

We implement a dual-channel audit approach to review marketing risks, combining quarterly self-examinations by marketing departments and regular audits. In 2022, we conducted more than 30 marketing self-examinations, which covered all marketing departments at various levels. At the same time, we established a third-party risk audit mechanism, whereby third parties are invited to supervise sales sites, to continuously optimise our marketing environment.

We regularly provide our employees with training on responsible marketing to strengthen marketing compliance and increase their awareness of fair marketing. In 2022, responsible marketing courses were established at the Company's headquarters and four marketing training sessions were organised, which covered more than 800 employees at the Company's marketing system.

# GREEN AND LOW CARBON FOR HARMONY

## The SDGs responded



## The HKEX ESG Indicators responded

A1.2/A1.3/A1.4/A1.5/A1.6/A2.1/  
A2.2/A2.3/A2.4/A3.1/A4.1

## GREEN BUILDING OPPORTUNITIES

China Jinmao adheres to the "Ever Green Quality" strategy, featuring green health and driven by smart technology. We integrate the concepts of green, low-carbon, and sustainable development into the whole lifecycle of building development and design, material selection, construction, operations, and management. We insist on exploring and practicing in ultra-low-energy-consumption buildings, zero-carbon buildings, and energy efficiency improvements to existing buildings. That way, we always lead the evolution of green living.

We released the revised *Green Strategic Management Standards of China Jinmao*, setting green building targets for the Company's development projects of property for sales and self-owned properties under. We put efforts in progressing the implementation of green building development, operations, and management, and continuously increase the proportion of green-building-certified projects.

### Green Building Targets:



- 100% of our new residential and office buildings shall meet the basic requirements of Green Buildings of China (or equivalent internationally-recognised standards such as the LEED/ BREEAM certification).
- From 2023 to 2025, we shall obtain no less than 15 high-star-level green building certifications and labels.<sup>8</sup>
- Among our newly developed and self-owned hotel projects, 5A and Class A office buildings, and business complex projects, 100% shall obtain the one-star China Green Building Label (or equivalent internationally-recognised standards such as the LEED/ BREEAM certification).
- Application for high-star-level green building certifications and labels is encouraged, and the proportion of high-star-level green projects in development shall increase year by year.

In 2022, China Jinmao applied for passive building certifications including ultra-low-energy-consumption buildings and net-zero energy buildings for various types of buildings, such as residences, office buildings, commercial buildings, and schools. Among our new projects, 100% met green building standards, achieving energy efficiency review for all architectural designs. The Company's annual operating revenue in the green sectors of green building consulting, green building technology, and smart energy is about RMB 987.9 million.

In 2022, we had 34 newly added projects passing green certifications and labels, 77.1% among which were at a high star level. They represented a newly added green-building-certified area of 3,763,000 m<sup>2</sup>.

|                                |                                |                                  |                              |                  |
|--------------------------------|--------------------------------|----------------------------------|------------------------------|------------------|
| China Green Building: One-Star | China Green Building: Two-Star | China Green Building: Three-Star | LEED Gold                    | BREEAM Very Good |
| 6                              | 16                             | 4                                | 1                            | 1                |
| BREEAM Excellent               | Nearly Zero Energy             | Net Zero Carbon                  | Ultra-Low Energy-Consumption |                  |
| 3                              | 1                              | 1                                | 2                            |                  |

<sup>8</sup>High-star-level green building certifications and labels refer to two-star China Green Building and above, LEED Gold and above, BREEAM Very Good and above, the Gold rating and above of the WELL Building Standard, Ultra-Low-Energy-Consumption Buildings, Nearly Zero Energy Buildings, and Zero Energy Buildings.

By the end of 2022, we had obtained 297 green building certifications and labels and a total green-building-certified project gross floor area (GFA) of 29,639,000 m<sup>2</sup>.

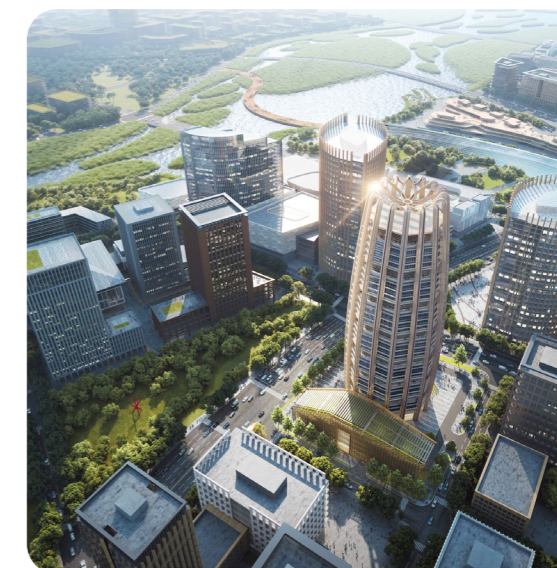
|                             |   |   |                          |                                      |
|-----------------------------|---|---|--------------------------|--------------------------------------|
| China Green Building labels | BREEAM certifications                               | LEED certifications                               | WELL Gold certifications | China Health Building certifications |
| 181                         | 59  | 36  | 11                       | 4                                    |
| HQE (France) Five-Star      | Provincial green building certifications and labels | Passive low-energy building design certifications | Net-Zero building        |                                      |
| 1                           | 2   | 2   | 1                        |                                      |



### Case

#### Near-Zero Energy Building Benchmark Created to Boost High-Quality Development in Xiong'an New Area

The project of Sinochem Holdings Xiong'an Headquarters 001 Tower is super-high-rise building with its whole process certified by the highest level of China Green Building and LEED. It has been rated as a Near-Zero Energy Demonstration Building in Xiong'an New Area and the Green Building Demonstration Project of Xiong'an New Area 2022. The project applies passive energy-efficiency design and active energy system technology, with a comprehensive building energy-saving rate of 71.57% and a relative building energy-saving rate of 50.26%. The project uses green and health-certified paints, coatings, flooring, and sound and heat insulation materials to ensure indoor air quality from the source. It also uses recyclable and reusable materials to effectively reduce carbon emissions throughout the project's lifecycle, which has reduced embodied carbon emissions from building materials by 30%. Additionally, the project sees the largest application of BIPV technology for super-high-rise curtain walls in China, with over 3,700 m<sup>2</sup> of curtain wall BIPV. Nearly 4,500 m<sup>2</sup> of photovoltaic power generation products have been laid in the park, with a total annual power generation capacity of 450,000 kWh, reducing carbon dioxide emissions by 2.6 million tonnes.



Rendering of Sinochem Holdings Xiong'an Headquarters 001 Tower



### Case

#### Chengdu Wuhou Jinmao Palace: a High-Quality Green-Building Ecological Community

Chengdu Wuhou Jinmao Palace is the only green technology-enabled project in Chengdu that has passed the three-star certifications of BREEAM and China Green Building. It uses materials with a low heat transfer coefficient, a low heat gain coefficient, and a high transmittance ratio, as well as an energy-efficient elevator system, lighting, and air-conditioning equipment. In 2022, Chengdu Wuhou Jinmao Palace was awarded the 10th (2021-2022) Guangsha Prize, a national award issued by the China Real Estate Association.



The site of Chengdu Wuhou Jinmao Palace

## GREEN DESIGN AND TECHNOLOGIES

China Jinmao's design is based on and aims for sustainable development. We integrate green design and technology into the entire lifecycle of project development. From building material selection, envelope design, and passive and active technology application to renewable energy use, we minimise the energy demand for building operations.

### Eco-Building Design

China Jinmao is promoting ecological design concepts and strategies, such as the ecology-oriented development (EOD) model, sponge city design, and the low-impact development (LID) design, to organically integrate architecture and natural environment and realise the vision of harmonious coexistence between human and nature. By the end of 2022, we had practiced the sponge city concept in 116 projects to promote green urban development.

#### Case LID Design Solutions to Improve Urban "Water Resilience"

The project of Taiyuan Longcheng Jinmao Palace adopts a sponge-city-styled LID design plan. It has established an eco-friendly drainage system, which enables discharge reduction from the source, in-process control, and systematic treatment. The project is capable of collecting, storing, and recycling rainwater within the site by integrating buildings, landscape, roads, and the drainage networks through sponge city technologies such as permeable paving, sunken green areas, bioretention facilities, rainwater storage ponds, grass planting ditches, and rainwater wetlands. The project's LID design plan can achieve a total annual runoff control rate of 87%, a rainwater recycling rate of 24.74%, an annual rate of 62.25% of total solid suspended matter removal from runoff, and a sunken green space rate of 21.3%, thus effectively improving the urban water ecology.



A site of demonstration area of Taiyuan Longcheng Jinmao Palace

#### Case Building a Landscape Ecological Green Corridor and Setting an Example for Human Settlements

The Nanchang Jinmao Ruixiang International Eco-City is planned and designed according to the ecological base of the project, preserving most old and valuable trees and landscape patterns. The project fully prioritises ecological conservation by making river planning based on the original water system and building a park in the area with a good ecological base. In December 2022, the design plan of the Nanchang Jinmao Ruixiang International Eco-City won the Global Human Settlements Planning & Design Award for its design concepts and comprehensive elements that meet the characteristics and trends of future urban development, such as prioritising environmental protection, ecological coordination, and intelligent integration.



Rendering of the Nanchang Jinmao Ruixiang International Eco-City

## Application of Renewable Energy

China Jinmao is progressing the development and application of the building-integrated photovoltaics (BIPV) technology. It creates "power-generating buildings" using core technologies and products such as next-generation PV walls and PV roofs developed by its subsidiary, Jinmao Green Building.

The installed photovoltaics (PV) capacity of our self-owned projects

**1,919.76<sub>kW</sub>**

Annual power generation

**1,991.36<sub>MWh</sub>**

#### Case The PV Power Generation Project at Jinmao Eastern Garden Hotel

In January 2022, the PV power generation project at Jinmao Eastern Garden Hotel was officially put into operation. It generates a total of 1,311,000 kWh of electricity in a year, of which 840,000 kWh is for self-consumption and the surplus 471,000 kWh is fed to the grid. It can reduce the total energy consumption by 471.96 tonnes of coal consumption and 989.81 tonnes of carbon dioxide emissions.



The PV power generation system at Jinmao Eastern Garden Hotel

We conduct research and development (R&D) of lightweight module products focusing on the pain points in the BIPV market and industry. In 2022, Jinmao Green Building's R&D team published a paper entitled "Characteristic analysis of patterned photovoltaic modules for building integration" in *Energy Conversion and Management*, a top journal in the field of energy. This paper provides theoretical guidance for the development of customised BIPV project applications. In the year, Jinmao Green Building's BIPV technology was included in the *Innovative Green Technology Recommendation Catalogue of Beijing*, which has enhanced the Company's visibility and impact in the industry.

By the end of 2022

BIPV technology application covered a total area of

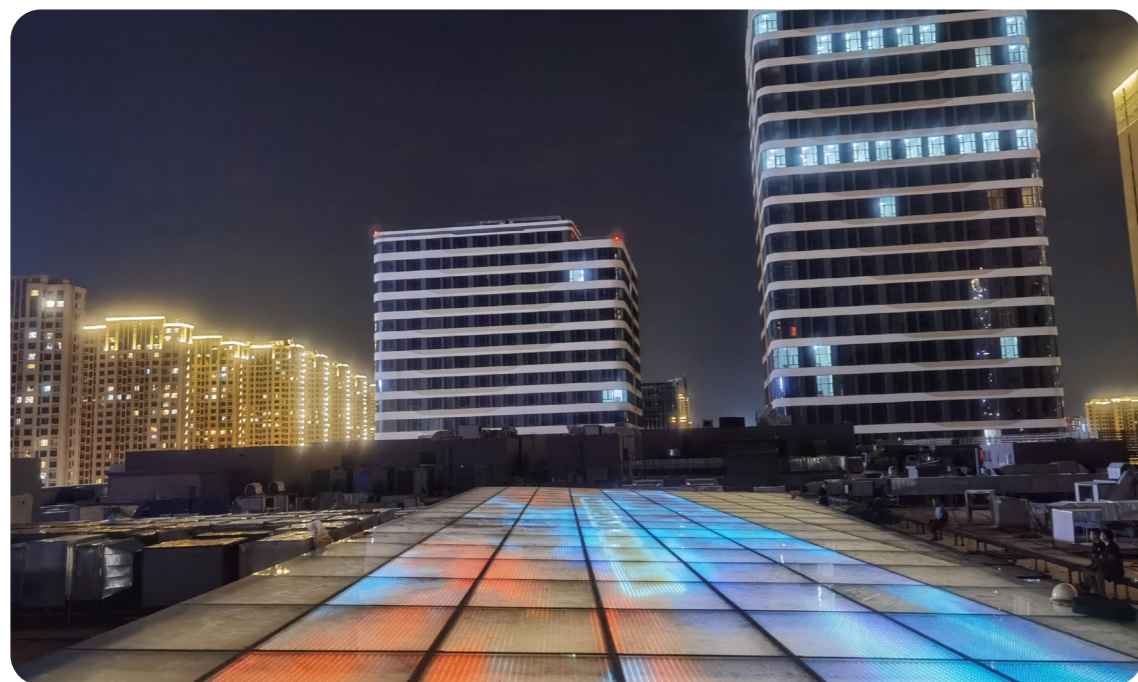
**7,881.55<sup>m²</sup>**

The total installed BIPV capacity

**1,212.63<sup>kW</sup>**

#### Case First Application of the PV-LED Skylight Roof Technology in China

In 2022, we built China's first PV-LED skylight roof project in the north atrium of Qingdao Jinmao Mall of Splendor. We used self-developed PV building materials, including the video PV-LED, the basic PV skylight roof, and shaped PV glass. These materials can be adjusted to different shapes, colours, and transparency according to the demand, effectively solving the painful points of sun shading and light transmission of the skylight roof to meet the operational needs of commercial buildings. The total installation area of the project is 287.7 m<sup>2</sup>, with a total installed capacity of 22.46 kW. Its average annual PV power generation capacity is 30,800 kWh, reducing carbon dioxide emissions by 23.25 tonnes in a year.



The PV-LED skylight roof project in the north atrium of Qingdao Jinmao Mall of Splendor

## GREEN CONSTRUCTION

China Jinmao strictly abides by the *Land Administration Law of the People's Republic of China*, the *Environmental Protection Law of the People's Republic of China*, the *Law of the People's Republic of China on Environmental Impact Assessment*, *Chinese Programme for Natural Protection*, and other applicable laws and regulations. We practice the concept of green construction, strengthen the identification and management of environmental risks, and implement the ecological environment management of project sites, thus minimising the impact of the projects under construction on the surrounding environment.

## Ecological Governance

China Jinmao always prioritises ecological conservation. We practise our commitment to greenfield development and avoid launching development projects in national nature reserves or developing agricultural land and greenfield areas. For any necessary construction activities, we will strictly comply with applicable laws and regulations and obtain approval from competent departments. We will ensure that such projects meet green building standards and that the ecology is properly conserved and restored.

We strictly comply with the *Law of the People's Republic of China on Environmental Impact Assessment* and the *Chinese Programme for Natural Protection*, as well as the *Environmental Protection Management Standards of China Jinmao* that we have developed. In the pre-development stage, we will make on-the-spot surveys for ecological and environmental issues and develop environmental risk maps. Based on sufficient consideration of the environmental and economic impacts of the development on the local community, we will make flexible and diversified use of urban land resources. Additionally, we will implement soil and water conservation plans during project construction, actively engage in the remediation of contaminated sites, and improve highly-degraded brownfield sites to progress ecosystem restoration.

#### Case Growing a "Rainforest" on Saline Land, Oriental Eden Creates an Ecological Icon for the City

Qingdao Oriental Eden is located on a saline-alkali site on the shores of Jiaozhou Bay. The project's soil used to be so saline and alkaline that almost no grass grew on it. Over the past eight years, China Jinmao has used physical and ecological means to improve the project's soil, including earth replacement, soil improvement techniques, and water and soil conservation measures. That way, it is setting a model in urban ecology on a 4,000-mu (266.67-ha) saline-alkali site. The soil in Oriental Eden has been adapted to a wide range of landscape plants. The project will protect the habitat of endangered migratory birds and marine life and progress the eco-city construction with conservation and management measures such as strong monitoring of biodiversity, biodiversity conservation, and rebuilding the ecological base of the coastal zone.

In October 2022, the structure of Oriental Eden was successfully topped out. While accelerating the construction, the project has hosted a wide range of educational, promotional, exchange, and experiential events themed by environmental protection, education, plants, and sustainability. These events have raised people's awareness of biodiversity conservation and sustainable development and encouraged more people to engage in the ecological conservation and environmental protection initiatives.



Rendering of the Oriental Eden project

Green Construction Process

China Jinmao strictly abides by the *Law of the People's Republic of China on Environmental Protection*, the *Law of the People's Republic of China on Environmental Impact Assessment*, the *Evaluation Standard for Green Construction of Building*, and the *Management Specification of Green Construction*. We have developed and implemented the *Environmental Protection Management Standards of China Jinmao*, the *China Jinmao's Environmental Protection Accountability Management System*, the *Project Management Standards of China Jinmao*, and the *Reference Rules for Well-Organised Construction Management on Construction Project Sites of China Jinmao*. In these systems and specifications, we set out requirements for resource-saving and environment-friendly green construction management. In 2022, no general environmental impact incidents or above occurred in China Jinmao.

In the construction process, we sufficiently consider the surrounding environment of the construction site and the needs of the local community, and comprehensively manage noise, dust, sewage, and wastes. We actively promote the application of green construction techniques and facilities to create an eco-friendly construction environment. We establish a construction site environmental protection working group at each project in conjunction with stakeholders such as constructors, supervisors, principal contractors, and subcontractors. We require construction development projects to set environmental management targets, monitor the overall environmental performance of the project, and report on environmental protection matters on a regular basis to ensuring that on-site environmental protection responsibilities at every level are fulfilled.

|  |  |
|--|--|
| Dust Control and Management                  | <ul style="list-style-type: none"><li>• In new projects, measures to control dust pollution are developed. A system of watering and sweeping or fogging measures are introduced to reduce dust. Current projects under construction and new projects shall be equipped with spray dust suppression systems.</li><li>• The construction site is under closed-off management, and continuous and closed enclosures is set up around the construction site.</li><li>• Temporarily stored mounds are covered with dust nets or plants.</li><li>• The floor of the entrances, exits, and main roads of the construction site is hardened, and fine-grained building materials are sealed or covered.</li><li>• During earthwork transportation, excavation, and backfilling, water is sprinkled to prevent dust pollution. Operations will be stopped when there is Scale-4 wind.</li><li>• Vehicle washing facilities and ancillary drainage and slurry sedimentation facilities are available for washing vehicle troughs, wheels, and other parts of the vehicle that are prone to carry sediment.</li></ul> |
| Noise Control and Management                 | <ul style="list-style-type: none"><li>• The finished and semi-finished products' processing and manufacturing processes that generate loud noises are completed in the processing workshop as much as possible to minimise the noise caused by processing and manufacturing on the construction site.</li><li>• A management system and noise reduction measures are for man-made construction noise to ensure the noise within the factory area is up to standards and minimise disturbance to nearby residents.</li><li>• Monitoring of environmental noise over a long time at the construction site is strengthened based on the principle of "specially-designated personnel for monitoring and management".</li><li>• A nuisance coordination working group is established and communication channels with nearby residents are maintained unblocked to receive and resolve complaints from nearby residents.</li></ul>  |
| Water Pollution Control and Management       | <ul style="list-style-type: none"><li>• To control the flow of sewage, drainage ditches for on-site roads and material storage sites are planned centrally.</li><li>• A sedimentation tank is set up so that the sewage is sedimented before being discharged into the municipal sewage pipeline.</li><li>• Oil filter tanks are set up so that the waste oil produced on the construction site is degreased before being discharged into the sewage pipeline.</li><li>• An anti-leakage treatment is applied to warehouses storing oil and chemicals to prevent oil leakage and contamination of soil and water.</li><li>• On the construction site, the rainwater pipe network and the sewage pipe network are set up separately. Discharging water that is not rainwater into the rainwater pipe is strictly forbidden.</li></ul>   |
| Solid Waste Pollution Control and Management | <ul style="list-style-type: none"><li>• On the construction site, a closed garbage station is set up; construction and domestic garbage shall be classified and stored separately; transportation and consumption shall comply with applicable regulations; the transportation contract shall specify the environmental protection management provisions for the project.</li><li>• Hazardous waste is placed under classified management according to the provisions of the <i>Directory of National Hazardous Wastes</i>.</li><li>• On the construction site, only qualified transport agencies and vehicles are used to transport earthwork and construction waste.</li></ul>   |

Green Construction Management Measures



Case

Guiyang Jinmao Crystal Smart Eco-City Empowers Eco-City Construction

Guiyang Jinmao Crystal Smart Eco-City is a benchmark project for China Jinmao to practice brownfield treatment and reuse. The project progresses the integrated ecological treatment of the soil in the chemical factory area on the original site of the old industrial area with modern soil restoration technology. In 2022, it completed the restoration of about 700 mu (46.67 ha) of land in Phase I, setting a model for the local ecological management and the transition of chemistry enterprises.

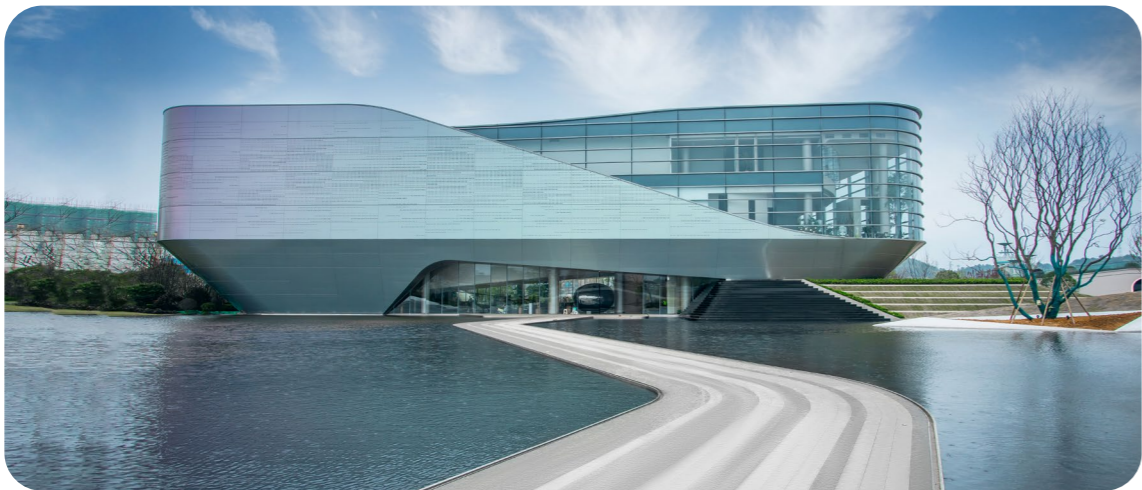
At the same time, the project takes the introduction of quality public service resources as the starting point to reshape the ecological value of the area. A 140,000-m² city park has been basically completed. The largest non-powered park in Guiyang is about to open to citizens. The vibrant and modern city living room will become a new landmark in Guiyang. While renewing the urban interface, the project preserves part of industrial site, preserving memories of the struggles in the Three-Front Movement for local residents.



The site of Crystal Chemical Factory after the Phase-I treatment



The non-powered park



The urban exhibition hall

China Jinmao prioritises the use of energy-saving, healthy, and recyclable building material products to reduce resource consumption and ecological impact throughout the building's lifecycle. We released the *Review and Quality Evaluation Standards for Construction Drawings of China Jinmao*. By comprehensively optimising the structural design of third-party reviewed drawings, we reduce the amount of building materials used and avoid wasting resources. In addition, we have created a "new technology + new wisdom" construction system, deepened BIM technology and smart site technology, and promoted construction methods that aim to mitigate the environmental impact and conserve natural resources. That way, we ensure resource, environmental, and social benefits during the construction of our projects.



Case

### A Super-High-Rise Urban Landmark Completed with Lean Construction, Setting a Green Construction Example

The Changsha Jinmao Tower project covers an area of 18,500 m<sup>2</sup> and has a gross floor area of 210,000 m<sup>2</sup>. It consists of a 318-metre-high super Grade A office building and four-storey commercial podium buildings. It is a construction management benchmark project built with all China Jinmao's strength.

The project adopted a lean construction approach. Environmentally friendly and recyclable materials were utilised as much as possible, with recyclable materials accounting for up to 19.24% of the total building materials. At the same time, safe, stable, and environmentally friendly steel structures were applied for the design of the project. Civil engineering and finishing-integrated design and construction were applied for public spaces such as the main functional areas (offices), foyers, corridors, toilets, and lobbies to avoid unnecessary consumption of resources. In addition, the project used prefabricated components produced industrially. In a BIM + Prefabricated M&E model, deepened design was on the digital modelling platform (the DBIM platform), eliminating the need for on-site welding and reducing the environmental impact and resource consumption during construction.

By the end of 2022, the Changsha Jinmao Tower project had received three-star China Green Building, the pre-certification of LEED Gold, and the WELL Gold certification. In the future, we will set a green construction benchmark and empower Changsha's green development with the perfect completion of Changsha Jinmao Tower.



Construction site of Changsha Jinmao Tower

During the finishing process, we follow the *Green Building Management System of Jinmao Decoration*. We perform science-based management in on-site dust control, water and electricity conservation, centralised processing area setting, nearby material procurement and transportation, BIM technology, and information management system application to achieve green project construction.

## Prefabricated Buildings

China Jinmao is exploring prefabricated construction methods. We aim to reduce energy consumption in the industrial chain and advance the modernisation of China's construction industry through standardization, digitalisation, and launching them as products. Based on the practice of technological innovation in the prefabricated building industry chain, we use new materials, technologies, systems, and processes in diverse ways, and are building an integrated prefabrication service system and ecosystem to support projects in reducing costs and increasing operational efficiency. At the same time, we use industrialised thinking and standardised design and apply prefabricated sales offices, solving the pain point of low utilisation rate of traditional sales offices and realising the reuse of construction materials in sales offices for three to five times.

Prefabricated building projects

32

By the end of 2022, the prefabrication business launched in more than

40 core cities

Total area of prefabricated buildings

over 4 million m<sup>2</sup>

Total number of projects launched

over 100

A total area of

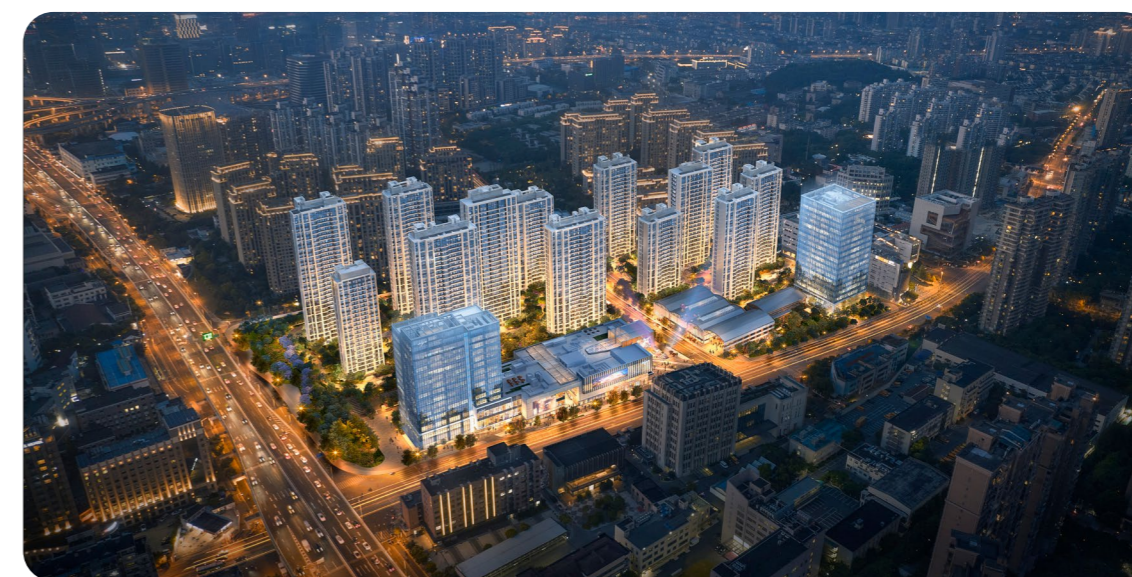
11 million m<sup>2</sup>



Case

### Prefabricated Ultra-Low-Energy-Consumption Buildings

Shanghai Jing'an Tianyue, as an ultra-low-energy-consumption demonstration project, adopts an prefabricated monolithic shear wall structure. Its major prefabricated components include prefabricated shear walls, silicene insulation pre-installation prefabricated external wall panels and projecting windows, prefabricated staircases, and prefabricated balcony panels. This practice has greatly improved the quality of the project and construction efficiency and effectively reduced the waste of construction resources, achieving the effect of energy conservation and emission reduction. The project has an implementation area of 134,160 m<sup>2</sup> of prefabricated buildings, and the prefabrication rate of each single unit has reached over 40%.



Rendering of the Shanghai Jing'an Tianyue Project

# GREEN OPERATIONS

China Jinmao practices green development. We continuously innovate and improve our green operations and management, and have established a green operations and maintenance system. We continue to optimise the use of energy and resources to reduce waste of resources and pollution emissions and ensure that the energy conservation and carbon reduction initiatives during the 14th Five-Year Plan period are effectively implemented. We are working towards national and regional energy, water, and waste reduction targets for the 14th Five-Year Plan period. We are in the process of setting medium and long-term targets and pathways for energy, water, and waste reduction at the company level, and are working towards building a green operating system in an orderly manner.

In 2022, we invested a total of RMB 153 million in environmental protection and obtained three ISO 14001 environmental management system certifications for our subsidiaries including Jinmao Green Building, Jinmao Services, and Jinmao Decoration.

Total environmental protection investment  
**RMB 153 million**

ISO 14001 certifications obtained  
**3**

## Energy Management

China Jinmao strictly complies with the *Energy Conservation Law of the People's Republic of China*. We have established the internal *Energy Conservation Management System of China Jinmao* to advance energy management in the Company's operations on all fronts, promote efficient and economical use of energy, and continuously enhance the Company's green competitiveness.

| Indicator  | Total <sup>10</sup> | Building Operations and Administrative Office Work <sup>11</sup> |
|--|---------------------|--|
| Petrol (L)   | 232,720.59          | 232,720.59   |
| Diesel (L)   | 126,712.52          | 58,219.37  |
| Natural gas (10,000 m <sup>3</sup> )                                 | 1,272.65            | 410.55   |
| LNG (L)  | 6,227               | 6,227  |
| Purchased electricity (10 MWh)                                       | 41,676.69           | 13,700.37  |
| Purchased heat (GJ)  | 30,048.46           | 30,048.46  |
| Comprehensive energy consumption (10,000 TCE) <sup>9</sup>           | 6.96                | 2.37   |
| Comprehensive energy consumption per unit area (TCE/m <sup>2</sup> ) | 0.00463             | 0.00270  |

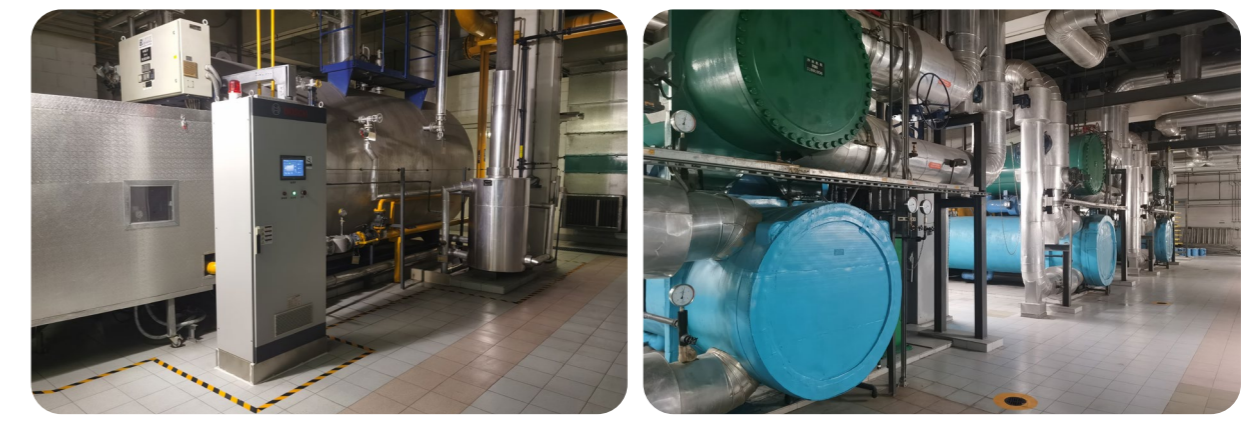
Environmental Performance of Resources and Energy in 2022<sup>10</sup>

<sup>9</sup> The comprehensive energy consumption conversion factor refers to the *General Rules for Calculation of the Comprehensive Energy Consumption (GB/T 2589-2020)*.

<sup>10</sup> The data collection scope covers: (1) administrative offices of China Jinmao's headquarters and subsidiaries; (2) public areas of residential, office building, and commercial projects; (3) some hotels and extended-stay apartments; and (4) Jinmao Green Building's energy projects.

<sup>11</sup> Jinmao Green Building's energy supply, data centres, and operations and maintenance of technology systems are not included.

In terms of hotel operations, we conduct on-going energy conservation assessments and regular special meetings on energy analysis to comprehensively monitor and manage our energy consumption. We have strengthened the control over the operation of building heating, ventilation, and air conditioning (HVAC) system equipment. We reasonably adjust equipment loads in response to changes in outdoor weather and the characteristics of seasonal energy consumption. We improve the efficiency of the equipment and reduce hotels' energy consumption by improving operation management.



Jinmao Tower's HVAC system equipment

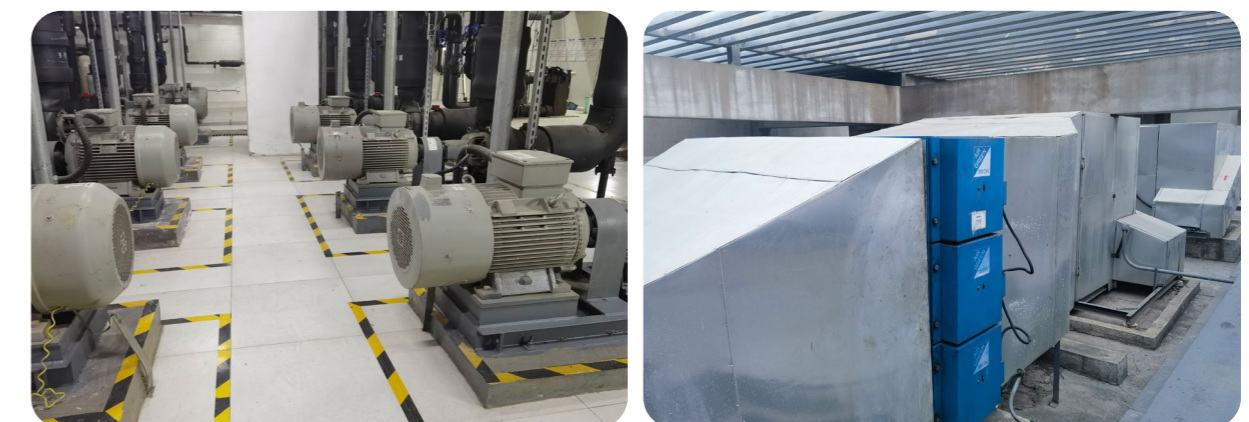


### Case

### Optimisation and Energy Efficiency Retrofit for the Central Air Conditioning System of the Ritz-Carlton Sanya, Yalong Bay

In 2022, The Ritz-Carlton Sanya, Yalong Bay added an energy efficiency optimisation control system and controllers to its central air-conditioning system, taking into account the operational characteristics of the existing air-conditioning system and the requirements of the environmental parameters of the air-conditioning zone and following the principles of energy efficiency, economy, stability, and safety. The retrofitted system is capable of automatic and intelligent operation of the cooling system. It can dynamically adjust the system according to load changes, increase energy efficiency, and reduce energy consumption in the operation of the air-conditioning system. After the renovation, the cumulative power saved from the central air-conditioning system reached 650,000 kWh in the second half of the year, with a remarkable comprehensive energy saving rate of 29.19%.

In terms of commercial operations, we have built a smart property management platform and an energy consumption monitoring system to reduce energy consumption in project operations through intelligent and information technology (IT)-based management. At the same time, we are promoting technological renovation to our commercial operation projects to reduce energy consumption in our operations.



After an energy-conservation upgrade with inverter technology, the air conditioning pumps and exhaust fans at Qingdao Jinmao Harbour Shopping Centre save approximately 20,000 kWh of electricity in a year.

For property operations, we practice lean energy conservation and emission reduction management and has established an energy conservation and emission reduction assessment mechanism. We focus our effort in energy-conservation upgrade of air source heat pumps, lighting equipment, transformer operation, and the air-conditioning operation control mode to further enhance energy utilisation efficiency.

| Measure  | Implementation  |
|--|---|
| Technical renovation of boilers for domestic hot water with air source heat pump systems added | <ul style="list-style-type: none"><li>Guangqu Jinmao Palace put into use the air source heat pump system in an upgrade project zone by zone. The new system has replaced the boiler for domestic hot water. After the energy-conservation upgrade in 2022, part of the domestic hot water system was put into use, saving a total of 235,072 m<sup>3</sup> of natural gas.</li></ul>  |
| Timer added to the lift machine room's air conditioning to change the control mode             | <ul style="list-style-type: none"><li>The manual remote controller for the air-conditioning in the lift machine rooms in Hefei Beiyanhui Jinmao Harbour and Guangzhou Nansha Jinmao Harbour have been replaced with a timer controller with temperature detection. It controls the operating time of the air conditioners according to the machine room thermometer and lift operating peaks, thus saving energy. It saves 51,861.6 kWh and 20,000 kWh in a year, respectively.</li></ul>   |
| Adjustment to transformer operation to reduce the number of units in operation                 | <ul style="list-style-type: none"><li>The Chongqing Jinmao Academy Site 4 project is expected to save 11,250 kWh of electricity in a year.</li><li>The Changsha Jinmao ICC North Tower project is expected to save 92,160 kWh of electricity in a year.</li><li>Wuhan East Lake Jinmao Palace is expected to save 70,080 kWh of electricity in a year.</li><li>Changsha Meixi Lake Jinmao Harbour is expected to save 69,120 kWh of electricity in a year.</li><li>Yueyang Dongting Jinmao Residence is expected to save 17,520 kWh of electricity in a year.</li></ul> |
| Basement lighting replaced with double-light radar lights                                      | <ul style="list-style-type: none"><li>The basement lighting in 24 projects including Chengdu Jinmao Wuhou Palace, Chongqing Jinmao Academy, Changsha Meixi Lake Jinmao Residence, and Guangzhou Zhujiang Jinmao Palace has been changed to double-light radar sensor lights. The new system can turn the lights in the area of human or vehicle activities in the garage to the full brightness mode, while keeping the lights in other areas at a lower brightness so as to save energy.</li></ul>   |
| The manual control of water landscape added with timer control                                 | <ul style="list-style-type: none"><li>The water landscape in 15 projects including Beijing Guangqu Jinmao Palace, Guangzhou Nansha Jinmao Harbour, Tianjing Haihe Jinmao Palace, Jinan High-Tech Industrial Development Zone Jinmao Noble Manor, and Wuhan Donghu Jinmao Palace has been changed from manual control to timer control. It can flexibly turn on and off the water landscape according to the flow of people in the park and in time slots, thus saving energy and reducing consumption.</li></ul>  |

Some of Jinmao Services' Energy Conservation Upgrade Measures

## Water Management

China Jinmao puts efforts in promoting the sustainable use of water in its operations. We enhance the efficiency of water utilization by applying water-conservation appliances and technologies. At the same time, we perform intelligent monitoring by digital means such as smart water meters and intelligent management platforms to detect abnormal water use and leaks in a timely manner and minimise water waste. In addition, we place emphasis on the reuse of water by building rainwater reuse systems and promoting the use of reclaimed water in self-owned office projects, thereby saving fresh water consumption. By the end of 2022, we had launched the reuse of reclaimed water in Beijing, Changsha, Nanjing, Qingdao, and other locations.

| Indicator   | Performance Data |
|---|------------------|
| Total water consumption (tonne)                     | 2,961,432.35     |
| Water consumption intensity (tonne/m <sup>2</sup> ) | 0.20             |

Performance of China Jinmao's Water Use in 2022<sup>12</sup>

Case

Laundry Waste Water Recycling at the Westin Beijing Chaoyang

In 2022, The Westin Beijing Chaoyang launched a pipework installation and upgrade project. Cooling water from dry-cleaning machines was piped into the hotel's reclaimed water tank replenishing system, thus enabling recycling laundry waste water. The project has effectively reduced the use of fresh water in the hotel's operations, resulting in a total of 5,900 to 7,300 tonnes of water being recycled annually.

Case

Addition of Rainwater Modular Cisterns

The projects of Foshan Chao'an Jinmao Residence, Foshan Binjiang Jinmao Residence, and Foshan Qiaoshan Jinmao Residence have designed rainwater modular cisterns according to the actual usage of reused water. The rainwater collection and utilisation system can effectively transfer and store rainwater and avoid rainwater flooding. After disinfection, the recycled rainwater can be used for greenery watering and ground washing, significantly reducing fresh water consumption.



Construction site of the addition of rainwater modular cisterns at Foshan Chao'an Jinmao Residence

<sup>12</sup> China Jinmao's water use is municipal water consumption. The data collection scope covers: (1) administrative offices of China Jinmao's headquarters and subsidiaries; (2) public areas of residential, office building, and commercial projects; (3) some hotels and extended-stay apartments; and (4) Jinmao Green Building's energy projects.

# Waste Management

In response to China's *Plan for the Development of Municipal Domestic Waste Classification and Treatment Facilities during the 14th Five-Year Plan Period*, China Jinmao manages waste under the principles of reduction, recycling and harmless treatment to promote green and low-carbon operations.

For the construction phase, we develop waste management plans and perform whole-process management for construction waste to regulate the generation, collection, storage, transportation, utilisation, and disposal of construction waste. We have a sound construction waste recycling system in place and encourage projects to adopt advanced technologies, techniques, equipment, and management measures during the construction process to reduce construction waste from the source.

For office work and operations, we promote waste classification and recycling, paperless offices, and the reuse of resources. We handle waste in compliance with laws and regulation. All waste from our office operations is handed over to licensed and qualified organisations for disposal. Waste toner cartridges and ink cartridges are collected by our suppliers, refilled with powder, and reused. In this way, we strive to reduce the environmental impact of our waste. In addition, we encourage owners and users to engage in waste management. We continuously promote waste management and strengthen the awareness of waste classification and join forces to build national zero-waste cities.

| Indicator  | Performance Data |
|--|------------------|
| Non-hazardous waste discharge <sup>13</sup> (kg)             | 2,972,361.17     |
| Non-hazardous waste discharge intensity (kg/m <sup>2</sup> ) | 0.35             |
| Hazardous waste discharge <sup>14</sup> (kg)                 | 19,621.36        |
| Hazardous waste discharge intensity (kg/m <sup>2</sup> )     | 0.0023           |

Waste Discharge Performance in 2022

<sup>13</sup>The statistical scope of non-hazardous wastes includes (1) kitchen wastes and paper generated in the administrative offices of China Jinmao's headquarters and subsidiaries; (2) domestic wastes, kitchen wastes, garden wastes, and other non-hazardous wastes and paper generated in the services and operations of Jinmao Hotel; and (3) kitchen wastes and paper generated in the public areas of residential, office building, and commercial projects of Jinmao Services.

<sup>14</sup>Hazardous waste includes mercury-containing fluorescent lamps or energy-saving lamps, waste toners and cartridges, waste electrical and electronic devices, waste batteries, coating buckets, and other hazardous waste.

# Green Office

China Jinmao advocates eco-friendliness and environmental protection and practises green offices. We have intensified the promotion of energy conservation and environmental protection, launched special actions for energy conservation and consumption reduction, and proceeded with the construction of a digital office platform. The green office concept runs through the whole process of our business.



The electronic seal is launched across the Company, reaching **100%** coverage of secondary companies. In 2022, **185,123** electronic seals were stamped for the online sealing of **21,762** tendering and procurement documents, **4,822** contracts, and **3,125** employee contracts, reducing the use of paper products and packaging materials in printing and logistics.

|                                    |   |
|------------------------------------|---|
| Improving Energy Efficiency        | <ul style="list-style-type: none"><li>• An accountability system for turning off lights in the office area is implemented and regular evening patrols are carried out to check the lights.</li><li>• Energy audits and energy balance tests are carried out to tap energy conservation potential.</li><li>• A smart office system is introduced, and office lighting and air-conditioning systems are put under timing switch and partition management with information technology.</li></ul>   |
| Optimising Water Efficiency        | <ul style="list-style-type: none"><li>• It is encouraged to use reclaimed water to improve water reuse and reduce fresh water consumption.</li><li>• Routine inspection and maintenance are increased to eliminate leaking and dripping.</li><li>• Construction well pumps reserved in the project are used for landscape water to save tap water consumption in the park.</li></ul>  |
| Digital Offices                    | <ul style="list-style-type: none"><li>• The electronic seal is launched across the Company to reduce the use of paper products and packaging materials in printing and logistics.</li><li>• Electronic files are used instead of paper documents for reimbursement.</li><li>• A pilot programme has been launched for the Accounting e-File, which is designed to reduce information transport and document printing.</li><li>• Electronic business cards are encouraged to reduce the production of office supplies.</li></ul>   |
| Waste Reduction                    | <ul style="list-style-type: none"><li>• The Clear Your Plate campaign is carried out; meals are provided according to the registered number to eliminate food waste and reduce kitchen waste.</li><li>• It is advocated to bring cups to meetings and disposable paper cups and bottled mineral water are no longer supplied.</li><li>• Print paper recycling stations are set up, and print paper is recycled.</li><li>• Paperless offices are advocated; the amount of printing paper is limited; double-sided printing and copying are encouraged; and colour printing and copying are not allowed unless necessary.</li><li>• Office supply sharing sites are set up to reduce office supply waste.</li><li>• The office supplies for new employees are simplified.</li></ul> |
| Raising the Green Office Awareness | <ul style="list-style-type: none"><li>• A proposal for practicing strict economy has been released.</li><li>• Energy saving, water saving and garbage sorting slogans are posted.</li><li>• Green office campaigns have been launched.</li></ul>  |
| Green Conferences                  | <ul style="list-style-type: none"><li>• Online conferences are practised. It is recommended to replace offline meetings with video and teleconferencing.</li><li>• Paperless conferences are encouraged and electronic conference materials are prioritised in preparation.</li></ul>   |
| Green Travel                       | <ul style="list-style-type: none"><li>• Employees are encouraged to carpool and take public transport.</li><li>• Economic travel is promoted; the number of people on business trips is strictly controlled; and unnecessary business trips are cancelled.</li></ul>  |

Some Green Office Practices

# RESPONDING TO CLIMATE CHANGE

In the face of climate change as a common issue for mankind, it is urgent for all parties to join hands to address the crisis and challenges it brings. China Jinmao is taking pragmatic actions to address climate change. We intensify our climate change risk management, engage in carbon reduction campaign in cities, optimise and upgrade the urban smart energy structure, and develop green finance in an innovative manner. In this way, we contribute to the national goals of carbon peaking and carbon neutrality.

## Climate-related Risk Management

China Jinmao has built up a risk awareness for climate change and prepared for worst-case scenarios on all fronts, and is rolling out climate-related risk management in an orderly manner. The Company's Board of Directors, as the highest decision-making body for climate governance, regularly deliberates climate-related matters every year. Moreover, we refer to the information disclosure framework of the Task Force on Climate-related Financial Disclosure (TCFD) and coordinate the Company's functional departments and subsidiaries to conduct the identification and analysis of climate-related risks and opportunities in phases. Based on the results, we develop countermeasures and continuously improve our climate-related risk management system.


| Category                         | Description  | Countermeasures   |
|----------------------------------|--|---|
| Climate-related transition risks | We will face many climate-related transition risks, such as increasingly stringent carbon policies and regulations, advancement of industry technology, and more attention from stakeholders on the Company's responses to climate change. This will expose us to greater pressure on compliance and market competition and may also increase technology development, construction, and operating costs. | <ul style="list-style-type: none"><li>• We will implement the green building strategy and action plans for energy conservation and emission reduction and set green building targets higher than national and local regulatory requirements.</li><li>• We will continually increase investment in R&amp;D, innovate, and develop new business models for the carbon-neutrality business.</li><li>• We will disclose our environmental and climate change response strategies and carry out low-carbon and environmental protection activities jointly with owners, tenants, and the community, so as to enhance the confidence of stakeholders.</li></ul> |
|                                  | Extreme weather events caused by climate change, such as extreme rainfall, heat waves, floods, and typhoons, may cause damage to the Company facilities and assets.  | <ul style="list-style-type: none"><li>• We will adapt to climate change, formulate emergency management plans, and put efforts into extreme weather emergency management.</li><li>• We will carry out planned building maintenance and renovation to increase the resilience of existing buildings to natural disasters.</li><li>• Climate change factors will be fully considered and integrated into building design, construction, and operations to improve the resilience of buildings to climate risks.</li></ul>   |
| Climate-related physical risks   | The Company's infrastructure may face physical risks from climate change, such as an increased frequency of climate disasters and global warming. They will have negative impacts that include increased company operating costs, reduced building performance, and reduced asset value or service life.   |   |

Climate change brings not only challenges but also development opportunities to the Company. Seizing the opportunities that climate change may bring, China Jinmao is tapping the low-carbon potential of its business based on its low-carbon development plans and urban operation concept. We are exploring low-carbon technologies and smart energy, developing green and healthy buildings, and promoting a green lifestyle, with an aim to become a leader in China with a "zero-carbon" impact.

## GHG Emission Reduction

China Jinmao is active in exploring a green and low-carbon development model. We have revised the *Green Strategic Management Standards of China Jinmao* and developed the *Low-Carbon Development Plan and Implementation Plan of China Jinmao* and other documents in line with the guiding policies of carbon peaking and carbon neutrality. In these documents, we have made reasonable plans for carbon emission levels during the 14th Five-Year Plan period and set our short- and medium-term greenhouse gas (GHG) emission reduction targets and priorities to progress our energy conservation and carbon reduction initiatives during the 14th Five-Year Plan period in an orderly manner.

### Our GHG Reduction Target:



For Scopes 1 and 2 emissions in the building operation business, the GHG emission intensity per m<sup>2</sup> will be reduced by 28.05%<sup>15</sup> in 2025 from the base year of 2019.

We have conducted a comprehensive survey on the Company's energy consumption in the past three years and current GHG emissions and completed the design of the carbon emission budget module in the comprehensive annual budget for 2023. We are promoting our key carbon emitters and projects to prepare energy consumption and carbon dioxide emission budgets to consolidate the management of our carbon assets.

|  | Total <sup>16</sup> | Building Operations and Administrative Office Work <sup>17</sup> |
|--|---------------------|--|
| Scope 1: direct emissions (tonne of CO <sub>2</sub> equivalents)           | 28,383.13           | 9,558.19   |
| Scope 2: indirect emissions (tonne of CO <sub>2</sub> equivalents)         | 240,987.49          | 81,438.56  |
| Total GHG emissions (tonne of CO <sub>2</sub> equivalents)                 | 269,370.61          | 90,996.75  |
| GHG emission intensity (kg of CO <sub>2</sub> equivalents/m <sup>2</sup> ) | 17.91               | 10.40  |

China Jinmao's Carbon Emissions Data<sup>18</sup>

<sup>15</sup> The target covers the carbon emissions under Scope 1 (direct emissions) and Scope 2 (indirect emissions) in the operations of China Jinmao's headquarters and its subsidiaries. Considering the comparability with its peers, the carbon emissions from China Jinmao's energy supply business are not included in the target.

<sup>16</sup> The statistical scope includes (1) administrative offices of China Jinmao's headquarters and subsidiaries; (2) public areas of residential, office building, and commercial projects; (3) some hotels and extended-stay apartments; and (4) Jinmao Green Building's energy projects.

<sup>17</sup> Jinmao Green Building's energy supply, data centres, and operations and maintenance of technology systems are not included.

<sup>18</sup> Scope definition: The GHG Protocol divides emissions into Scope 1, Scope 2, and Scope 3. Scope 1 refers to direct GHG emissions from sources owned or controlled by China Jinmao, such as boilers' burning natural gas, vehicles' using petrol and diesel. Scope 2 refers to indirect GHG emissions from China Jinmao's purchase or acquisition of electricity, steam, heating or cooling.

Calculation standard: Our calculation is based on the formulas and coefficients from the *Guidelines for Accounting Methods and Reporting of GHG Emissions for Public Building Operation Enterprises (for Trial Implementation)*.

Scope of calculation: The scope of environmental performance reporting in this report adopts the operational control method from *The Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard* of the World Resources Institute.

Consistency: The electricity emission factor adopts the national average power grid emission factor for 2022 of 0.5703 tCO<sub>2</sub>/MWh as released in the *Notice on the Management of Greenhouse Gas Emission Reporting by Enterprises in the Power Generation Sector for 2023-2025* issued by the General Office of the Ministry of Ecology and Environment of the People's Republic of China, which was 0.5810 tCO<sub>2</sub>/MWh in 2021 and 0.6101 tCO<sub>2</sub>/MWh in 2020.

We adhere to China Jinmao's carbon neutral "1235" city operation model and integrate the concept of green and low-carbon city operation into the entire system of our city operation projects. In 2022, we continued to explore a green future by promoting a pilot programme for the "1235" carbon neutral city operation IP in the Jinhua Dongmei Future Community.



## Case Creating an IP for Carbon Neutral City Operation and Setting an Important Model for Zero-Carbon Cities

The Jinhua Dongmei Future Community project creates near-zero energy and ultra-low energy buildings. It works in conjunction with the surrounding Dongmei and Lvgu Park as offsite carbon sink to achieve carbon neutrality in the demonstration zone through green carbon fixation and solar carbon reduction. By the end of 2022, Dongmei Park had been completed and Lvgu Park had been partly completed, which are estimated to bring greenery carbon sink of about 296 tonnes/year. In addition, we have established a digital management platform for carbon neutrality in the Jinhua Dongmei Future Community. The platform tracks the goals of carbon peaking and carbon neutrality, traces carbon emissions, surveys action paths, and senses the effectiveness of carbon reduction. It manages carbon activity data in all scenarios, including energy, buildings, and ecology, and provides an important data support and digital focus for the construction and operation of the Carbon Neutrality Demonstration Zone by the Dongmei Future Community.

In October 2022, the Dongmei Future Community Kindergarten of China Jinmao was awarded the Net Zero Carbon Building certificate by TÜV Rheinland Greater China and the British Building Research Establishment (BRE), becoming the first project receiving the "Net Zero Carbon Building (School) Certification" in China. In December of the year, China Jinmao's Dongmei Future Community project won the Global Zero Carbon City Innovation Pioneer Award - Gold Award for Creative Solutions at the Global Science & Technology Innovation Conference hosted by the United Nations Industrial Development Organisation. The Company's professional strength and value in exemplary and leading carbon neutrality IPs were fully recognised.



The Global Zero Carbon City Innovation Pioneer Award - Gold Award for Creative Solutions



The Net Zero Carbon Building certificate



The Jinhua Dongmei Future Community Kindergarten of China Jinmao

## Smart Energy

As a pioneer in city operation, China Jinmao incorporates the concept of green and smart into the development of city operation. We continuously promote innovation and development in clean energy to facilitate the transition of urban energy. We have adopted the principles of "clean and efficient, complementary energy sources, distributed use, and integrated coordination". We steadily roll out integrated energy services, utilising renewable energy sources (such as geothermal energy, solar energy, and waste heat from factories) in accordance with local conditions, and build sustainable clean energy systems.

By the end of 2022

City-, region-, and project-level energy station projects that we have invested, built, and operated

79

Clean energy utilisation rate

100%

Total energy supply area

about 43.8 million m<sup>2</sup>

Estimated carbon emission reduction every year

over 423,000 tonnes

Renewable energy utilisation rate

nearly 80%



Case

## Setting an Example of Energy Efficiency and Leading a New Trend of Energy Conservation and Emission Reduction

The Sixin Fangdao Energy Centre project in Wuhan is the first regional energy centre in Wuhan primarily relying on the sewage source heat pump technology. The project plans to build three centralised energy stations. Its application of the sewage source heat pump and ground source heat pump technologies for energy supply enables the efficient use of waste heat resources of sewage and can achieve a renewable energy utilization rate of 100% in winter and about 80% in summer. In addition, the project adopts the Internet+ intelligent energy model and is equipped with a comprehensive intelligent control platform. The platform ensures safe and stable operation. Moreover, it uses information such as big data and outdoor meteorological parameters to develop efficient operation strategies, which significantly improves the operational efficiency of the project equipment.

In 2022, the Energy Station No. 1 building of the Sixin Fangdao Energy Station project in Wuhan was mostly completed. When the project is put into production, it will provide 24-hour centralised cooling and heating services for approximately 1.3 million m<sup>2</sup> of residential, office, and commercial customers in the Wuhan Fangdao Jinmao Smart Science City Project. It is expected to save 6,367 TCE, reduce carbon dioxide by 15,678 tonnes, sulphur dioxide by 105 tonnes, and nitrogen oxides by 99 tonnes per year. In this way, it will contribute to the construction of a local resource-saving, environment-friendly, and low-carbon ecological demonstration area.



Wuhan Fangdao Jinmao Smart Science City Project

Closely in line with the state's strategy to channel more computing resources from the eastern areas to the less developed western regions, China Jinmao is accelerating the expansion of its green cloud computing centre business and launching projects in the Yangtze River Delta and the Chengdu and Chongqing region. We have fully utilised our technical and market advantages in integrated energy services to effectively improve the energy efficiency of data centres by leveraging the coupling model of energy stations and data centres.

In 2022, Jinmao Green Building's data centre business entered partnerships with key accounts such as China Unicom and Ali Cloud, with over 450 cabinets onboarded. Our business extended to Nanjing, Hangzhou, Chengdu, Langfang, and other cities. With an average PUE<sup>19</sup> ≤ 1.25, we can meet a cumulative cabinet demand of 160 MW. In this way, we continue to enhance our green impact.

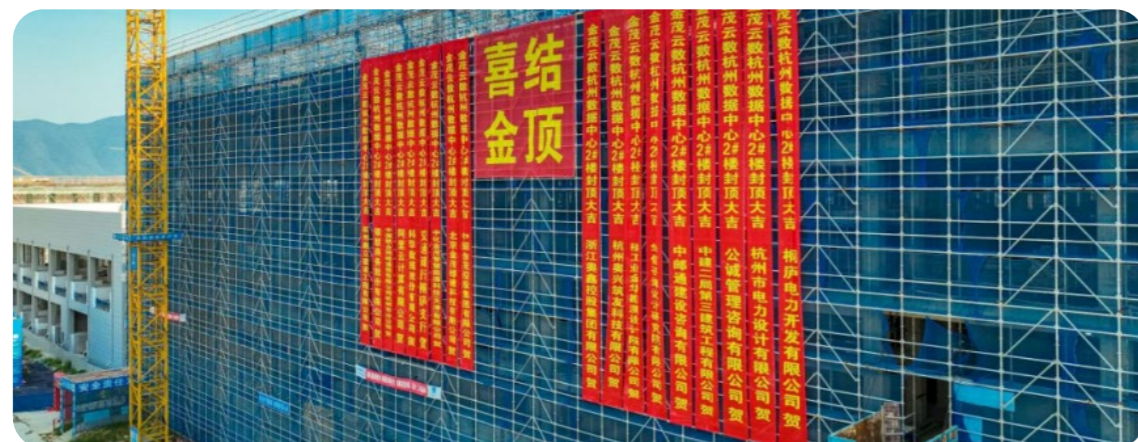


Case

### Building a Low Carbon Data Centre to Drive a Sustainable Digital Economy

Jinmao Cloud Digital Technology's Hangzhou Tonglu Cloud Computing Centre is located in Tonglu Economic Development Zone, Zhejiang Province. With a construction plan of 12,000 standard data centre cabinets, it is a major construction project in Hangzhou during 14th Five-Year Plan period and an infrastructure project of Digital Zhejiang. The innovative indirect evaporative cooling technology is introduced to the project to further reduce PUE. PV roof and wall products are also applied to achieve significant building energy conservation and contribute to the low carbon development of the city.

In August 2022, the Building #2 of Hangzhou Tonglu Cloud Computing Centre was topped out. At the same time, it signed strategic partnership agreements with Ali Cloud and several other industry-leading technology companies to inject driving force for local green and high-quality development, modern urban governance, and deepening reform and innovation.



Jinmao Cloud Digital's Hangzhou Data Centre

China Jinmao focuses on the commercial vehicle power exchange scenario in response with the urban green transportation needs and create a full range of NEV power exchange services to inject inexhaustible power for urban sustainable development. In 2022, we expanded our market by completing or setting up 15 power exchange stations in Tianjin, Zhengzhou, Yancheng, and Panzhihua.

By the end of 2022

Utility model patents that we have applied for in power exchange technology

61

Invention patents

42

Software copyrights

8

Design patents

7

<sup>19</sup> PUE (Power Usage Effectiveness) is a metric for evaluating the energy efficiency of a data centre. It is the ratio of all energy consumed by the data centre to the energy consumed by the IT load.



Case

### Power Exchange Technology for NEV Trucks Helps Build Low-Carbon Cities

China Jinmao has taken the initiative to respond to the state's goals of carbon peaking and carbon neutrality and deepened its R&D of power exchange technology to provide customers with whole-lifecycle integrated power exchange energy services. With our industry-leading safe, intelligent, and efficient power exchange technology and products, we have shortened the duration of power exchange to 2.5 minutes. It efficiently meets NEV commercial vehicles' charging needs and significantly improves the convenience and economy of NEV trucks, thereby reducing the use of traditional fuel trucks and CO<sub>2</sub> emissions.

In 2022, we updated and iterated our products and launched the third-generation power exchange products with a smaller size, shorter changeover time, more expandable cabinets, and faster changeover beats. We focus on promoting NEV trucks and developing the industry to help build low-carbon smart cities.



The power exchange scenario at a power exchange station in Dafeng Port, Yancheng

## Green Finance

China Jinmao is active in promoting green finance and maintaining financing channels for green buildings to boost its green and sustainable development. In 2022, Jinmao Capital, a subsidiary of China Jinmao, became a signatory to the UN Principles for Responsible Investment (UN PRI), a United Nations-supported organization. It works with over 5,000 domestic and international investment institutions to exert positive impact on investees and guide asset management projects to optimise the management of ESG topics to jointly practise responsible investment. In addition, we have capitalised on the opportunities of green buildings and public offering of REITs and issued China's first carbon-neutral office REITs and largest carbon-neutral CMBS, providing a solid financial foundation for creating a more environmentally-friendly and sustainable building environment.



Case

### The Largest Carbon Neutrality CMBS Product Issued

In April 2022, CITIC Securities-Jinmao Chemsunny 2022 Green-Asset-Backed Special Scheme (Carbon Neutrality), which was launched by China Jinmao with Chemsunny World Trade Centre in Beijing as the underlying asset, was registered at the Shanghai Stock Exchange. Its issue size was RMB 8.708 billion, making it the largest carbon neutrality CMBS product in China.



Case

### China's First Carbon-Neutral Office REITs Issued

In June 2022, China Jinmao issued China's first carbon neutral office REITs, Jinmao Huafu-Changsha Jinmao Plaza North Tower II Green-Asset-Backed Special Scheme (Carbon Neutrality). It takes the office building of Changsha Jinmao Plaza North Tower as the subject matter and features an issue scale of RMB 1.27 billion, a preferential scale of RMB 800 million, a AAAsf rating, and an issue term of 18 years (3+3+3+3+3 years). Its preferential interest rate is 3.6%, setting a new low for domestic office REITs.

# PEOPLE CENTRICITY FOR COMMON PROGRESS

## The SDGs responded



## The HKEX ESG Indicators responded

B1.1/B1.2/B2.1/B2.2/B2.3/B3.1/  
B3.2/B4.1/B4.2



DIVERSITY AND INTEGRATION

China Jinmao strictly abides by the *Company Law of the People's Republic of China* and the *Labour Law of the People's Republic of China*, etc. We have continued to improve and implement the *Labour Management Standards of China Jinmao*, the *Recruitment Management Standards of China Jinmao*, the *China Jinmao Human Rights Policy*, the *China Jinmao White Paper on Human Resource*, and the *Labour Relations Management Practical Manual of China Jinmao*, etc. We firmly protect our employees and candidates' rights and interests.

**Diversity and inclusion.** We are committed to the *United Nations Universal Declaration of Human Rights* and the core conventions of the International Labour Organisation. We strongly oppose all forms of employment discrimination and fairly and equitably treat employees of different genders, ages, ethnicities, regions, religious beliefs, and cultural backgrounds in our recruitment, onboarding, training, promotion, and rewarding processes.

We enrich our young talent pool through special personnel training programmes such as the Navigators and the Ark Trainees. In addition, we recruit experienced talented people from diversified industry backgrounds such as large design and research institutes, international consultancies, new building materials, digital technology, and the Internet of Things.

**Illegal employment is prohibited.** We prohibit child labour, forced labour, and slavery, and oppose any forms of violence, intimidation, bullying, and harassment. We strictly comply with the laws and regulations on working hours, remuneration and benefits, and leaves, and protect our employees' basic rights and interests. We conduct rigorous screening of candidate and employee information and eliminate the possibility of child labour in any of our business and supply chain activities. In 2022, the Company had no incidents of forced labour, child labour, and employee complaints about human rights.

Formal employees

11,534

Non-formal employees<sup>20</sup>

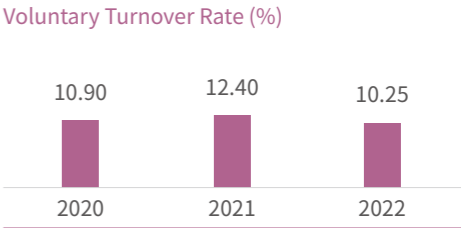
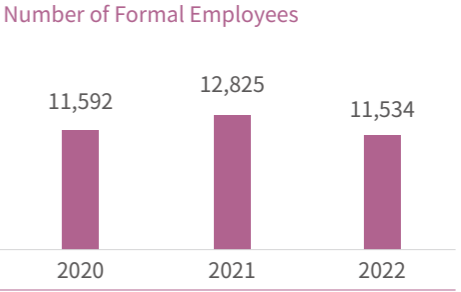
1,087

| Category                |   | Number of Employees |
|-------------------------|---|---------------------|
| Gender                  | Male  | 7,530               |
|                         | Female  | 4,004               |
| Age                     | Employees of 30 or below                            | 3,244               |
|                         | Employees of 31 – 50                                | 7,695               |
|                         | Employees of 51 or above                            | 595                 |
| Region                  | Employees in the Chinese mainland                   | 11,516              |
|                         | Employees in Hong Kong, Macao, Taiwan, and overseas | 18                  |
| Academic qualifications | Postgraduate or above                               | 1,856               |
|                         | Bachelor's degree                                   | 5,202               |
|                         | Junior college or below                             | 4,476               |

Composition of China Jinmao's Formal Employees in 2022

| Category                 |  | Employee Turnover Rate |
|--------------------------|--|------------------------|
| Gender                   | Male   | 9.75%                  |
|                          | Female   | 11.35%                 |
| Age                      | Employees of 30 or below                             | 13.44%                 |
|                          | Employees of 31 – 50                                 | 9.18%                  |
|                          | Employees of 51 or above                             | 2.34%                  |
| Region                   | Employees in the Chinese main-land                   | 10.26%                 |
|                          | Employees in Hong Kong, Ma-cao, Taiwan, and overseas | 7.41%                  |
| Academic qualifica-tions | Postgraduate or above                                | 12.24%                 |
|                          | Bachelor's degree                                    | 8.07%                  |
|                          | Junior college or below                              | 16.53%                 |

Voluntary Turnover Rate of China Jinmao in 2022



**Remuneration and benefits.** We strictly implement the *Remuneration Resource Management Standards of China Jinmao*, the *Remuneration and Benefits Management Standards of China Jinmao*, and the *Employee Performance Management Standards of China Jinmao*, etc. We follow the principle of equal pay for equal work between men and women and commit that pay levels will not vary according to factors that are not related to work experience and performance, such as gender. We have established a fair and efficient incentive mechanism and conduct regular performance appraisals for all employees. We continuously optimise our performance management system, which is driven by performance and oriented to high performance. In terms of performance management, we have an employee communication management system in place. Managers at all levels must conduct performance interviews with their subordinates at least once a quarter to fully understand their work progress and provide support. Employees can submit their opinions or complaints in performance reports. Managers should address the issues and provide feedback in a timely manner.

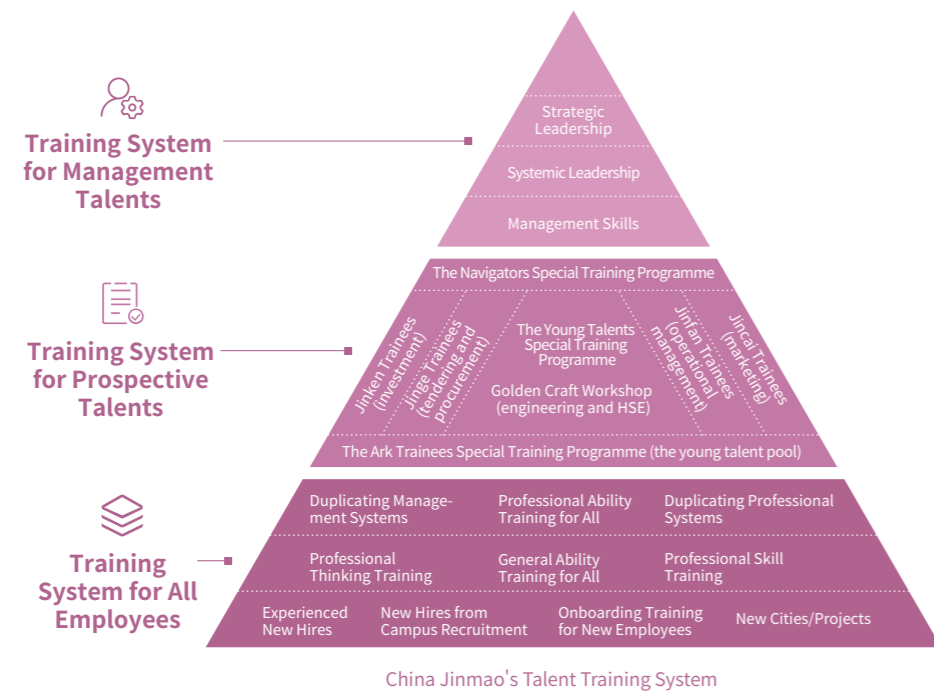
We continuously improve employee benefits. In addition to basic benefits such as five mandatory insurance plans (endowment, medical, unemployment, employment injury, and maternity insurances), the housing provident fund, annual leave, and statutory holidays, we take into account the needs of our employees and provide them with a wide range of supplementary benefits such as trade union gifts and holiday subsidies to enhance their sense of well-being and belonging across the board and inspire their work enthusiasm. In 2022, we encouraged employees to spend their holidays locally during the Chinese New Year by extending the validity of their annual leave, among other measures. We also took measures, such as flexible working and working from home, in line with the central and local governments' COVID-19 prevention requirements.

**Democratic communication.** We practise democratic management and attach importance to democratic communication. We continuously improve our democratic management system to protect employees' rights to join or form legal associations, join trade unions, seek representation, and attend employee representatives' conferences. We continually enhance the corporate democratic management system based on the employee representatives' conference. Through communication events such as seminars and face-to-face meetings with the general manager, we implement and ensure employees' rights to information, engagement, expression, and supervision. In addition, we have established a formal internal reporting and grievance mechanism. Employees may report misconduct in financial reporting, internal controls, and other aspects directly to the Audit Committee of the Board of Directors.

<sup>20</sup> Non-formal employees include contractors, interns, and rehired retirees.

## EMPLOYEE DEVELOPMENT

China Jinmao continuously improves its employee development and training system to provide unblocked growth and development channels for employees, broad space for talent development, and a talent pool and organisational support for business innovation, upgrading, and high-quality development. We have developed and implemented the *Training Management Standards of China Jinmao*, the *Management System of Internal Lecturers of China Jinmao*, and the *Implementation Plan for Accelerated Nurturing and Development of Young Talents of China Jinmao*. We have formed a diversified training system for new employees, professionals, and management personnel. We make overall plans for "multi-level training" and provide training programmes to meet the development needs of employees at different stages of their careers and enhance their professional skills in a comprehensive manner.



In addition, we pay attention to the flexible needs of employees for learning and development. In 2022, we launched the J-Learning online learning platform, on which the departments and offices of the head office functional centre and subordinate secondary companies act as separate divisions. The platform supports all-scenarios operation for online, offline, and blended training programmes, creating a personalised experience of integrated learning. It puts training data under centralised management, creates personal learning files, builds a knowledge ecosystem, and provides a knowledge accumulation and sharing basis for the Company's training and talent development. In addition, we have established an evaluation mechanism for training programmes. Specifically, we learn about the satisfaction and knowledge mastery of trainees and evaluate the effectiveness of training programmes in a timely manner through satisfaction surveys, written examinations, and training interviews.

In 2022, we continued to launch and expanded our company-level young and professional talent pipeline training. We completed Jinge Trainees, Jinken Trainees, Ark Trainees, and five other intensive training sessions, which contained courses such as *Jinmao's Management Systems*, *Interdisciplinary Systems*, and *Business Negotiation*, as well as "100 Days of Growth, Intensive Industry Research", and other practical tasks, with an average satisfaction rate of 4.96.



China Jinmao's Jinken Trainees talent training programme for the resource development line



### Case

### Launch the "Golden Craft Workshop" to Improve the Talent Training System for the Engineering Line

China Jinmao Human Resources Centre, the Engineering and HSE Centre, and Jinmao Education worked together to launch the "Golden Craft Workshop". Focusing on the competency of construction engineering positions, a core training system has been built for all levels and positions, from new employees to management positions. In 2022, it offered 55 targeted professional courses, which are delivered to employees in different disciplines through the J-Learning platform. Moreover, it uses a combination of technical theory, practical Cases, and assessment reinforcement to enhance the effect of training. In addition, the "Golden Craft Workshop" hosted four open courses on occupational health for all employees. The total attendance of the open course training was 5,085.



The launching ceremony of the "Golden Craft Workshop"

Total duration of employee training

493,648<sub>hours</sub>

Training coverage rate

100%

| Category  |                   | Training Percentage (%) | Average Training Hours per Employee (Hour/Person) |
|-----------|-------------------|-------------------------|---|
| By gender | Male              | 65                      | 43.0  |
|           | Female            | 35                      | 42.3  |
| By rank   | Senior management | 0.17                    | 180.8   |
|           | Middle management | 1.41                    | 159.7   |
|           | General employees | 98.42                   | 41.1  |

Training for Formal Employees in 2022

## HEALTH AND SAFETY

China Jinmao attaches great importance to occupational health and safety. We strictly abide by the *Work Safety Law of the People's Republic of China*, the *Law of the People's Republic of China on the Prevention and Control of Occupational Diseases*, and other applicable laws and regulations, as well as the GB/T 45001-2020 *Occupational Health and Safety Management Systems—Requirements with Guidance for Use*. We implement the *HSE Management Standards of China Jinmao*, the *Occupational Health Management Standards of China Jinmao*, the *HSE Risk Management System for Contractors of China Jinmao*, the *Unannounced HSE Inspection Reference Guidelines of Jinmao*, and other internal management systems. We have established a safety and health management system for all employees and contractors.

**The management and control system.** China Jinmao implements Sinochem Holdings FORUS system strategy to promote health, safety, environmental protection, and sustainable development in the Company. We improve the Company's health, safety, and environmental protection management capabilities through system construction, culture promotion, benchmark creation, and annual reviews. Additionally, we conduct internal audits on the health and safety management of our subsidiaries every year and a full-coverage audit every three years. In this way, we evaluate and assess the effectiveness and compliance of our health and safety management system.

### The FORUS System – The HSE Policy

- HSE means productivity, HSE means business, HSE means return. HSE shall be prioritized in any decision.
- HSE is everyone's responsibility - the person on business is responsible, the person at site is responsible, the person on duty is responsible.
- Strategical led, technological driven, and fully implement loss control methodology to shape HSE as the corporate's core competitive advantage.
- Leadership influence through positive demonstration to create a HSE culture with all persons involved and responsible.
- Proactive compliance to meet or exceed local mandatory requirements and international conventions.
- Eliminate the risks as best as possible and provide a healthy, safe working environment for all employees.
- Minimize environmental impact to the best of our limit, utilize natural resources in best way, create green products, and propel global carbon emission reduction and carbon neutrality.
- Dialogue with stakeholders and openly communicate HSE performance to gain trust and respect.
- Benchmark with the best management practices, continuously improve HSE standards, and uplift HSE performance to eventually accomplish the goal of "zero loss".

(More details of the FORUS System can be found on the website of Sinochem Holdings: [www.sinochem.com](http://www.sinochem.com))

Training on the FORUS system

more than **380** sessions

The total attendance

**80,062**

We continuously improve our health and safety accountability system and establish a sound health and safety organisational structure and management system. We have set up a QHSE Committee with the President of the Company as the Chairperson, the leadership of the Company as Deputy Chairpersons, and the heads of functional centres and departments at the headquarters as members. It oversees and coordinates the Company's occupational health and safety work.




Structure and responsibilities of the QHSE Committee

**Performance appraisal.** We set health and safety as key indicators in the Company's development strategy and the performance appraisal and evaluation system for management at all levels pursuant to the *HSE Responsibility Management Standards of China Jinmao* and the *Rules for the Management of HSE Performance Appraisal of China Jinmao*. The performance appraisal is composed of two parts: process appraisal and result indicator appraisal. The results of the appraisal will be taken as performance coefficients in the performance evaluation of companies and management at all levels, affecting the overall performance evaluation results.


Every year, China Jinmao's companies at all levels and their departments and management at all levels must sign the *Statement on Health, Safety, and Environmental Protection Responsibilities* and the *Action Plan for Health, Safety, and Environmental Protection*, and all employees must sign the *Letter of Commitment to Health, Safety, and Environmental Protection*. In these documents, organisational and individual responsibilities and performance targets for health and safety are set. On behalf of China Jinmao, the President of the Company signed the *Statement on Health, Safety, and Environmental Protection Responsibilities 2022*, which incorporates the "Four Zeroes" target and key indicators on safety management, environmental management, occupational health, energy conservation, low carbon, and emergency management into annual performance evaluation and ties the President's performance pay to the Company's performance in key health and safety indicators.

In 2022, the Company has no health and safety incidents, and the Four Zeros target was achieved: zero fatal work safety accidents, zero general or more serious environmental incidents, zero major negative public opinion on HSE, and zero new cases of occupational diseases.

#### The Four Zeros target

 Zero fatal work safety accidents, zero general or more serious environmental incidents, zero major negative public opinion on HSE, and zero new cases of occupational diseases.

#### The Non-Zero target

 The 200,000-hour total recordable incident rate (TRIR) decreases by 40% year-on-year (including all employees and contractors).

China Jinmao has conducted the **ISO 45001** Occupational Health and Safety Management System certification and will continue to advance standardised management.

In 2022, all our subsidiaries achieved HSE 3-star, and **four** of them passed the work safety standardisation certification. **Four** of our sites passed the national 3A certification and **17** sites passed the provincial standardisation certification.

Occupational Health

We continuously strengthen our occupational health management. We have developed and implemented the *Employee Health Care Plan*. We ensure occupational health for our employees by providing occupational disease prevention and control manuals, free physical examination for all, medical consultation and treatment, CPR and first aid training, health knowledge lectures, and special health screening. We also host events such as the Occupational Health Talent Selection, mental health training for employees, and sports clubs. In 2022, we hosted four public courses on occupational health, 535 lectures on occupational health, 936 sports and fitness events, and 437 special occupational health inspections, and achieved a 100% physical examination coverage for employees.

 **Case**

**Occupational Health Inspections**

In April 2022, China Jinmao organised companies at all levels to conduct occupational health inspections according to the *Occupational Health Assessment Form of China Jinmao*, focusing on areas of dust-concentrated operations, welding operations, painting operations, and cutting operations (with concentrated noise). A total of over 350 inspections for occupational disease prevention and control were conducted. The 682 issues found during the inspections have been 100% rectified.

At the same time, our companies at all levels launched campaigns on the *Law on Occupational Disease Prevention and Control* at project construction sites, living areas, and offices. They posted 764 promotional signs to raise awareness of health and safety among employees and contractors. In addition, we conducted 287 special emergency drills, focusing on acute occupational poisoning and COVID-19 prevention and control. We reviewed the gaps in our emergency response in the drills and developed improvement measures to enhance our emergency response capabilities.



一切为了劳动者健康  
第20个全国《职业病防治法》宣传周  
2022年4月25日—5月1日

国家卫生健康委员会 民政部 人力资源和社会保障部 国家医疗保障局 中华全国总工会

Promotion of the *Law on the Prevention and Control of Occupational Diseases*

| Year | Work-related Fatality (person) | Percentage of Work-related Death (%) | Lost Working Day due to Work-related Injury (Day) | 200,000-Hour TRIR |
|------|--------------------------------|--------------------------------------|---|-------------------|
| 2020 | 0                              | 0                                    | 105   | -                 |
| 2021 | 0                              | 0                                    | 563   | -                 |
| 2022 | 0                              | 0                                    | 0 <sup>21</sup>                                   | 0                 |

Employees Occupational Health in China Jinmao

|  |         |       |
|--|---------|-------|
| Occupational health training                   | session | 127   |
| Total duration of occupational health training | hour    | 406.4 |
| Coverage of occupational health training       | %       | 100   |

Employees Occupational Health Training in 2022

Work Safety

In 2022, we implemented the *Rules for the Management of HSE Risk Prevention and Control of China Jinmao*, the *Rules for the Management HSE Hazard Investigation of China Jinmao*, and the *Rules for HSE Accident Emergency Management of China Jinmao*. We prevented and resolved major safety risks, effectively ensuring work safety for our employees and contractors.

**Strengthening safety risk management.** We reduce the risk of safety accidents on all fronts through front-end pre-control, intelligent inspections, and special operations. We conduct weekly Smart Home Construction<sup>22</sup> video inspections and online assessments in smart safety inspections. In 2022, we conducted 224 inspections and improved the overall HSE score of our projects by 13.2%. Our departments and positions regularly conduct comprehensive safety inspections based on the status of production operations and facility operation with the objective of risk and health hazard identification.

**Proceeding with hidden hazard inspection and management.** We proceed with regular safety hazard inspection, which are accompanied by seasonal hidden hazard control and special hidden hazard remediation tasks. In 2022, we launched 10,700 safety rectification tasks on the platform of the Three-Year Special Rectification Action for Work Safety, with a rectification rate of 100%. At the same time, we introduced a third-party safety assessment mechanism. During the reporting period, a total of 249 tender sections were inspected under this mechanism and 7,970 hidden hazards were identified.

**Improving accident emergency protection.** We strictly implemented the *Emergency Plan for Production Safety Accidents of China Jinmao* and the *Guidelines of China Jinmao for Engineering Quality Risk Pre-control and Response to Engineering Quality Accidents*. In addition, we have improved the management and system of emergency response plans and conducted professional assessment of emergency management. In 2022, we continued to organise the accident warning education campaign of "one theme for one month, one lesson from one Case" and constructed 36 typical scenarios for major safety accidents. This move strengthened our emergency response capabilities at all levels. We also conducted 1,437 emergency drills and completed emergency capability assessments for six subsidiaries.

<sup>21</sup> Changes in the scope of data statistics result in data changes: From 2022 onwards, the statistics are based on the work-related injury leave data in the Company's e-HR system.

<sup>22</sup> The Jinmao Smart Home Construction system is an IT-based management platform built by China Jinmao to continuously explore and improve its QHSE management capabilities using information technology and intelligent methods.

|   |       |
|---|-------|
| Project-level joint HSE inspections   | 9,193 |
| Special investigations (on gas, fire, electrical, disaster prevention, flood prevention etc.) | 1,900 |
| Supervision and inspection led by executives  | 363   |
| Process inspection  | 390   |
| Delivery inspection   | 60    |
| Other inspections (pre-holiday inspection, self-inspection referring to accidents etc.)       | 893   |

Special Inspection for Work Safety in 2022 (session)

To continuously improve the Company's safety capabilities and enhance the work safety awareness, we provide systematic training on safety regulations and core elements of the safety management system for our employees and contractors' work safety personnel. Additionally, we supervise labour subcontractors to provide three-level safety education and practical assessment for special positions. We provide pre-job training for different production positions. Only having passed the assessment are operators allowed to work. Operators of special equipment must be licensed in accordance with national requirements. In 2022, we invested RMB 128.98 million in work safety, of which RMB 9.04 million was invested in training. The number of training hours per employee was 92.7 hours and the training coverage rate was 100%.



Contractors' Health and Safety

We conduct health, safety, and environmental due diligence on potential contractors and acquisitions in accordance with the *Supplier and Contractor Management Standards of China Jinmao* and the *Rules for Contractor HSE Risk Management of China Jinmao*. We rigorously review the contractor's documents such as health and safety qualification certificates, commitments, and internal management policies, as well as its health and safety performance in the past three years.

When entering into construction and service contracts with the Company, contractors and other partners are required to sign a statement on health, safety, and environmental protection responsibilities. This document sets out health and safety requirements of the same standard as China Jinmao's internal management and communicates to the contractors a health and safety policy that is consistent with that for China Jinmao's employees. It requires partners to strictly implement applicable national, local, industry, and organisational laws, regulations, and rules on occupational health, safety, and the environment, and to ensure necessary human, financial, and material resources for work safety. We make clear to our temporary workers the occupational disease hazards that may exist in the workplace and inform them in writing of their relevant responsibilities and obligations. Our temporary workers enjoy the same treatment as our regular employees in terms of health and safety management.

We conduct regular safety inspections and audits on contractors. We have established a sound HSE assessment and evaluation system for our development business and set HSE assessment criteria for our contractors. We conduct quarterly full-coverage inspections of all project contractors. We also engage third-party agencies to conduct regular assessments and unannounced inspections to ensure that contractors implement health and safety management measures. In 2022, we organised 272 third-party safety assessment inspections, covering 100% of our projects under construction.

Additionally, we continue to strengthen health and safety training and education for contractors. The number of training hours per capita was 371.34, with a coverage rate of 100%.

|   |       |
|---|-------|
| Work-related death case                           | 0     |
| Percentage of work-related injury and death (%)   | 0     |
| Lost working day due to work-related injury (day) | 30.5  |
| 200,000-hour TRIR                                 | 0.032 |

Contractors' Health and Safety Performance

## EMPLOYEE WELLNESS

Guided by corporate culture and values, China Jinmao organises a wide range of employee wellness events, including festive cultural events, employees' birthday parties, knowledge quizzes, and cultural and sports events, based on the Company's production and operations. These events promote the work-life balance for employees and enhance team cohesion. Additionally, we regularly visit the families of employees in financially challenged situations and provide them with necessary financial, legal, and medical assistance, conveying the warmth of Jinmao to them.

### Case Care for Women: The Amazing Her

In 2022, our companies at all levels organised various forms of events for Women's Day. They advocated respect and care for female employees and created a favourable corporate atmosphere.



The Women's Day flower arrangement of Jinmao East China



The Women's Day crafting of Jinmao Southwest China



The Women's Day greenery DIY of Jinmao Decoration



The Women's Day hiking of Jinmao North China



The Mid-Autumn Festival event



A patriotic song contest



The "Gratitude and Dreams" event



Family Open Day



A tug-of-war match



A friendly football match



A charitable painting, calligraphy, and photography contest



Outward bound hiking

# PUBLIC WELFARE FOR A BETTER SOCIETY

## The SDGs responded



## The HKEX ESG Indicators responded

B5.1/B5.2/B5.3/B5.4/  
B8.1/B8.2



# SUPPLY CHAIN MANAGEMENT

China Jinmao complies with the *Bidding Law of the People's Republic of China* and the *Regulation on the Implementation of the Bidding Law of the People's Republic of China*. We have developed and implemented the *Tendering and Procurement Management Standards of China Jinmao*, the *Supplier and Contractor Management Standards of China Jinmao*, and the *Management Standards for Strategic Centralised Procurement of China Jinmao*, etc. We have improved our supply chain management system by setting up sound management and review processes for supplier<sup>23</sup> admission, evaluation, communication, and removal. In this way, we avoid supply chain ESG risks and create a sustainable supply chain of integrity and compliance that is open, transparent, green, and healthy.

## Sustainable Management of the Supply Chain

China Jinmao applies the same standards as those of the Company for quality, environment, health and safety, employment, and compliance management to its suppliers, contractors, and other partners. We have developed and issued the *China Jinmao Supplier Code of Conduct* to properly manage supply chain ESG risks and promote the practice of sustainable development throughout the supply chain.

### Admission Management

- All suppliers must register on the Sunny and Fair Procurement Platform for admission. We will examine suppliers' business registration information, business scope, key performance, and contract fulfillment, and strictly prohibit the admission of suppliers with records of defaulted executors on Credit China and China's Enforcement Information Disclosure Network.
- We review suppliers' ESG performance and disqualify those with negative ESG records in aspects including but not limited to environmental impact, occupational safety and health, labour and human rights, and business ethics, from the pool and bidding.
- All contractors must provide the documents of production, construction, environmental, and quality qualifications, the professional qualifications of practitioners, and HSE policy and performance. We will organise site visits by the demand department.
- All suppliers must sign the Transparency Agreement and commit to comply with our prohibition of corruption and bribery, transfer of benefits, and falsification. We require our suppliers to have an internal anti-corruption policy and undergo regular audits.

### Assessments and Reviews

- We have a supplier project performance and annual review system for the assessment of supplier performance and project outcomes.
- We have set up a performance evaluation platform under the Sunny and Fair Procurement System. We organise multi-departmental evaluation of suppliers' compliance at stages of the performance process, such as pollutant discharge, work safety management, and labour rights protection. In 2022, we achieved 100% coverage for our supplier performance evaluation.
- During the contract performance process, we rigorously review suppliers' use of labour, labour contracts and relations, social security payment, and wage payment. In addition, we organise centralised checks of strategic suppliers nationwide to ensure that no employers are in arrears of migrant workers' wages.
- We have updated the *Supplier Management System of China Jinmao* and established a pool of project managers and labour managers. In this way, we have built up a reward and penalty mechanism from suppliers to responsible persons and teams.

### The Punishment Mechanism

- We strictly implement the blacklisting mechanism for suppliers and remove suppliers with substandard performance, including those with significant negative environmental impact, major safety incidents, and hidden quality hazards. During the reporting period, 59 suppliers were categorised as unqualified suppliers, and 5 were blacklisted.

### The Communication Mechanism

- We have opened up access for supplier enquiries in the performance evaluation platform under the Sunny and Fair Procurement System and established a two-way evaluation system with strategic suppliers, in which we conduct cooperation satisfaction surveys.

### Case China Jinmao's "Genuine Gold Operation" for Quality Assurance

In 2022, we launched the "Genuine Gold Operation" for quality assurance, with regular quarterly sampling and unannounced-checking of suppliers' products and services. After the samples were taken on site, they were signed by on-site personnel and sent to a third-party laboratory for testing. In the year, we focused on sampling and inspection of key safety-related materials such as leak-proof waterproofing materials, interior hardware components, and electrical cables. We tested over 100 batches, with a pass rate of over 90%. The penalty mechanism was triggered for suppliers whose performance declined or who provided inferior quality products.

Tested  
over **100** batches

In 2022, all our general construction contractors were certified with the environmental management system, the quality management system, and the occupational health management system.

| North China | East China | Central China | South China | Southwestern China | Total  |
|-------------|------------|---------------|-------------|--------------------|--------|
| 4,540       | 7,335      | 2,685         | 3,903       | 2,252              | 20,715 |

Number of Suppliers in 2022

<sup>23</sup> Jinmao manages its suppliers in a hierarchical manner, dividing them into three classes. General contractors and other direct suppliers are Tier 1 suppliers, subcontractors are Tier 2, and raw material suppliers are Tier 3.

## Supply Chain Training and Exchanges

We value communication with our suppliers and conduct on-going training and exchange sessions. In 2022, we conducted more than 30 sessions with headquarters-level strategic suppliers to communicate and exchange ideas with suppliers on employment and labour rights protection, environmental protection and resource utilisation, and regulation and prevention of risks and hazardous materials. During the year, we conducted 590 supplier training sessions on quality, with a total attendance of over 10,000, to strengthen suppliers' comprehension of the Company's quality management requirements.

Communication with headquarters-level strategic suppliers

more than **30** meetings

Supplier quality training

**590** sessions

Total participants

more than **10,000**

## Green Procurement

We are committed to building a green and low-carbon supply chain. We continuously optimise our green procurement process and integrate environmental protection and resource conservation into the tendering process to improve our environmental performance. When selecting strategic suppliers, we make it a necessary condition to use green products and apply energy-efficient and environmentally-friendly technologies and require bids to include environmental protection, health, and safety assurances.

We emphasise the rational use of resources and green business models. We promote the application of innovative energy-efficient products such as solar PV, ground-source heat pumps, full-heat recovery fresh air units, and power exchange of heavy-duty trucks. While cherishing natural resources, we uphold the basic procurement management principles of the best value for money and the lowest whole-life costs and pursue safe, punctual, green, and economical procurement. We promote the use of sustainable materials in our residential, commercial, and hospitality finishing processes. We set up sample warehouses for construction materials. On-site construction materials must be sorted and sent for inspection. Raw materials must be inspected by project and batch and put into use only after passing the inspection. If some materials fail to pass the inspection, the responsible party must withdraw from the site.



## EXCHANGES AND COMMON PROGRESS

Adhering to the principle of "co-creating value and pursuing win-win results", China Jinmao integrates and coordinates resources throughout the value chain and promotes inter-industry collaboration to boost the industry's progress. We focus on technological innovation and green development and play an active role in industry exchanges and advancement. Through collaboration with high-tech companies, we drive our own development, contribute to the high-quality development of the industry, and enable a better life experience for our customers.

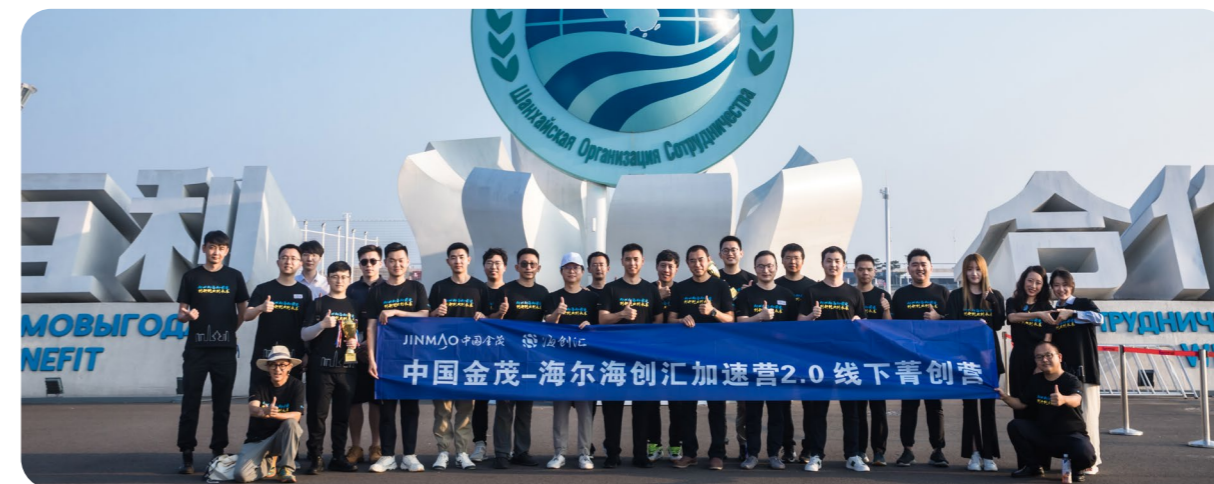
### Building an Innovation Platform

Adhering to the development philosophy that "In Science We Trust" and closely following China's innovation-driven development strategy, we put continuous efforts in creating the J-SPEED open innovation platform. The platform is created based on collaboration among industrial scenarios, technology companies, and resource synergy. It absorbs quality innovation resources to empower the Company's established business segments and provides access to resource s to support the innovative development of small and medium-sized enterprises (SMEs) and build an urban operation technology ecosystem. In 2022, the J-SPEED innovation platform gathered 632 quality technology companies and launched over 70 business cooperation projects.

**Innovative technology empowers engineering management.** Under the annual theme of "Project Management" for 2022, China Jinmao and J-SPEED eco-partners such as Invix, Lingsheng Technology, and MeshKit launched more than ten typical cases of engineering innovation. We achieved AI-based OEC (O for overall; E for everyone, everything, and every day; and C for control and clear) management and image progress recognition, enabling lean engineering management with AI. We used laser scanning and point-cloud analysis technology to improve spatial measurement efficiency and enhance management effectiveness. They used drones to record the building construction process, retain and present it in 3D models to support project progress management.

**Innovation space helps companies grow.** The J-SPEED Beijing Innovation Space features "innovation space, innovation scenes, and innovation activities". It provides innovation companies with flexible leasing, industry matching, and one-stop solutions for investment and financing, and offers rent subsidies and rent-free periods for SMEs. At present, the space serves more than 30 companies and has files for more than 80 technological patent certificates. The J-SPEED Shanghai Innovation Space is oriented by "intelligent services, smart space, and interactive business". It promotes the innovative applications of external technology companies, upgrades business space and experience, and iterates on the future-oriented digital intelligence business experience.

**Innovation communities promote resource collaboration.** In 2022, the Accelerator Camp 2.0, jointly hosted by China Jinmao and Haier Haichuanghui, was concluded. The Accelerator Camp brought together 21 high-quality technology companies. Among them, 15 have launched substantive collaborative projects with several business segments of Jinmao, with an industrial matchmaking rate of 70%.



## Promoting Progress across the Industry

We play an active role in industry cooperation and exchanges and the setting of sustainable building standards and development, giving full play to our green influence. In this way, we promote the synergistic, standardised, and sustainable development of the industry.

### Attending Industry Conferences

#### The Second Promotion Conference for China's Building Energy Efficiency Industry Supporting Carbon Peaking and Carbon Neutrality

In June 2022, China Jinmao attended the Second China Building Energy Efficiency Industry Conference on Carbon Neutrality and Carbon Peaking, a special forum on renewable energy solar building applications to fuel the "Dual Carbon" goals. At the event, we shared the innovation R&D results and project application experience of China Jinmao's PV products in the context of carbon peaking and carbon neutrality.

#### The 11th China Real Estate Industry Chain Innovation Cooperation Summit Forum

In August 2022, China Jinmao attended the 11th China Real Estate Industry Chain Innovation Cooperation Summit Forum. Mr. TIAN Jiupo, the Company's Vice President and CTO, delivered a keynote speech titled "China Jinmao's Carbon Neutrality Exploration and Practice in City Operation" and discussed the transition path to carbon neutral city operation with peers.

#### The Yangtze River Delta Forum of the 17th China IDC Industry Annual Ceremony

In August 2022, Jinmao Green Building was invited to the Yangtze River Delta Forum of the 17th China IDC Industry Annual Ceremony (IDCC 2022 Yangtze River Delta Forum) to explore hash rate development and empowerment. At the event, Jinmao Green Building was awarded by the host the Hub Green Data Centre in the Yangtze River Delta.

#### Special Fair for Environmental Services of the 2022 China International Fair for Trade in Services

In September 2022, Jinmao Green Building attended the Special Fair for Environmental Services of the 2022 China International Fair for Trade in Services. At the event, it signed a strategic partnership agreement with Danfoss (Shanghai) Investment Co., Ltd. to build the Jinmao Danfoss Research Centres for Integrated Energy Solutions and create a zero-carbon future.

#### The Fifth CIOC 2022 Real Estate Digitalisation Summit

In December 2022, China Jinmao attended the Fifth CIOC 2022 CIOC Real Estate Digitalisation Summit and shared its technology and innovation practices in green residences.

### Contributing to Standard Setting

**Participating in revising 1 national standard:** *Evaluation Standard for Application of Renewable Energy in Buildings* GB/T50801.

**Contributing to setting 4 local standards:** *Specification of Electrical Safety for Distributed Photovoltaic Power System* DB11/T 2036—2022, *Technical Code for Distributed Photovoltaic Power Engineering* DB11/T 1773—2022, *Technical Code for Floor Radiant Heating* DB11/T806-2022, and *Technical Specification for Application of Air-Source Heat Pump System* DB11/T1382-2022.

**Contributing to setting 5 industry organisation standards:** *Technical Specifications for Lightning Protection of Building Mounted Photovoltaic System*, *Technical Specifications for Construction and Installation of Building Mounted Photovoltaic System*, *Code for Operation and Maintenance of Building Mounted Photovoltaic System*, *Inspection Requirements for the Rated Operating Temperature of Component Cells of Building Mounted Photovoltaic System*, and *Specifications for the Acceptance of Energy-Efficient and Heat-Preserving Exterior Decoration of Building Mounted Photovoltaic System*.

### Patent Certification and Awards

In 2022, Jinmao Green Building obtained seven invention patent authorizations, 40 utility model patent authorizations, and eight design patent authorizations in green and smart technology. Jinmao Building Technology obtained one invention patent, eight utility model patents, and one software copyright in prefabricated building.

## Promoting Cross-Sector Collaboration

We gather our resources and advantages and closely integrate the needs of social development with the strategic development of the Company. We continuously deepen our collaboration and communication with research institutions, financial institutions, enterprises, governments, universities, and other stakeholders.



### Case

#### Joining Hands with Huawei to Empower the Wuhan Fangdao Smart Science City

In April 2022, China Jinmao and Huawei entered into a comprehensive partnership agreement. The two parties will collaborate for the Wuhan Fangdao Jinmao Smart Science City project to progress corporate digital transition, smart parks, and ICT infrastructure. They will create a benchmark project for China Jinmao City Operation 2.0 and jointly promote the digital upgrade of city operation.



Signing ceremony of the comprehensive partnership agreement between China Jinmao and Huawei



### Case

#### University-Enterprise Collaboration on Zero-Energy Radiant Cooling Metamaterial Technology

China Jinmao continuously deepen university-enterprise collaboration to progress the commercialisation of green technologies. Jinmao Green Building, a subsidiary of China Jinmao, has launched joint research with Huazhong University of Science and Technology on disruptive zero-energy radiant cooling metamaterials and conducted a pilot verification in the Yazhou Bay project in Sanya. The annual cumulative cooling load of the building for simulation calculation is 14.05% more energy efficient than traditional insulation measures, and its annual maximum cooling load is 3.9% more energy efficient, effectively contributing to building energy conservation and efficiency.

## INTEGRATION WITH COMMUNITIES

China Jinmao, as a city operator, is committed to boosting social harmony and common prosperity for communities by giving full play to its resources. We fulfil our social responsibility by continuously engaging in intensive practices in rural revitalisation, education, voluntary services, and community communication. We persist in alleviating poverty, actively participating in charity, and promoting social harmony and development. Moreover, we encourage our employees, partners, and customers to join us in social welfare.

|                               |                               |                                   |
|-------------------------------|-------------------------------|-----------------------------------|
| Total public welfare donation | Number of employee volunteers | Total hours of volunteer services |
| RMB <b>4.71</b> million       | <b>3,368</b>                  | <b>20,208</b> hours               |

### Rural Revitalisation

We actively respond to the strategic call for rural revitalisation and continuously consolidate and expand the results of poverty alleviation efforts. We invest in assistance funds to increase support for modern agricultural industries and boost modernised agriculture in the assisted areas.

|   |  |
|---|--|
| Sales of agricultural products from supported areas | Purchase of agricultural products from support areas |
| RMB <b>660,000</b>                                  | RMB <b>3</b> million                                 |

#### Case Boosting Local Special Industries to Support Rural Revitalisation

In 2022, we provided RMB 200,000 in start-up funds for the herbal plantation industry in Linxi County to cultivate *Atractylodes lancea* seedlings and seeds. We have vigorously developed the local plantation industry and established a collective village economic base. This move has increased the income of local farmers and created a large number of jobs. In this way, we have unleashed the market potential of Linxi County and practically boosted the revitalisation of the local industry.



Traditional Chinese medical herbal plantation in Linxi County

#### Case

#### Supporting the Sales of Agricultural Specialties from Impoverished Areas

China Jinmao fulfils its social responsibility as a central enterprise and takes innovative measures to assist farmers. We have leveraged the resources of our commercial sector and collaborated with Ar Horqin Banner in Inner Mongolia. We have set up a special section and dedicated staff on the Jinmao Commercial's Lijiang J-LIFE Valley Town's Selection online platform to sell farming products. In 2022, we made nearly 30 procurements and achieved a sales volume of nearly RMB 660,000, which was well received by the community and local government. This move has effectively opened up sales channels in the assisted area, solving farmers' problems and supporting rural revitalisation through practical action.



The Valley Town's Selection e-commerce platform

## Education Assistance

China Jinmao upholds to the principle of "Enlightenment and Inspiration" and is committed to improving the educational condition in impoverished areas and providing continuous support to impoverished students in terms of education and living. We provide targeted education assistance for Ar Horqin Banner, by setting up an award fund for outstanding young teachers in the area to accumulate quality educational talent. We have built public libraries at Xianfeng Primary School and Xinping Village and purchased books according to the needs of teachers and students to create a favourable learning and reading environment.

We have launched a remote classroom project with Gulang County in Gansu, where a remote classroom instruction site has been built at Chunhui Primary School to provide ongoing remote teaching support an live online classes. In this way, the school's shortage of teachers has been mitigated and students' on-campus activities have been enriched. In addition, we have built public libraries at Chengguan Primary School and Chunhui Primary School in Gulang County. We have launched a book donation campaign, "Chasing Dreams Together", and called on our staff to donate 6,094 books to help local teachers and students to read more, broaden their horizons, and stimulate their minds.

To date, we have funded to build 32 "Dream Building Public Welfare Libraries" in Tibet, Qinghai, Inner Mongolia, Sichuan, and Guizhou to change the fate of children through knowledge and education.

Books donated

6,094

Total number of "Dream Building Public Welfare Libraries"

32



"The Together for Children, Conveying Love with Books" charitable book donation event



The on-going "Dream Fulfilment Campaign" education assistance donation



Case

### The "Loyal to the Party: Charitable Education Assistance" Targeted Programme

For five consecutive years, Jinmao Hangzhou have hold the "Loyal to the Party: Charitable Education Assistance" public welfare programme in the impoverished mountainous areas of Wuyi to make targeted donations to schools. By 2022, more than 900 employee volunteers have served in the programme, where they paired with 144 primary and secondary school students, helping 57 students to enter university.



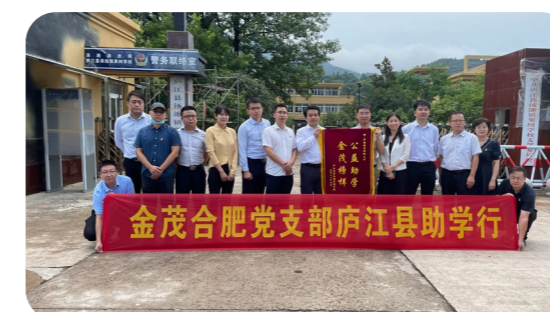
"The Loyal to the Party: Charitable Education Assistance" public welfare programme



Jinmao Nanjing's visit and donation to exceptional children



Jinmao Green Building's "Green Gold Public Welfare" education assistance campaign



Jinmao Hefei's poverty alleviation and education assistance initiative



Jinmao Nanchang and Jinmao Jiayue Hotel's school visit in the new term

## Green Public Welfare

China Jinmao actively launches promotion and education on the ecological civilisation to enhance the environment awareness among the public and pass on the concept of sustainable development and green living to more people.

### Case Qingdao Citizen Carbon Inclusion Platform 3.0

The Qingdao Citizen Carbon Inclusion Platform, jointly developed by Jinmao Qingdao and Qingdao Guoxin Group, was launched in 2021. Since then, over 200,000 Qingdao citizens have opened carbon accounts on the platform. In 2022, the platform was upgraded in both access to carbon emission reduction and redemption benefits. It aims to promote the integration of the platform with all aspects of citizens' lives and to convey the green and low-carbon awareness to every Qingdao citizen.

#### Upgrade of the access to carbon emission reduction

Three major aspects: green travel, bill payment and shopping, energy efficiency.

More than 10 life scenarios: daily walk, QR code for riding, bus card topping up, education payment, and life payment.

#### Upgrade of redemption benefits

The carbon energy accumulated through low carbon living can be redeemed for many benefits, including Jinmao Harbour's coupons and gas cards. In the upgrade, quotas for the Oriental Eden Plant Adoption programme were introduced. Users can receive a certificate for adopting a plant in Qingdao Oriental Eden, with which they can adopt a plant and enjoy a free admission to the park when it opens.



### Case The "Low Carbon for the Future" Public Welfare Event

On the Tree Planting Day in 2022, Jinmao Services hosted a Low Carbon for the Future public welfare tree planting event at 20 projects in 15 cities, including Guangzhou Nansha Jinmao Harbour, Beijing Daxing Jinmao Residence, Fengtai Jinmao Plaza, and Hefei Binhu Jinmao Residence. At the event, we promoted environmental protection knowledge to owners and tenants and advocated the concept of green and low-carbon living.



## Community Relations

With the original aspiration to benefit the people, we put the interests of the local people at the first while pursuing business development. We adhere to the concept of community-friendly development and contribute to creating a better life for community residents. In each project, we take the initiative to communicate with the community about construction disturbances to residents, noise management, impacts on roads and the environment before the construction begins in strict accordance with the *Law of the People's Republic of China on Noise Pollution Prevention and Control* and other applicable laws and regulations. We minimise the impact on the surrounding communities while meeting national standards. At the same time, we open up communication and feedback channels throughout the project development cycle and sufficiently communicate with the surrounding communities to gain the support and understanding of the local people. We also set up nuisance coordination working groups to receive and resolve complaints from neighbouring residents.

China Jinmao, as a city operator, proactively brings into play its advantages to optimise the infrastructure, improve the ecology, open up supporting resources, and enrich cultural life for the communities around the project. In this way, we create harmonious and inclusive community relations and bring a quality living experience to more people.

### Case Focusing on Sustainability Education and Building a Model Eco-Community

Qingdao Oriental Eden project promoted a multi-level and all-round ecological and environmental education system in the construction process. We have drawn up a community development plan and provided a platform for community residents to learn and experience. In this way, we have promoted communication and exchange among community residents and enhanced the scientific and cultural literacy and ecological conservation awareness in the local community.

#### Livestreaming nature courses

We have launched a series of livestreaming nature courses with teachers from Qingdao Agricultural University and industry experts to present four livestreaming courses for the community: *Exploring the Tropical Rainforest*, *Carbon Emissions and Carbon Neutrality*, *The Big World of Small Insects*, and *Colourful Plants*.

#### Popular science on campus

We invited the project's professional experts to schools. They shared with students the knowledge of environmental protection and sustainable development concepts such as carbon neutrality, biodiversity, and water conservation, and encouraged them to take part in eco-environmental protection initiatives.

#### Nature and ecology education

We have visited Beijing Experimental No.2 Primary School Qingdao several times to create a base for nature and ecology education and practices. We have launched the Half-Acre Field multidisciplinary practical course and delivered to students courses on vegetable and fruit cultivation, collection of weather conditions, and specimen making, as well as lectures by agricultural experts.

#### Outdoor nature education in summer vacations

We have created an outdoor nature education course, *Park Explorers*, to lead children to learn about and experience nature in the natural environment. In this course, children learn about plants, insects, and birds through interactive activities, thus being stimulated to an interest in nature knowledge.



Outdoor nature education in summer vacations



An interdisciplinary agricultural hands-on course



## OUTLOOK

The year 2023 marks the beginning of full implementation of the guiding principles from the 20th National Congress of the Communist Party of China. It is also a key to bringing the 14th Five-Year Plan to a new stage. In the face of new opportunities and challenges, China Jinmao will do its utmost. We will uphold the principle of "Insisting on City Operation and insisting on In Science We Trust", focus on enhancing quality and efficiency, and consolidate our leading position in the Industry. In the period for gathering power, we will continue to build a lean and efficient organisation, proceed with operational tasks and strategic issues in an orderly manner, and promote the major strategy for city operation with high quality. We will serve society and the people and honour our commitment to "Build Quality for Better Life".

China Jinmao is a city operation platform of Sinochem Holdings Corporation Ltd., a member of the United Nations Global Compact. We will continue to work with our parent company to embed the concept of sustainable development in our core values and continuously improve our sustainable development management. In 2023, China Jinmao will be better aligned with the UN SDGs and focus on the goals of sustainable cities and communities; industry, innovation, and infrastructure; responsible consumption and production; and climate action. We will give full play to our advantages as a city operator and the quality features of "green health and smart technology". With the vision of "Unleashing Future Vitality of the City", we will fulfil our global corporate citizenship, actively respond to the state's strategy of carbon peaking and carbon neutrality, and do our utmost to promote the harmonious and concerted development of the economy, the environment, and society.

Despite the challenges and distance ahead, we will continue our journey, as we believe that persistence will reward us with a bright future. China Jinmao will adhere to the concept of sustainable development. We will pay attention to the demands of our employees, shareholders, customers, suppliers, partners, and society. We will maintain effective communication with our stakeholders and work together with them to explore sustainable ways to address global challenges.

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|                |  | A1.1 The types of emissions and respective emissions data.   | Air pollutant emissions are not a material issue for the Company's business.      |
|                |  | A1.2 Direct (Scope 1) and energy indirect (Scope 2) greenhouse gas emissions (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility).   | P54   |
|                |  | A1.3 Total hazardous waste (in tonnes) and, where appropriate, intensity (e.g., per unit of production volume, per facility).  | P51   |
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|                | B2 Health and Safety        | General Disclosure Information on:<br>(a) the policies; and<br>(b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to providing a safe working environment and protecting employees from occupational hazards.   | P65-69、 P97   |
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| Statement of use | China Jinmao has reported the information cited in this GRI content index for the period 1 January 2022 to 31 December 2022 with reference to the GRI Standards. |  |  |
| GRI 1 used       | GRI 1: Foundation 2021   |  |  |

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## LIST OF ESG POLICIES

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| A2: Use of Resources                      | Environmental Protection Management Standards of China Jinmao<br>Energy Conservation Management System of China Jinmao<br>China Jinmao Environmental Protection Policy<br>China Jinmao Sustainable Procurement Policy<br>Green Strategic Management Standards of China Jinmao   | Administrative Regulations of the People's Republic of China on the Prevention of Pollution and Damage of Marine Environment by Terrigenous Pollutant<br>Chinese Programme for Natural Protection<br>Opinions of the Central Committee of the Communist Party of China and the State Council on Comprehensively Strengthening Ecological and Environmental Protection and Firmly Winning the Battle of Pollution Prevention and Control<br>National Hazardous Waste List<br>Evaluation Standards for Green Building<br>Administrative Measures for Transfer of Hazardous Wastes                           |
| A3: The Environment and Natural Resources | HSE Management Standards of China Jinmao<br>Environmental Protection Management Standards of China Jinmao<br>China Jinmao's Environmental Protection Accountability Management System (for Trial Implementation)<br>Guidelines for Ecological City Construction of China Jinmao<br>Administrative Guidelines on Environmental Protection of China Jinmao<br>China Jinmao Environmental Protection Policy  |   |
| A4: Climate Change                        | Environmental Protection Management Standards of China Jinmao<br>Energy Conservation Management System of China Jinmao<br>China Jinmao Environmental Protection Policy<br>Green Strategic Management Standards of China Jinmao  |   |
| B. Social                                 |   |   |
| B1: Employment                            | China Jinmao White Paper on Human Resources<br>Operational Manual on Labour Relations Management of China Jinmao<br>Recruitment Management Standards of China Jinmao<br>Remuneration and Benefits Management Standards of China Jinmao<br>Remuneration Resource Management Standards of China Jinmao<br>Employee Performance Management Standards of China Jinmao<br>Labour Management Standards of China Jinmao<br>Management Standards for Assignment of China Jinmao<br>Rotation Management System of China Jinmao<br>Reward and Punishment Management System for Employees of China Jinmao<br>Attendance and Leave Management System of China Jinmao<br>e-HR System Management System of China Jinmao<br>Management System for Evaluation of Employees on Probation of China Jinmao<br>China Jinmao Human Rights Policy | Labour Law of the People's Republic of China<br>Company Law of the People's Republic of China<br>Labuor Contract Law of the People's Republic of China<br>Employment Promotion Law of the People's Republic of China<br>Social Insurance Law of the People's Republic of China<br>Minimum Wage Regulations<br>Provisions on the Prohibition of Using Child Labour   |

| Indicators                   | Internal Policies  | External Policies   |
|------------------------------|--|---|
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| B3: Development and Training | <i>Employee Health Care Plan</i><br><i>Management System of China Jinmao for Technology Innovation Rewards</i><br><i>Training Management Standards of China Jinmao</i><br><i>Management System of Internal Lecturers of China Jinmao</i><br><i>Management System for Key Positions of China Jinmao</i><br><i>Management System of Directors and Supervisors of Subsidiaries of China Jinmao</i><br><i>Professional Sequence Review and Management System of China Jinmao</i><br><i>Implementation Plan for Accelerated Nurturing and Development of Young Talents of China Jinmao</i>  |   |
| B4: Labor Standards          | <i>Recruitment Management Standards of China Jinmao</i><br><i>Labour Management Standards of China Jinmao</i><br><i>Management System for Key Positions of China Jinmao</i><br><i>China Jinmao White Paper on Human Resources</i>  | <i>Universal Declaration of Human Rights</i><br><i>Labour Law of the People's Republic of China</i><br><i>Law of the People's Republic of China on the Protection of Minors</i><br><i>Provisions on the Prohibition of Using Child Labour</i>   |
| B5: Supply Chain Management  | <i>Tendering and Procurement Management Standards of China Jinmao</i><br><i>Management Standards for Strategic Centralised Procurement of China Jinmao</i><br><i>Supplier and Contractor Management Standards of China Jinmao</i><br><i>Project Contract Management Standards of China Jinmao</i><br><i>China Jinmao Supplier Code of Conduct</i><br><i>China Jinmao Sustainable Procurement Policy</i>  | <i>Construction Law of the People's Republic of China</i><br><i>Tendering and Bidding Law of the People's Republic of China</i><br><i>Government Procurement Law of the People's Republic of China</i><br><i>Regulation on the Implementation of the Tendering and Bidding Law of the People's Republic of China</i><br><i>Regulations on Construction Projects Subject to Tender</i><br><i>The Ministry of Housing and Urban-Rural Development - Regulation on Strengthening the Safety Control at Construction Sites of Dangerous and Major Projects</i>  |

| Indicators               | Internal Policies  | External Policies   |
|--------------------------|--|---|
| B6: Product Liability    | <i>Project Management Standards of China Jinmao</i><br><i>Engineering Quality Inspection Management System of China Jinmao</i><br><i>Engineering Quality Acceptance Inspection and Delivery Management Rules of China Jinmao</i><br><i>Innovation Development Management Standards of China Jinmao</i><br><i>Management System of China Jinmao for Innovation Research Projects</i><br><i>Management System of China Jinmao Innovation for Incubation Projects</i><br><i>Reference Guidelines for Preparation and Management of City Operation Business of China Jinmao</i><br><i>Management System of China Jinmao for Customer Experience in the Whole Cycle of Project Development</i><br><i>Management System of China Jinmao for Customer Evaluation in the Whole Cycle of Project Development</i><br><i>Management Standards of China Jinmao for Customer Relationship Maintenance</i><br><i>Management Standards of China Jinmao for Customer Risks in the Whole Cycle of Projects</i><br><i>Rules of China Jinmao for Cybersecurity Management</i><br><i>Cybersecurity Emergency Response Plan of China Jinmao</i><br><i>Standards of China Jinmao for Confidentiality Management-Sales Management Standards of China Jinmao</i><br><i>Guide of China Jinmao for Marketing Compliance Management</i><br><i>Marketing Risk Inspection Reference Guidelines of China Jinmao</i><br><i>Standards of China Jinmao for Management of Press Releases and Public Relations Crisis Responses</i><br><i>Rules of China Jinmao for New Media Management</i><br><i>Lessee Decoration Handbook</i><br><i>Work Management Reference Guidelines for Sales Satisfaction of China Jinmao</i><br><i>Guidelines for Handling Customer Complaints of China Jinmao</i><br><i>Guidelines for Standardisation of Jinmao Residence Demonstration Area</i><br><i>Standards for Design and Management of Underground Space</i><br><i>Precision Management Manual of Office Building Management Centre</i> | <i>Product Quality Law of the People's Republic of China</i><br><i>Consumer Protection Law of the People's Republic of China</i><br><i>Advertising Law of the People's Republic of China</i><br><i>Trademark Law of the People's Republic of China</i><br><i>Patent Law of the People's Republic of China</i><br><i>Data Security Law of the People's Republic of China</i><br><i>Construction Law of the People's Republic of China</i><br><i>Urban Real Estate Administration Law of the People's Republic of China</i><br><i>Regulation on the Quality Management of Construction Projects</i><br><i>Regulations on Administration of Development and Operation of Urban Real Estate</i><br><i>Copyright Law of the People's Republic of China</i> |
| B7: Anti-Corruption      | <i>Management Standards for Inspections of the CPC China Jinmao Committee</i><br><i>Work Management Standards for the Supervision and Enforcement of the Discipline Inspection Commission of China Jinmao</i><br><i>Work Management Standards for Discipline Inspection, Petition and Whistleblowing of China Jinmao</i><br><i>Work Management Standards for the Discipline Inspection Commission of China Jinmao</i><br><i>Working Procedures for the Discipline Inspection Commission of China Jinmao</i><br><i>Work Management Standards for the Discipline Inspection Commission of China Jinmao</i><br><i>Work Management Standards for Supervision of the Discipline Inspection Commission of China Jinmao</i><br><i>Administrative Measures for Integrity Files of Leading Cadres of China Jinmao</i><br><i>Management Standards for the Inter-Level Coordination in Inspections of China Jinmao</i><br><i>China Jinmao Code of Business Ethics</i><br><i>China Jinmao Supplier Code of Conduct</i>   | <i>Criminal Law of the People's Republic of China</i><br><i>Oversight Law of the People's Republic of China</i><br><i>Company Law of the People's Republic of China</i><br><i>Anti-Money Laundering Law of the People's Republic of China</i><br><i>Anti-Unfair Competition Law of the People's Republic of China</i><br><i>Anti-Monopoly Law of the People's Republic of China</i><br><i>Tendering and Bidding Law of the People's Republic of China</i><br><i>Regulation on the Implementation of the Oversight Law of the People's Republic of China</i>   |
| B8: Community Investment | <i>Administrative Measures for External Donations of China Jinmao</i><br><i>China Jinmao Community Management Policy</i>   | <i>Charity Law of the People's Republic of China</i>  |

ESG PERFORMANCE INDICATORS

| Environmental Aspect                      |  |            |              |              |
|---|--|------------|--------------|--------------|
| Indicator                                 | Unit   | 2020       | 2021         | 2022         |
| Comprehensive energy consumption          | 10,000 tonnes of standard coal                   | 3.64       | 5.26         | 6.96         |
| Comprehensive energy consumption per unit | tonne of standard coal/m <sup>2</sup>            | 0.00438    | 0.00460      | 0.00463      |
| Petrol                                    | L  | 248,665.46 | 257,032.96   | 232,720.59   |
| Diesel                                    | L  | 46,731.32  | 47,717.23    | 126,712.52   |
| Natural gas                               | 10,000 m <sup>3</sup>                            | 696.31     | 826.71       | 1,272.65     |
| LNG                                       | L  | 2,880      | 2,880        | 6,227        |
| Purchased electricity                     | 10 MWh   | 21,457.66  | 33,230.11    | 41,676.69    |
| Purchased heat                            | GJ   | 11,146.14  | 13,956.99    | 30,048.46    |
| Total water consumption                   | tonne  | 874,994.00 | 2,587,571.57 | 2,961,432.35 |
| Water consumption intensity               | tonne/m <sup>2</sup>                             | -          | 0.23         | 0.20         |
| Total non-hazardous waste discharge       | kg   | -          | 5,619,901.16 | 2,972,361.17 |
| Non-hazardous waste discharge intensity   | kg/m <sup>2</sup>                                | -          | 0.87         | 0.35         |
| Total hazardous waste discharge           | kg   | -          | 57,442.41    | 19,621.36    |
| Hazardous waste discharge intensity       | kg/m <sup>2</sup>                                | -          | 0.0089       | 0.0023       |
| Scope-1 direct emissions                  | tonne of CO <sub>2</sub> equivalents             | 15,736.98  | 18,577.66    | 28,383.13    |
| Scope-2 indirect emissions                | tonne of CO <sub>2</sub> equivalents             | 132,139.27 | 194,602.22   | 240,987.49   |
| Total emissions                           | tonne of CO <sub>2</sub> equivalents             | 147,876.25 | 213,179.88   | 269,370.61   |
| GHG emission intensity                    | kg of CO <sub>2</sub> equivalents/m <sup>2</sup> | 17.83      | 18.63        | 17.91        |

| Social Aspect                  |        |        |        |        |
|--------------------------------|--------|--------|--------|--------|
| Indicator                      | Unit   | 2020   | 2021   | 2022   |
| Patents filed                  | item   | 166    | 185    | 190    |
| Patents approved               | item   | 116    | 81     | 105    |
| Invention patents approved     | item   | 11     | 20     | 10     |
| Design patents approved        | item   | 12     | 12     | 16     |
| Utility model patents approved | item   | 93     | 49     | 79     |
| Total number of employees      | person | 11,592 | 12,825 | 11,534 |
| Male employees                 | person | 7,500  | 8,344  | 7,530  |
| Female employees               | person | 4,092  | 4,481  | 4,004  |

| Social Aspect  |               |        |        |        |
|--|---------------|--------|--------|--------|
| Indicator  | Unit          | 2020   | 2021   | 2022   |
| Employees in the Chinese mainland                              | person        | 11,578 | 12,798 | 11,516 |
| Employees in Hong Kong, Macao, Taiwan, and overseas            | person        | 14     | 27     | 18     |
| Employees of 30 or below                                       | person        | 3,899  | 3,911  | 3,244  |
| Employees of 31 – 50   | person        | 7,206  | 8,428  | 7,695  |
| Employees of 51 or above                                       | person        | 487    | 486    | 595    |
| Percentage of female managers                                  | %             | 29.6   | 23.5   | 22.9   |
| Voluntary turnover   | %             | 10.9   | 12.4   | 10.25  |
| Signing rate of labour contracts                               | %             | 100    | 100    | 100    |
| Average training time per person                               | hour          | 52     | 45.4   | 42.8   |
| Percentage of male trainees in the total workforce             | %             | -      | 65     | 65     |
| Percentage of female trainees in the total workforce           | %             | -      | 35     | 35     |
| Percentage of senior manager trainees in the total workforce   | %             | -      | 0.16   | 0.17   |
| Percentage of middle manager trainees in the total workforce   | %             | -      | 1.22   | 1.41   |
| Percentage of general employee trainees in the total workforce | %             | -      | 98.62  | 98.42  |
| Average training time per male employee                        | hour/person   | -      | 45.4   | 43.0   |
| Average training time per female employee                      | hour/person   | -      | 45.5   | 42.3   |
| Average training time per senior-level management employee     | hour/person   | 160    | 135.8  | 180.8  |
| Average training time per middle -level management employee    | hour/person   | 106    | 171.5  | 159.7  |
| Average training time per general employee                     | hour/person   | 51     | 43.9   | 41.1   |
| Integrity training rates                                       | %             | -      | 100    | 100    |
| Work-related fatalities of employees                           | person        | 0      | 0      | 0      |
| Lost working days due to work-related injuries of employees    | day           | 105    | 563    | 0      |
| Number of suppliers  | unit          | 10,507 | 16,894 | 20,715 |
| Investment in science and technology                           | RMB 1,000,000 | 277    | 307    | 354    |
| Public welfare donation  | RMB 10,000    | 874    | 348+   | 471    |
| Number of volunteers   | person        | 1,000+ | 1,500+ | 3,368  |



# ASSURANCE STATEMENT OF ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

TUV NORD (Hangzhou) Co., Ltd. ("TUV NORD" for short) has been commissioned by the management of China Jinmao Holdings Group Limited ("China Jinmao" for short) to carry out an independent assurance of the 2022 Environmental, Social and Governance Report ("ESG Report" for short).

China Jinmao is responsible for the collection, analysis, aggregation and presentation of information within the ESG Report. TUV NORD's responsibility for conducting this work (assurance of the report) is in accordance with terms of reference agreed in the scope of engagement with China Jinmao. China Jinmao is the intended user of this statement.

This statement is based on the 2022 ESG Report prepared by China Jinmao, and China Jinmao is responsible for the completeness and authenticity of the information and data in the report.

## Assurance Scope

- The ESG Report revealed the accuracy and reliability for key performance, information and management system which happened during the year 2022.
- We evaluate the collection, analysis, aggregation of the information and data.
- Due to financial data had been audited by the third party, the correctness of the financial data in the ESG Report is not in our assurance scope.

The assurance of the ESG Report was done from **April 6<sup>th</sup> to April 7<sup>th</sup>, 2023.**

## Assurance Methodology

Assurance process including the following activities:

- Review the document information provided by China Jinmao.
- Interview the person who collected the ESG Report information.
- View the related websites and media reports, verify the data and information through sampling method.
- Referring to the requirements of the Environmental, Social and Governance Reporting Guide which made by HKEX, we evaluate the report.
- Refer to AA1000AS (V3) Assurance methodology.
- Assurance activity is based on TUV NORD CSR report assurance management procedure.

## Assurance Conclusion

China Jinmao 2022 ESG Report provides an appropriate and objective view of the sustainability & social programs and performances during year 2022. The data in the report is reliable and objective, and TUV NORD did not find any systematic or substantive errors.

- Materiality  
China Jinmao evaluated the major issues and disclosed the important objective performance of the company in the economic, social and environmental fields in 2022 around 25 issues such as "Product quality and safety", "Energy conservation and emission reduction", "Anti-corruption", and responded to the expectations of investors and other equity holders in a timely manner.
- Quantitative  
In the report, the key environmental and social performance is disclosed in quantitative form in the form of "Figures for Jinmao" "ESG Performance Indicators" and other forms, which has certain quantification.



- Balance  
The report discloses the case and data such as the unqualified supplier number, and the number of dealt with employees who violated rules and discipline, which has certain balance.
- Consistency  
The ESG Working Group of China Jinmao is responsible for collecting, recording, organizing, and analyzing the information and processes used in the preparation of reports. The sampled data during the verification process can provide traceability, ensuring the quality and substance of the information to a certain extent.

## Suggestion for Improvement

Through assurance and evaluation, we have the following suggestions for China Jinmao to improve its ESG Report and sustainable development practice and management:

- Continue to strengthen the participation of stakeholders in the process of identifying material issues.
- In view of customer satisfaction, it is recommended to analyze the score reduction items and develop relevant measures to improve customer satisfaction.
- Pay attention to the relevant requirements of domestic and international rating agencies and sustainable fields, continuously benchmark excellent enterprises in domestic and international industries, continuously expand indicator disclosure information, and thereby improve rating results.

## Special Statement

This statement excluding:

- The activity outside information reveal.
- The position, idea, faith, object, future developing direction, and promise which stated by China Jinmao.

## Statement of Independence and Competence

TUV NORD Group is the world's leader certificate authority in inspection, testing and verification, operating in more than 70 countries throughout the world and providing services which includes management systems and product certification; quality, environmental, social and ethical auditing and training; environmental, social responsibility and sustainability report assurance.

TUV NORD (Hangzhou) Co., Ltd. as an independent organization registered and established by TUV NORD Group in China, ensures that there are no conflicts of interest with China Jinmao or its branches and stakeholders during the implementation of the verification process of the ESG Report. All information in this report was provided by China Jinmao, and TUV NORD was not involved in the report preparation process.

TUV NORD (Hangzhou) Co., Ltd

The authorized person: Mr. Song Haining

Date: April 20, 2023

The team leader: Ms. Huang Li

Date: April 20, 2023

Note: When there is a conflict between the Chinese and English versions of the statement, please refer to the Chinese version.

# READER FEEDBACK

Dear Stakeholders,

Thank you for reading this report during your busy time. The purpose of this survey is to have a better understanding of your expectations and needs for China Jinmao's work on ESG management and information disclosure and to continuously improve our ESG performance. We sincerely invite you to participate in the survey and your views and opinions are of utmost importance to us. We sincerely thank you for your valuable opinions and suggestions.

1. As against China Jinmao, your identity is:

- ☐ Employees
- ☐ Consumers
- ☐ Suppliers
- ☐ Regulatory authorities
- ☐ Other government departments
- ☐ Media
- ☐ Others

2. Are you satisfied with this annual report as a whole?

- ☐ Yes
- ☐ No
- ☐ Average

3. Is the information you are concerned about reflected in this annual report?

- ☐ Yes
- ☐ No
- ☐ Average

4. What are your expectations or suggestions for our ESG Report to be prepared and published next year?

- ☐ Innovative report topics
- ☐ Innovative structure and ideas
- ☐ Clear logical subjects
- ☐ Expansion of the applicable scope of ESG management standards
- ☐ More reader-friendly interface
- ☐ More intimate linguistic style
- ☐ Others (please specify)

5. What are your suggestions or expectations for our work on ESG management?

- ☐ Formulate long-term ESG management plans
- ☐ Strengthen the establishment of ESG management organisations
- ☐ Carry out external communication with multiple parties
- ☐ Plan new influential public welfare projects
- ☐ Others (please specify)



China Jinmao Official Wechat  
Account