

Rsun 弘阳

弘陽地產集團有限公司

Redsun Properties Group Limited

(Incorporated in the Cayman Islands with limited liability)

(於開曼群島註冊成立的有限公司)

Stock Code 股份代號: 1996



2024

ENVIRONMENTAL, SOCIAL
AND GOVERNANCE REPORT

環境、社會及管治報告

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ABOUT THE REPORT

Overview

This report is the seventh Environmental, Social and Governance Report (the “**ESG Report**” or the “**Report**”) published by Redsun Properties Group Limited, which focuses on the management, practice and performance of the Company in economic, environmental, social and governance aspects for all stakeholders of the Company.

Period Covered by the Report

The Report covers the period from January 1, 2024 to December 31, 2024 (the “**reporting period**”). Retrospective reference may be made where applicable.

Scope and Boundary of the Report

The Report covers Redsun Properties Group Limited and its subsidiaries (the “**Group**”, “**Redsun Properties**”, “**we**” or “**us**”).

Basis of Preparation

The Report has been prepared with reference to the Environmental, Social and Governance Reporting Guide set out in Appendix C2 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”).

The scope of the ESG Report, the collection of relevant materials and data, preparation of the report based on available information and the review of information set out in the Report have been determined on the basis of the identification and priority of importance of stakeholders and the material issues relating to ESG, to ensure the compliance with the reporting principles of materiality, quantitative, balance and consistency for the Report.

關於本報告

概覽

本報告是弘陽地產集團有限公司發佈的第七份《環境、社會及管治報告》(以下簡稱「**ESG**」報告)，面向公司各利益相關方，重點披露本公司在經濟、環境、社會及管治方面的管理、實踐與績效。

報告時間範圍

本報告覆蓋的週期為2024年1月1日至2024年12月31日(即報告期內)，部分內容追溯以往年份。

報告範圍及邊界

本報告覆蓋弘陽地產集團有限公司及其子公司(以下簡稱「**本集團**」「**弘陽地產**」或「**我們**」)。

編製依據

本報告編製參考香港聯合交易所有限公司(以下簡稱「**聯交所**」)上市規則附錄C2《環境、社會及管治報告守則》進行編製。

本報告按照識別和排列重要的權益人，以及ESG相關重要議題、決定ESG報告的界限、收集相關材料和數據、根據資料編製報告和對報告中的資料進行檢視等步驟進行釐定，以確保報告內容的完整性、實質性、真實性和平衡性。

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Sources and Warranty of Reliability

Data and information disclosed in the Report are derived from the Group's statistical reports and formal documents, after the verification of relevant departments. The Group undertakes to the effect that the Report does not contain any misrepresentation or misleading statements, and takes responsibility for the truthfulness, accuracy and completeness of the Report.

Preparation Process of the Report

The Report was prepared through the taskforce establishment, data collection, stakeholder interviews, stakeholder questionnaire survey, framework determination, report compilation, report design, review and approval by departments and senior management and other procedures.

Confirmation and Approval

This report was approved by the Board of Directors on March 27th, 2025 after confirmation by the management.

資料來源及可靠性保證

本報告披露的信息和數據來源於本集團統計報告和正式文件，並通過相關部門審核。本集團承諾本報告不存在任何虛假記載或誤導性陳述，並對內容真實性、準確性和完整性負責。

報告編製流程

本報告經過工作小組組建、資料收集、利益相關方訪談、利益相關方問卷調研、框架確定、報告編寫、報告設計、部門與高層審核等環節完成編製。

確認及批准

本報告經管理層確認後，於2025年3月27日獲董事會通過。

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CHAIRMAN'S SPEECH

In this year of crisis and challenges, Redsun Properties has embarked on a brand-new chapter in 2024. As an enterprise that has always adhered to the strategic orientation of “penetrating the Greater Jiangsu Region, strengthening foothold in the Yangtze River Delta Region and expanding into core cities”, we have not only achieved remarkable accomplishments in the past years, but also reinforced our determination to forge ahead on the future journey. Today, with a heart full of gratitude and anticipation, I would like to review the struggle of the preceding year together with all of you and look forward to the beautiful blueprint of the future.

In 2024, Redsun Properties continued to uphold the service concept of “customer-centered” and always regarded meeting customer needs as our core mission. We are well aware that each honor reflects the resilience of our founding service idea and the endurance of our strategic vision. As a practitioner of a better life, Redsun Properties has continuously delved into two major business segments in the past year: residential property development and commercial property investment and operation. Redsun Properties has gradually developed into a leading comprehensive real estate developer in Jiangsu province. With solid steps, we will create a better future together with our customers.

Redsun Properties has always been focused on the customer experience. We continuously optimize our product system, actively drive the innovation and upgrading of high-quality products, and create a high-quality life aesthetics model for our customers that is imbued with the wisdom of “Hongyang”. While we place great emphasis on enhancing the competitiveness of our products, we are also constantly upgrading our service capabilities. We extend our quality assurance all the way to the product delivery stage. With great care and craftsmanship, we have developed the “31998” delivery code and upgraded and iterated our “Hongxin Service System”. Through initiatives like the “Transparent Construction Site”, “Quality Delivery”, and the “Renewal Plan”, we are making every effort to ensure the quality of delivery and boost customer satisfaction.

董事長致辭

在這充滿危機與挑戰的2024年，弘陽地產迎來了嶄新的篇章。作為一家始終以「做透大江蘇、深耕長三角、做強中心城」為戰略導向的企業，我們不僅在過去的歲月中奮力拼搏，更在未來的征程中堅定了前行的步伐。今天，我懷著感恩與期待的心情，與大家共同回顧過去一年的奮鬥歷程，並展望未來的美好藍圖。

2024年，弘陽地產繼續秉持「以客戶為中心」的服務理念，始終將滿足客戶需求作為我們的核心使命。我們深知，每一次榮譽的背後，都是對服務初心的堅守與對戰略耐力的考驗。作為美好生活的踐行者，弘陽地產在過去一年中，持續深耕住宅物業開發和商業物業投資與運營兩大業務板塊，已逐步發展成為一家江蘇省領先的綜合型房地產開發商。我們以堅實的步伐，與客戶共同創造更美好的未來。

弘陽地產始終專注於客戶體驗，持續優化產品體系，推動優質產品的創新與升級，為客戶打造蘊含「弘陽」智慧的高品質生活美學典範。注重產品力提升的同時，我們不斷升級服務力，將品質保障延伸到產品交付階段，匠心打造「31998」交付密碼，升級迭代「弘心服務體系」，以「透明工地」、「品質交付」、「煥新計劃」等行動，助力品質交付與客戶滿意度提升。

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In 2024, Redsun Properties actively responded to the national call for the “Dual Carbon Goals” and regarded green environmental protection as an important direction for creating happy communities and a better life. Through a series of measures like promoting green office work, expanding green space construction, carrying out property owners’ loving tree-planting activities, and promoting smart garbage recycling bins, we have integrated the concept of green and low-carbon into our daily services and the lives of property owners. We hope that through these practical actions, we can convey the concept of a green life to our employees and property owners and jointly create a healthy, comfortable, and livable green home. In addition, we have also actively facilitated energy conservation and emission reduction measures by promoting green technologies such as solar lighting systems and rainwater recycling systems in the community, which have further reduced carbon emissions, and contributed to the realization of sustainable development.

Redsun Properties has always regarded social responsibility as an important cornerstone of the enterprise’s development. In 2024, we continued to deepen the community co-construction plan. Through activities such as the “Renewing with Heart – Loving Home Plan”, we enhanced the interaction and connection among property owners and created a harmonious and warm community atmosphere. We also actively participated in social welfare initiatives, supporting public welfare projects in the fields of education, poverty alleviation, environmental protection, thereby fulfilling the responsibilities of a corporate citizen. In terms of employee care, we have further improved the employee welfare system, paid attention to the physical and mental health of employees, provided diversified vocational training and development opportunities, and ensured every employee could find a sense of belonging and achievement in Redsun Properties.

2024年，弘陽地產積極響應國家「雙碳目標」的號召，將綠色環保作為打造幸福社區、美好生活的重要方向。我們通過推行綠色辦公、擴大綠地建設、開展業主愛心植樹活動、推廣智能垃圾回收箱等一系列舉措，將綠色低碳理念融入日常服務與業主生活中。我們希望通過這些實際行動，向員工和業主傳遞綠色生活理念，共同打造健康、舒適、宜居的綠色家園。此外，我們還積極推動節能減排措施，在社區內推廣太陽能照明系統、雨水回收系統等綠色技術，進一步降低碳排放，為實現可持續發展貢獻力量。

弘陽地產始終將社會責任作為企業發展的重要基石。2024年，我們繼續深化社區共建計劃，通過舉辦「以心煥新-愛家計劃」等活動，增強業主之間的互動與聯繫，營造和諧溫馨的社區氛圍。我們還積極參與社會公益事業，支持教育、扶貧、環保等領域的公益項目，踐行企業公民的責任。在員工關懷方面，我們進一步完善了員工福利體系，關注員工的身心健康，提供多樣化的職業培訓與發展機會，確保每一位員工都能在弘陽地產找到歸屬感與成就感。

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Redsun Properties is well aware that high-quality talents are the core driving force for the enterprise's development. In 2024, we continued to adhere to the talent concept of "focusing on strivers and contributors", actively built a fleet of career-oriented talents, and continuously improved the talent management system. We are committed to creating a fair, just, harmonious and inclusive working atmosphere for our employees. We earnestly safeguard the basic rights and interests of our employees, and show them care and give them a sense of belonging both at work and in their daily lives. This enables our employees to realize their own values in their work, walk hand in hand with Redsun Properties, and grow together.

Looking back, Redsun Properties has remained grounded and focused on its goals, achieving high-quality development. Looking ahead, we will continue to build upon our corporate culture as the foundation, striving with unwavering determination and unity to seize every opportunity arising from market and policy shifts, working tirelessly to create an even brighter future.

"The future is already here – change is the only constant." Redsun Properties will embrace transformation while staying true to its original aspirations, riding the tides of our era with renewed vigor and purpose.

弘陽地產深知，高素質人才是企業發展的核心力量。2024年，我們繼續秉承「以拼搏者和貢獻者為本」的人才理念，積極打造事業型人才艦隊，不斷完善人才管理體系，致力於為員工打造公平公正、和諧共融的工作氛圍。我們切實保障員工的基本權益，在工作與生活中給予員工關懷與歸屬感，使員工在工作得以實現自身的價值，與弘陽地產攜手同行，共同成長。

回首過去，弘陽地產腳踏實地、緊盯目標，實現高質量發展；展望未來，弘陽地產將繼續以企業文化為基石，砥礪奮進，戮力同心，抓住市場和政策變化帶來的每一次機遇，為創造更加美好的未來而努力奮鬥。

未來已來，唯變不變。弘陽地產將擁抱變化，也將不負初心，在時代浪潮中繼續奮楫揚帆。

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ABOUT REDSUN PROPERTIES

Redsun Properties (01996. HK), is a comprehensive property enterprise with established presence in the Yangtze River Delta region and dual-driven synergic development in property development and commercial real estate. We focus on residential property development, commercial property investment and operations. Since its establishment in 1999, we have always practiced the corporate value of “professionalism and building credibility for the long term”, adhered to the orientation of customer value, and become the creator of a better life.

Company Profile

Company Overview

Adhering to the concept of “building a city with sincerity”, Redsun Properties is committed to the development, operation and management of residential property, commercial and comprehensive property based on customer needs. With strong product power, excellent service power and excellent corporate culture concept, Redsun Properties has taken root firmly in Jiangsu Province. As of December 31, 2024, Redsun Properties has successfully entered more than 60 large and medium-sized cities across the country, with a cumulative development of more than 200 projects and a total development area of more than 20 million square meters. We not only occupy an important position in the market, but also win wide respect and trust from customers, industries, partners and all walks of life. During the reporting period, Redsun Properties ranked 338th among the top 500 Chinese enterprises in 2024.

關於弘陽地產

弘陽地產(01996.HK)為深耕長三角，地產、商業雙輪驅動，協同發展的綜合性房地產，專注於住宅物業開發和商業物業投資與運營。自1999年成立以來，我們始終踐行「在商言人，誠者致遠」的企業價值觀，堅持以客戶價值為導向，成為美好生活的創造者。

公司簡介

公司概况

弘陽地產始終秉持著「誠者築城」的理念，以客戶需求為出發點，致力於住宅物業、商業及綜合用途物業的開發、運營及管理。憑藉雄厚的產品力、卓越的服務力以及優秀的企業文化理念，弘陽地產在江蘇省已紮根穩固。截至2024年12月31日，弘陽地產已成功進入全國60餘座大中城市，累計開發超200個項目，開發總面積超2,000餘萬平方米。我們不僅在市場中佔有重要地位，更在客戶、行業、合作夥伴以及社會各界贏得了廣泛的尊敬與信任。在報告期內，弘陽地產位列2024中國企業500強第338位。

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Looking forward to the future, Redsun Properties will continue to carry out precise and detailed urban and customer research around customer needs, shoulder the social responsibility and mission of leading enterprises, and strive to achieve enterprise value while improving product and service capabilities.

展望未來，弘陽地產將繼續圍繞客戶需求，深入開展精準細緻的城市與客戶研究，肩負起領頭企業的社會責任與使命，力爭在提升產品力與服務力的同時實現企業價值。



Strategic development

Redsun Properties has always adhered to the development model of commerce and real estate, implemented the development strategy of “penetrating the Greater Jiangsu Region, strengthening foothold in the Yangtze River Delta Region and expanding into core cities”, and is committed to expanding market influence nationwide to achieve sustainable high-quality development. While adhering to the concept of “customer-centered”, Redsun Properties continues to establish a sound service mechanism, optimize service processes and experience, and continuously improve product quality and service level to meet the diversified needs of customers.

戰略發展

弘陽地產始終堅持商業、地產雙輪驅動的發展模式，貫徹「做透大江蘇、深耕都市圈、做強中心城」的發展戰略，致力於在全國範圍內擴大市場影響力，實現可持續的高質量發展。在秉承「以客戶為中心」的理念的同時，弘陽地產持續建立健全的服務機制、優化服務流程和體驗，不斷提升產品品質和服務水平以滿足客戶的多元化需求。

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1999
1999年

Nanjing Redsun Real Estate Development Co., Ltd. was established in Nanjing, Jiangsu Province
南京紅太陽房地產有限公司於江蘇省南京市成立

2003
2003年

We commenced the sale of Hua Impression (旭日華庭) in Nanjing, our first residential project, marking our first step in residential development
首個住宅項目南京旭日華庭開盤，進入住宅開發

2006
2006年

We began the development of Nanjing Redsun Plaza, our first commercial complex
首個商業綜合體南京弘陽廣場開工

2009
2009年

We commenced the sale of Hong Yang Tower (弘陽大廈), our first commercial office building
首個商務辦公樓弘陽大廈開盤

2011
2011年

We made our moves in Jiangsu by laying foundation for Hong Yang Glorious Residence (常熟弘陽尊邸) in Changshu and Hong Yang Upper City (南通弘陽上城) in Nantong
常熟弘陽尊邸、南通弘陽上城奠基，佈局江蘇

2012
2012年

We made our moves in Wuxi, commencing the sale of the first high-end villa called Hong Yang Sanwan Qing (弘陽三萬頃)
開拓無錫，首個高端別墅弘陽三萬頃開盤

2013
2013年

We made our moves in Changzhou, and commenced the sale of Hong Yang Upper City in Changzhou (常州弘陽上城)
進軍常州，常州弘陽上城開盤

2014
2014年

We made our moves in Suzhou, and commenced the sale of Hong Yang Upper Lake in Suzhou (蘇州弘陽上湖)
拓展蘇州，蘇州弘陽上湖開盤

2016
2016年

We made our moves in Hefei, entering the Anhui markets
揮師合肥，進入安徽市場

2017
2017年

We further made our moves in Hefei, entering the Chuzhou markets
深耕安徽，進入滁州市場

2018
2018年

We became listed on Hong Kong Stock Exchange (stock code: 01996.HK), with layouts in Wuhan, Chongqing, Chengdu, Guangzhou, Hangzhou, Nanchang, etc.
在香港聯交所掛牌上市，股份代碼01996.HK 佈局武漢、重慶、成都、廣州、杭州、南昌等地

2019
2019年

We released our four major product lines, under which we will finely fabricate high-quality residences for people of all ages
發佈四大住宅產品線，匠心精工全齡段品質人居

2020
2020年

We ranked among "2020 Top 50 China Real Estate Enterprises by Comprehensive Strength" and "China Top 10 Growing Real Estate Developers"
位列2020中國房企綜合實力50強、中國房地產企業成長性TOP10

2021
2021年

We upgraded the service system to 2.0, and the product quality with "Transparent Construction Site" "Quality Delivery" and "Refresh Plan"
升級服務體系至2.0，以透明工地、品質交付、煥新計劃等升級產品品質

2022
2022年

Redsun Properties was ranked No. 436 among the China Top 500 list by the Fortune in 2022
位列2022年《財富》中國500強排行榜第436位

2023
2023年

We ranked No.307 among "Top 500 Enterprises of China" issued by the China Enterprise Confederation and China Enterprise Association
位列中國企業聯合會、中國企業家協會發佈的中國企業500強第307位

2024
2024年

We ranked No.154 among "Top 500 Chinese Private Enterprises" in 2024
位列2024中國民營企業500強第154位

Development history of Redsun Properties
弘陽地產發展歷程

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In the process of development, Redsun Properties has always adhered to the main tone of “steady progress” and actively sought innovation and breakthroughs. We are committed to continuously improving the quality of our products and services to ensure that every project delivers a superior residential experience for our customers. At the same time, Redsun Properties pays attention to the balance between quality and sustainability to achieve long-term development goals, so as to promote enterprises to move forward steadily in the competition.

在發展過程中，弘陽地產始終秉持「穩中求進」的主基調，積極尋求創新與突破。我們致力於不斷提升產品和服務的品質，確保每一個項目都能夠為客戶帶來卓越的居住體驗。同時，弘陽地產注重質量與可持續性的平衡，以實現長遠的發展目標，從而推動企業在競爭中穩步前行。

01

Successfully established the “Redsun” brand and became a leading comprehensive property developer in Jiangsu Province
成功建立「弘陽」品牌，成為江蘇省領先的綜合性房地產開發商

02

Precise product positioning and leading quality control system to create differentiated products according to customer needs
精確的產品定位及領先的質量控制體系，針對客戶需求打造差異化產品

03

High-quality land bank with a stable and reliable land acquiring ability
高質量的土地儲備及穩定可靠的獲地能力

04

Excellent commercial property assets and strong operational capabilities to form synergic and complementary effect on residential property development
商業物業資產優良、運營能力強，形成住宅物業開發協同互補

05

Focusing on the efficient and modern management model of “investment, financing, management and exit (‘IFME’)” to ensure maximized returns on property projects
針對「投融管退」的高效現代化管理模式確保物業項目回報最大化

06

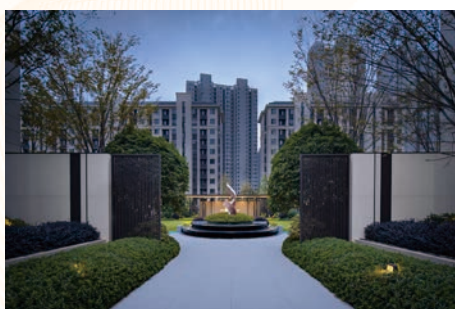
Experienced senior management and employee team with strong implementation capabilities
經驗豐富的高級管理層及富有執行力的僱員團隊

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Core Competitiveness of Redsun Properties

Through continuous innovation, we have built four major residential product lines, namely, Times Series, Sunrise Joy Series, Imperial Sunlight Series and Great Signature Series, established a full-cycle “Hongxin Service System”, and created ingenious products and improved warm-heart services with standard actions such as “transparent construction site”, “quality delivery” and “renewal plan”.



Times Series
時光系



Sunrise Joy Series
昕悅系



Imperial Sunlight Series
宸暉系



Great Signature Series
弘著系

Four Major Product Series of Redsun Properties

弘陽地產四大產品系列

弘陽地產核心競爭力

通過不斷創新，我們構建了時光系、昕悅系、宸暉系和弘著系四大住宅產品線，建立全週期的「弘心服務體系」，以「透明工地」、「品質交付」、「煥新計劃」等標準動作，打造匠心產品，提升暖心服務。

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Awards and Accolades

獎項榮譽

Award Name 獎項名稱	Awarding Body 頒獎機構	Awards 獎項實物
<p>In May 2024, we won the Outstanding Contribution Award of Nanjing Guangcai Industry from 2019 to 2023.</p> <p>2024年5月，榮獲2019年-2023年南京市光彩事業突出貢獻獎。</p>	<p>Nanjing Guangcai Enterprise Promotion Association 南京市光彩事業促進會</p>	
<p>In September 2024, we ranked No.338 among the top 500 Chinese enterprises and No.113 among the top 500 Chinese service enterprises in 2024.</p> <p>2024年9月，位列2024中國企業500強第338位、2024中國服務業企業500強第113位。</p>	<p>2024 China Top 500 Enterprise Summit Forum 2024中國500強企業高峰論壇</p>	 
<p>In October 2024, we ranked No.154 among the top 500 private enterprises in China in 2024 and No.38 among the top 100 private enterprises in China's service industry in 2024.</p> <p>2024年10月，位列2024中國民營企業500強第154位、2024中國服務業民營企業100強第38位。</p>	<p>All-China Federation of Industry and Commerce 中華全國工商業聯合會</p>	 

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Award Name 獎項名稱	Awarding Body 頒獎機構	Awards 獎項實體
<p>In November 2024, we ranked No.10 of 2024 Top 100 comprehensive enterprises in Nanjing and No.7 of 2024 Top 100 service industry enterprises in Nanjing.</p> <p>2024年11月，位列2024南京市綜合百強企業TOP10、南京市服務業百強企業TOP7。</p>	<p>Nanjing Enterprise Federation, Nanjing Entrepreneur Association 南京市企業聯合會、 南京市企業家協會</p>	
<p>In November 2024, we ranked No.20 of 2024 Top 200 private enterprises in Jiangsu Province.</p> <p>2024年11月，位列2024江蘇民營企業200強TOP20。</p>	<p>Jiangsu Federation of Industry and Commerce 江蘇省工商業聯合會</p>	

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GOVERNANCE OF SUSTAINABLE DEVELOPMENT

Since its establishment, Redsun Properties has always adhered to sustainable development as one of the core strategies of enterprise development, committed to exploring the integrated development mode of its own value and social value, and strived to lead the society to green, low-carbon, harmonious and sustainable development. We always regard ESG as a key dimension and have established a sound governance framework and management mechanism. Through a transparent communication mechanism and an efficient feedback system, we maintain close interaction with stakeholders to permeate the concept of sustainable development into daily management and decision-making. Faced with the future, Redsun Properties will continue to grasp the market and development opportunities, actively fulfill its social responsibilities, and join hands with various working partners to build a sustainable future.

Strategy of Sustainable Development

The concept of sustainable development

Redsun Properties has always regarded promoting sustainable development as a crucial strategic direction to ensure the long-term competitiveness of enterprises. The corporate value of "Professionalism and building credibility for the long term" has been consistently upheld and practiced by Redsun Properties. While pursuing business growth, we continue to optimize the strategic layout, driving the dual enhancement of social value and economic benefits. By regularly disclosing ESG practices, Redsun Properties demonstrates to society its unwavering commitment to sustainable development, showcasing its robust operational capabilities and responsible corporate image. We believe that by integrating brand management with green finance, the company can not only enhance market competitiveness, but also contribute to the realization of sustainable development. In addition, Redsun Properties actively advocates all sectors of society, partners and customers to work together to promote innovation and development in green finance, low-carbon technology, energy conservation and environmental protection.

可持續發展管治

弘陽地產自成立以來，始終堅持將可持續發展作為企業發展的核心戰略之一，致力於探索自身價值與社會價值的融合發展模式，力求引領社會走向綠色、低碳、和諧及可持續的發展。我們始終將ESG作為關鍵維度，建立起完善的治理框架和管理機制。通過透明的溝通機制和高效的反饋體系，我們與利益相關方保持密切互動，將可持續發展理念滲透到日常管理與決策中。面對未來，弘陽地產將繼續把握市場與發展機遇，積極履行社會責任，攜手多方合作夥伴共建可持續發展的未來。

可持續發展策略

可持續發展理念

弘陽地產始終將推動可持續發展視為確保企業長期競爭力的重要戰略方向，「在商言人，誠者致遠」是弘陽地產一直以來不斷踐行的企業價值觀，我們在追求業務發展的同時，不斷優化戰略佈局，持續推動企業社會價值與經濟效益的雙向提升。通過定期披露ESG實踐成果，弘陽地產向社會展示了其不懈追求可持續發展的堅定決心，並彰顯了其穩健的運營實力和負責任的企業形象。我們認為通過品牌管理與綠色金融的結合，公司不僅能夠增強市場競爭力，還能夠為實現可持續發展貢獻積極力量。此外，弘陽地產積極倡導社會各界、合作夥伴和客戶攜手共進，推動綠色金融、低碳技術、節能環保等領域的創新與發展。

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Brand management

Redsun Properties is committed to building a “warm urban space”. The company incorporates ESG factors into its brand strategy to promote enterprises from a simple profit orientation to a more multi-dimensional social value creation. The brand strategy of Redsun Properties not only pays attention to customer needs, market positioning and product innovation, but also pays more attention to the benign interaction with society, environment and governance.

Customer-centered

Adhering to the concept of “customer-centered” and adhering to the principle of “quality first and customer supreme”, Redsun Properties builds four major residential product lines with exquisite craftsmanship, builds a warm and beautiful landscape space, and unswervingly fulfills a good life for the owner. During the reporting period, we prepared one warm encounter after another, delivered 57 batches of 21,836 sets in total throughout the year, with a delivery area of about 3.31 million cubic meters, and made every effort to fulfill the good life.

Innovation drive and quality assurance

In 2024, facing the challenges of the domestic real estate industry, Redsun Properties has always adhered to the business essence of “operation-centric, customer-centric”, and has continuously returned to the improvement of product and service capabilities. Through continuous innovation-driven optimization of product lines, we continue to explore ways to integrate with technology, and promote intelligent community construction and green low-carbon operation. At the same time, we adhere to the strategic layout of “penetrating the Greater Jiangsu Region, strengthening foothold in the Yangtze River Delta Region and expanding into core cities”, leveraging diversified real estate and commercial sectors, we fully harness the advantages of the dual-drive model of “Real Estate + Commerce” to create highly competitive products and services, driving the company toward steady and sustainable high-quality development.

品牌管理

弘陽地產致力於構建「有溫度的城市空間」，公司在品牌戰略中融入ESG因素，推動企業從單純的盈利導向轉向更為多維的社會價值創造。弘陽地產的品牌戰略不僅關注客戶需求、市場定位和產品創新，更加注重與社會、環境和治理的良性互動。

以客戶為中心

弘陽地產秉承「以客戶為中心」的理念，堅持「品質第一客戶至上」，以精雕細琢的匠心打造四大住宅產品線，構築溫馨美好的景觀空間，矢志不渝地為業主兌現美好生活。報告期內，我們醞釀了一場又一場家的溫暖相逢，全年累計交付57個批次，共計21,836套，交付面積約331萬方，全力以赴兌現美好生活。

創新驅動與品質保障

2024年，面對國內地產行業的挑戰，弘陽地產始終堅守「經營為中心，客戶為中心」的經營本質，不斷回歸產品力、服務力的提升。我們通過創新驅動持續優化產品線，不斷探索與技術結合的路徑，推動智能化社區建設和綠色低碳運營。同時，我們秉持「做透大江蘇、深耕長三角、做強中心城」的戰略佈局，依託多元化的地產和商業板塊，充分發揮「地產+商業」雙輪驅動的優勢，打造具有強大競爭力的產品和服務，推動公司實現穩健、可持續的質量發展。

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Green development and sustainability strategy

Redsun Properties 's brand strategy attaches great importance to environmental responsibility and promotes green development. The company actively responds to the national "Dual Carbon Strategy", is committed to achieving a low-carbon and environmental protection construction mode and builds green buildings and ecological communities. Through the implementation of the sustainable development strategy, Redsun Properties not only improves its brand competitiveness, but also contributes to the advanced demonstration of green buildings and low-carbon life for the society.

Green Finance

Redsun Properties commits to integrating the concept of green finance into the company's strategic planning and operational practices. By collaborating with stakeholders, we aim to promote the environmentalization of financial products and align them with our green development strategy. This will enable us to deliver high-quality green products and services, fostering the establishment of a green, low-carbon, and sustainable economic system both within and beyond our industry. We are dedicated to ensuring the company progresses steadily and sustainably on the right path. Redsun Properties strictly abides by the requirements and guidelines for transparency, disclosure and integrity enhancement such as the International Capital Market Association (ICMA) Green Bond Principles ("GBP" 2018 Edition) and the European Loan Market Association (LMA) Green Loan Principles ("GLP" 2020 Edition) and has established a green financing framework for Redsun Properties with corporate characteristics. External audit and other aspects are described.

綠色發展與可持續戰略

弘陽地產的品牌戰略高度關注環境責任，推動綠色發展。公司積極響應國家「雙碳」戰略，致力於實現低碳環保的建設模式，打造綠色建築與生態社區。通過可持續發展戰略的實施，弘陽地產不僅提升了品牌競爭力，還為社會貢獻了綠色建築、低碳生活的先進示範。

綠色金融

弘陽地產承諾將綠色金融理念融入到公司的戰略規劃和運營實踐中，攜手利益相關方共同推動金融產品的綠色化，並結合自身的綠色發展戰略，實現綠色高質量的產品和服務輸出，推動行業內外共同構建綠色、低碳、可持續的經濟體系，確保企業在正確的道路上行穩致遠。弘陽地產嚴格遵守國際資本市場協會(ICMA)綠色債券原則(「GBP」2018年版)及歐洲貸款市場協會(LMA)綠色貸款原則(「GLP」2020年版)等對透明度、披露及加強誠信方面的要求與指引，建立起具有企業特色的《弘陽地產綠色融資框架》，並就所得款項用途、項目評估和篩選程序、所得款項管理、報告、外部審核等方面的相關舉措做出了闡述。

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ESG Governance System

ESG's three-tier governance structure

In order to ensure the effective promotion of ESG work, Redsun Properties has established a three-level governance structure, which is comprehensively coordinated by the board of directors, daily management of ESG working group and support and assistance of various functional departments.

ESG管治體系

ESG三級管治架構

為保障ESG工作的切實推進，弘陽地產設立了由董事會全面統籌、ESG工作小組日常管理、各職能部門支持協助的三級管治架構。



Redsun Properties ESG Governance Structure and Duties 弘陽地產ESG管治架構及職責

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Statement of the Board of Directors

As the core of the Group's ESG governance structure, the board of directors of Redsun Properties strictly abides by the relevant provisions of Appendix C2 of the Listing Rules of the Hong Kong Stock Exchange, such as the Environmental, Social and Governance Reporting Code, and bears overall responsibility for the Group's ESG strategy and related matters. Its main responsibilities include: the establishment of ESG strategic guidelines target setting and progress monitoring, ESG risk assessment and confirmation and ESG performance monitoring, approval of the annual ESG report, etc.

The Board of Directors evaluates and confirms the company's ESG-related risks annually, taking into account industry trends, Redsun Properties's development dynamics, and the input and feedback from stakeholders. At appropriate times, effective management measures are implemented to proactively address the identified risks, ensuring that the company has established suitable management and internal control mechanisms.

The board of directors of Redsun Properties has established an ESG working group, which reports to the Board the implementation of daily ESG work, the progress of annual ESG report, climate change risks and other contents. Guided by the Board's opinions and directives, and with the support and collaboration of various functional departments, the Working Group accurately identifies key ESG issues and formulates corresponding strategies and objectives. This ensures that all material ESG risks are promptly and effectively managed.

董事會聲明

弘陽地產董事會作為本集團ESG治理架構的核心，嚴格遵守香港聯交所上市規則附錄C2《環境、社會及管治報告守則》等相關規定，對集團ESG策略和相關事宜承擔總體責任。其主要職責包括：確立ESG的戰略方針、制定目標、監控實施進度、識別和評估ESG相關風險、確認與監督ESG表現，以及審批發佈年度ESG報告等。

董事會依據行業及弘陽地產的發展動態、利益相關方的意見及反饋，每年參與評估並確認公司ESG相關的風險，並在合適的時間採取有效的管理手段積極應對識別出的風險，確保公司設立了合適的管理和內部控制機制。

弘陽地產董事會下設ESG工作小組，由ESG工作小組向董事會匯報日常ESG工作的執行情況、年度ESG報告的進展、以及氣候變化風險等內容。工作小組結合董事會的意見和指導方向，在各職能部門的支持與協助下，準確把握的ESG重點問題並制定相應戰略和目標，確保所有重大性ESG風險得到及時有效控制。

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Stakeholder Communication

Redsun Properties attaches great importance to communication with stakeholders, and actively understands and responds to the expectations and requirements of customers, shareholders and investors, employees, governments and regulators, suppliers, media, communities and other stakeholders for us by building diversified communication channels, so as to formulate the Group's sustainable development policies and management strategies in a more comprehensive manner, and timely respond to the concerns of all stakeholders, and actively fulfill corporate social responsibility to achieve common progress and development. The Group's stakeholder groups, expectations, communications and responses are set out in the table below:

利益相關方溝通

弘陽地產高度重視與利益相關方之間的溝通交流，並通過搭建多元化的溝通渠道，主動了解、積極響應客戶、股東及投資者、僱員、政府與監管機構、供應商、媒體、社區等各類利益相關方對我們的期望和要求，以求更全面地制定本集團的可持續發展方針及管理策略，並及時響應各利益相關方的關注重點，積極履行企業社會責任，以實現共同進步和發展。有關本集團的利益相關方組別、期望、溝通及回應方式請參見下表：

Stakeholder Categories 利益相關方類別	Expect 期望	Communication And Response Methods 溝通與回應方式
Customer 客戶	Product innovation	Company homepage
	Quality assurance	WeChat official account
	Sincere service	Performance Report
	Customer equity	Survey on customer satisfaction and feedback of opinions
	Responsible marketing	Customer Service Hotline
	產品創新	Redsun Life Heart Club, Redsun Life official account
	質量保證	Day-to-day exchanges and phone calls
	竭誠服務	公司主頁
	客戶權益	微信公眾號
	負責任營銷	業績報告
		客戶滿意度調查和意見反饋
		客戶服務熱線
		弘心會、弘生活公眾號
		日常交流和電話

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Stakeholder Categories 利益相關方類別	Expect 期望	Communication And Response Methods 溝通與回應方式
Shareholders and investors 股東及投資者	Economic performance Corporate governance Industry development Green buildings 經濟績效 企業管治 行業發展 綠色建築	General meeting Listed information disclosure Company announcements and conferences Investor conferences, industry meetings and community hearings 股東大會 上市信息披露 公司公告與發佈會 投資者大會、行業會議和社區聽證會
Employee 僱員	Compensation and benefits Training and development Employee care Health and safety 薪酬福利 培訓與發展 員工關懷 健康與安全	Surveys Activities held by unions and the Party Employee trainings and employee activities Staff morning meeting Employee Congress Letter from core management to employees 問卷調查 工會及黨群活動 僱員培訓及僱員活動 全員晨會 員工代表大會 核心管理層致員工信

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Stakeholder Categories 利益相關方類別	Expect 期望	Communication And Response Methods 溝通與回應方式
Government and regulators 政府與監管機構	Compliance management Leading healthy development of industry Supporting local development Business ethics and anti-corruption Pollutant management Addressing climate change 合規管理 引領行業健康發展 支持地方發展 商業道德與反腐敗 污染物管治 應對氣候變化	Seminars Press conference Implementing national policies Accepting investigation Submit regulatory compliance reports Honest operation and legal tax payment Actively shouldering social responsibility 座談會 專題發佈會 落實國家政策 接受檢查 提交符合監管要求的合規報告 誠信經營和依法納稅 主動承擔社會責任
Industry associations 行業協會	Industry co-construction Intellectual property protection Green buildings 行業共建 知識產權保護 綠色建築	Industry conferences 行業大會
Supplier 供應商	Business ethics and anti-corruption Supply chain management Product quality and safety 商業道德與反腐敗 供應鏈管理 產品質量與安全	Mails Supplier conference Regular communication via phone calls Supplier training 郵件 供應商大會 定期溝通電話 供應商培訓

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Stakeholder Categories 利益相關方類別	Expect 期望	Communication And Response Methods 溝通與回應方式
Media 媒體	Transparent disclosure Charity 透明的信息披露 公益慈善	Press conference Mails Phone calls 新聞發佈會 郵件 電話
Community 社區	Social responsibility Promoting local economic development Biodiversity conservation 社會責任 促進本地經濟發展 生物多樣性保護	Participating in various public welfare activities Community engagement 參與各類公益活動 社區溝通

In addition, in 2024, we also strengthened communication and exchange with investors and analysts through WeChat, teleconference, email, meetings and other ways. We regularly sent the company's sales data and corporate news to investors, analysts and other holders, and sent relevant updates to investors through press releases or emails when the company has significant business progress, seek to ensure a timely, transparent and effective delivery of the business information to stakeholders. During the reporting period, Redsun Properties held a total of 2 shareholders' meetings and conducted over 100 investor communication sessions.

除此之外，2024年我們也通過微信、電話會議、郵件、會面等方式，加強了與投資者和分析師的溝通與交流，定期向投資者、分析師等持份者發送公司合約銷售數據及企業通訊，並在公司有重大業務進展時，通過新聞稿或郵件向投資者發送相關更新內容，以保障利益相關方及時、透明、有效地了解企業情況。報告期內，弘陽地產累計召開了2次股東大會，舉辦了超100次投資者會議交流。

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ESG Significant Issues

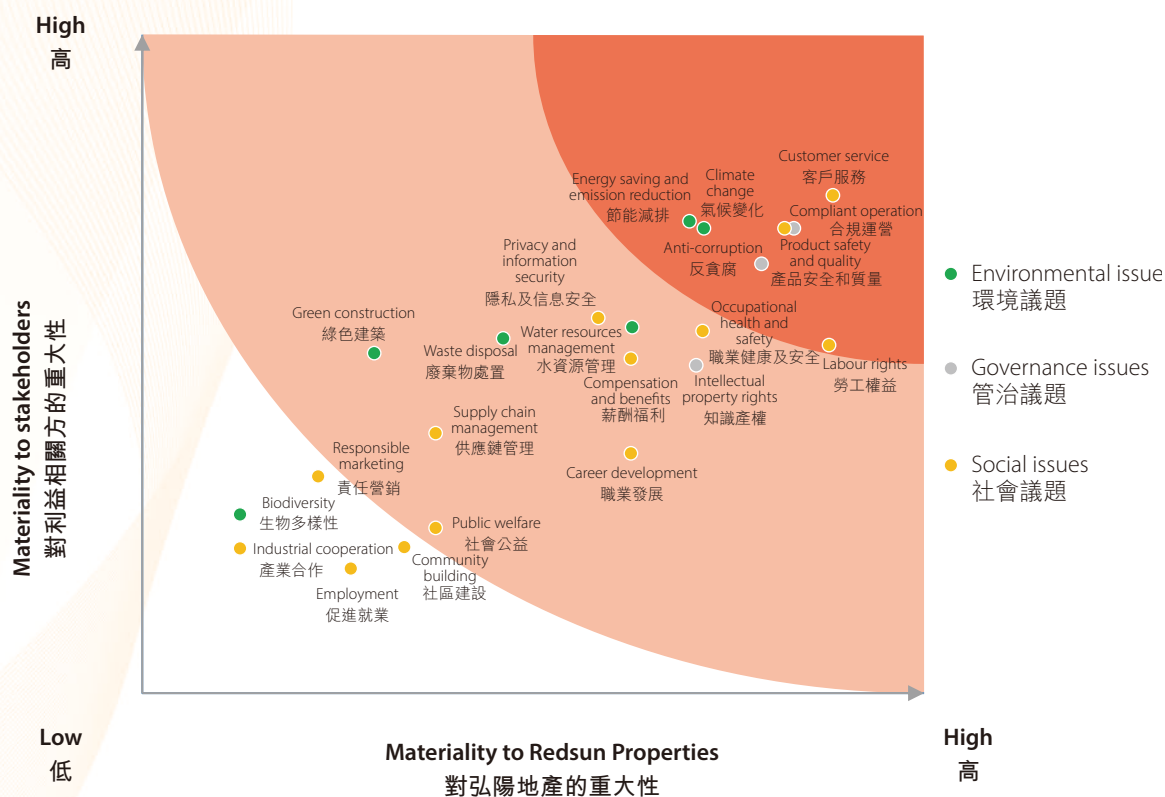
Based on the evaluation results of major issues in 2023, in combination with the demands of stakeholders and the collection of public information, the Group identified, analyzed and sorted out ESG issues, assessed the degree of concern of stakeholders to relevant issues, identified ESG related issues in 2024, and formed an updated matrix of major issues. In 2024, the Group summarized sixteen important issues, including seven highly important issues and nine moderately important issues.

ESG重大性議題

本集團基於2023年重要性議題評估結果，結合利益相關方訴求以及公開信息收集，對ESG議題進行識別、分析和梳理，評估出持份者對各相關議題的關注程度，識別出2024年ESG相關議題，形成了更新的重大性議題矩陣。2024年本集團共總結出16項重要議題，包括7項高度重要議題和9項中度重要議題。

MATERIALITY MATRIX OF REDSUN PROPERTIES GROUP LIMITED

弘陽地產集團有限公司重大性矩陣



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The following table shows the significant issues we identified during the reporting period:

下表為報告期內，我們識別出的重大性議題：

Issue Category 議題類別	Topic Name 議題名稱
Highly significant issues 高度重大性議題	Compliant Operation
	Anti-corruption
	Customer service
	Product safety and quality
	Occupational Health and Safety
	Energy conservation and emission reduction
	Climate change
	合規運營
	反貪腐
	客戶服務
	產品安全和質量
	職業健康及安全
	節能減排
	氣候變化
Moderately significant issues 中度重大性議題	Privacy and information security
	Intellectual property rights
	Labor rights
	Compensation and benefits
	Supply chain management
	Public welfare
	Waste disposal
	Green buildings
	Water resources management
	隱私及信息安全
	知識產權
	勞工權益
	薪酬福利
	供應鏈管理
	社會公益
	廢棄物處置
	綠色建築
	水資源管理

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Issue Category 議題類別	Topic Name 議題名稱
General significant issues 一般重大性議題	Responsible marketing Industrial cooperation Employment promotion Community building Biodiversity 責任營銷 產業合作 促進就業 社區建設 生物多樣性

CORPORATE GOVERNANCE

Adhering to the principle of high standard corporate governance, Redsun Properties is committed to achieving a steady, orderly and high-quality sustainable development path, demonstrating its social responsibility and responsibility as an enterprise. The company has established and continuously improved its risk early warning and internal control systems, aiming to comprehensively enhance management efficiency and risk resilience, promote a culture of compliance, and provide a solid foundation for deepening market presence and focusing on strategic goals. In addition, Redsun Properties resolutely implements anti-corruption measures, extensively implements integrity cultural education, ensures unimpeded reporting channels, and constantly consolidates the brand image of integrity.

企業管治

弘陽地產秉持高標準企業治理原則，致力於實現穩健、有序且高質量的可持續發展道路，彰顯其作為企業的社會責任與擔當。公司構建並不斷完善風險預警與內控體系，旨在全面提升經營管理效能與風險抵禦力，推動合規文化建設，為深耕市場、聚焦戰略提供堅實保障。此外，弘陽地產堅決執行反腐措施，廣泛推行廉潔文化教育，確保舉報渠道暢通無阻，不斷鞏固廉潔誠信的品牌形象。

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Risk Management

In accordance with a series of laws and regulations such as the Company Law of the People's Republic of China, the Regulatory Requirements of the Stock Exchange, the Audit Law of the People's Republic of China, the Provisions of the National Audit Office on Internal Audit and the China Internal Audit Standards, Redsun Properties has carefully formulated the Hongyang Group Internal Audit Management Measures, Hongyang Group Employee Job Conduct Management Standards and Hongyang Group Risk Control Guidelines that are suitable for the actual situation of the company and continuously improve the risk control system. The system can accurately identify key risk points, track the whole process of internal audit rectification, and build a comprehensive, wide-ranging and closed-loop risk management and control mechanism. This strengthens the core role of internal audit and internal control in improving management level and effectively improves the ability to cope with risks.

We have established a risk identification mechanism. The main procedures are to first establish risk control objectives, then carefully sort out the risk nodes in operation, and then compile the annual list of top 10 risks. This list can provide direction and focus for risk management in the next year and help us optimize our risk management strategy and implementation process.

風險管理

弘陽地產依據《中華人民共和國公司法》《聯交所監管要求》《中華人民共和國審計法》《審計署關於內部審計工作的規定》及《中國內部審計準則》等一系列法律法規，精心制定了貼合公司實際的《弘陽集團內部審計管理辦法》《弘陽集團員工職務行為管理準則》和《弘陽集團風險控制指引》等管理制度，不斷健全風險控制體系。該體系能夠精準識別關鍵風險點，進行內部審計整改的全程跟蹤，構建了一個覆蓋全面、領域廣泛、流程閉環的風險管控機制。此舉強化了內部審計與內部控制在提升管理水平中的核心作用，有效提升了風險的應對能力。

我們已建立一套風險識別機制，主要程序為先確立風險控制目標，再細緻梳理運營中的風險節點，並據此整理出年度十大風險清單。這份清單可以為下一年的風險管理工作提供方向和重點，助力我們優化風險管理策略與實施流程。

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List of Top 10 Risk Controls of Redsun Properties in 2024

Risk classification 風險分類	Details 具體內容
Strategic level 戰略層面	<ul style="list-style-type: none"> Macro-policy, market risk Risks of failure to meet capital market performance commitments 宏觀政策，市場風險 面臨資本市場中業績承諾無法實現的風險
Management level 管理層面	<ul style="list-style-type: none"> Cash flow security risk Exchange risk of major performance targets Major investment and cooperation risks 現金流安全風險 重大業績目標無法實現的風險 重大投資與合作項目潛在風險
Operating level 經營層面	<ul style="list-style-type: none"> Major customer commitment risk Major operational risks Major public opinions, group visits and lawsuits, public crisis Internal and external compliance risks Data distortion and fraud 重大客戶履約風險 重大運營過程風險 重大輿論風波、群體訴求及公共危機 內外合規性風險 數據失真與徇私舞弊行為

List of Top 10 Risk Controls of Redsun Properties in 2024
弘陽地產2024年十大風控清單

In order to effectively manage operational risks, we have established a two-tier risk prevention and control system spanning from the industrial group to regional/store levels. By optimizing the organizational structure to preemptively mitigate risks and strengthening corporate compliance management, we lay a solid foundation for the sustainable development of the enterprise.

為了高效管理經營風險，我們構建了由產業集團至區域／門店的兩級風險防控小組，通過優化組織架構來預先防範風險，並加強企業合規性管理，從而為企業的可持續發展打下牢固基石。

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Risk Control Team of Industrial Group 產業集團風控小組			Regional/Store Risk Control Team 區域／門店風控小組		
Execution 執行	Reporting 匯報	Cooperation 配合	Guidance 指導	Inspection 檢查	Evaluation 評估
Level 1 一級	Team Leader (Group President) 組長(集團總裁)		Level 1 一級	Team Leader (Regional/Store General Manager) 組長(區域／門店總經理)	
Level 2 二級	Executive Team Leader (Risk Control Department) 執行組長(風控部)		Level 2 二級	Executive Team Leader (Area/Store Finance Leader) 執行組長(區域／門店財務主管)	
Level 3 三級	Members of the Risk Control Group (Mainly heads of departments of the Group) 風控小組成員 (主要為本集團各部門負責人)		Level 3 三級	Members of the risk control team (Mainly regional/store leaders) 風控小組成員 (主要為區域／門店負責人)	

Redsun Properties strictly abides by the relevant internal audit regulations such as the Audit Law of the People's Republic of China, the Internal Audit Work Regulations of the Audit Office and the China Internal Audit Standards, and has formulated the Internal Audit System of Redsun Properties Group, which clearly defines the scope of responsibility, procedures, results application, rectification tracking and accountability mechanism of internal audit. We are committed to promoting comprehensive internal audit and internal evaluation, covering all regions, accurately identifying and effectively managing key risks in our operations, and ensuring that the Group's internal audit, investigation and inspection reports are complete, objective, accurate and effective, so as to identify and resolve risks in a timely manner. In view of the common problems revealed in the internal audit, all levels carry out self-assessment according to the guidance of the two-level risk prevention and control team, and continuously monitor the rectification process to promote the risk management level of Redsun Properties and achieve the goal of excellent corporate governance.

弘陽地產嚴格遵循《中華人民共和國審計法》《審計署內部審計工作規定》《中國內部審計準則》等相關內部審計法規，並據此制定了《弘陽地產集團內部審計制度》，該制度清晰界定了內部審計的職責範圍、程序、結果應用、整改跟蹤及責任追究機制。我們致力於推動全面的內部審計與內部評價工作，覆蓋所有區域，精準識別並有效管理運營中的主要風險，確保集團內部審計、調查及檢查報告具備完整性、客觀性、精確性和實效性，從而及時識別並化解風險。針對內審揭示的共性問題，各層級依據兩級風險防控小組的指導開展自評，持續監控整改進程，以促進弘陽地產的風險管理水平，達成卓越的企業治理目標。

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Ethical Compliance and Anti-Corruption

Redsun Properties adheres to the principle of integrity, takes high standards as the yardstick, adheres to the bottom line of compliance, and takes a non-appeasement attitude towards commercial unethical behavior and graft. We strictly comply with the Company Law of the People's Republic of China, the Criminal Law of the People's Republic of China, the Law of the People's Republic of China on Combating Unfair Competition and other laws and regulations, and implement internal rules such as the Anti-Fraud Management System of Hongyang Group, the Code of Conduct for Employees of Hongyang Group and the Supplier Management Standard of Redsun Properties Group to clarify compliance management responsibilities and shape the integrity of employees, Create a fair and transparent business atmosphere. During the reporting period, we conducted one anti-corruption training session for the Board of Directors and one session for employees. Through these training sessions with the board of directors and employees, we ensured that the culture of integrity permeates every aspect of our operations. During the reporting period, Redsun Properties did not have any corruption lawsuits.

The audit committee under the board of directors of Redsun Properties is responsible for the supervision and management of the group's internal control. In order to curb corruption at its root and ensure that business activities comply with the highest ethical standards, we have built a scientific, rigorous, well-established and fully equipped business ethics management system to achieve dual supervision of integrity management through internal and external cooperation. For employees, we have implemented the Integrity Agreement and Hongyang Group Employee Job Conduct Management Standards; For suppliers, management systems such as Supplier Management Standard of Redsun Properties Group have been formulated. These measures strengthen the mechanism of supervision, discipline and accountability, require all employees and suppliers to strictly abide by the norms of business conduct, aim to protect the legitimate rights and interests of stakeholders, and continue to create an honest and clean corporate culture environment.

道德合規與反腐倡廉

弘陽地產秉承誠信為本的原則，以高標準準則為衡量尺度，堅守合規底線，對商業不道德行為及營私舞弊採取絕不姑息的態度。我們嚴格遵循《中華人民共和國公司法》《中華人民共和國刑法》《中華人民共和國反不正當競爭法》等法律法規，同時執行《弘陽集團反舞弊管理制度》《弘陽集團員工職業操守準則》及《弘陽地產集團供應商管理規範》等內部規章，以明確合規管理職責，塑造員工廉潔行為，營造公正透明的商業氛圍。在報告期內，我們向董事會開展1次反貪污培訓，對員工開展1次反貪污培訓。通過與董事會和員工的培訓，確保廉潔文化深入到每個環節。報告期內，弘陽地產未發生貪污訴訟案件。

弘陽地產董事會下設審計委員會，負責集團內部控制的監督管理工作。為從根源上遏制腐敗，確保商業活動遵循最高道德準則，我們構建了一套科學嚴謹、程序完善、配套齊全的商業道德管理體系，通過內外協作實現廉潔管理的雙重監督。針對員工，我們推行了《廉政協議》及《弘陽集團員工職務行為管理準則》；針對供應商，則制定了《弘陽地產集團供應商管理規範》等管理制度。這些舉措強化了監督執紀與問責機制，要求所有員工及供應商嚴守商業行為規範，旨在保護利益相關者的合法權益，持續營造誠信、清廉的企業文化環境。

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Prevention and Control 預防和控制	<ul style="list-style-type: none"> • Foster a corporate culture that opposes bribery, corruption, and unfair competition • 營造反賄賂、反腐敗、反不正當競爭的企業文化 • Establish a permanent anti-fraud organization specifically responsible for addressing fraud issues • 設立反舞弊常設機構，專項負責舞弊問題 • Incorporate fraud risks into risk assessments and develop tiered prevention and control measures • 將舞弊風險納入風險評估，分級制定防控措施 • Establish anti-fraud management mechanism of Redsun Properties to improve risk management and control capabilities • 建立弘陽地產反舞弊管理機制，提升風險管控能力
Guidance and Supervision 指導和監督	<ul style="list-style-type: none"> • Support and ensure the daily operations of the permanent anti-fraud organization • 支持和保障反舞弊工作常設機構的日常運作 • Organize at least one annual anti-fraud progress meeting to update on developments • 至少每年組織一次反舞弊情況通報會議，以更新進展
Accountability 責任追究	<ul style="list-style-type: none"> • Classify fraud cases into three levels – yellow, orange, and red – based on severity, and impose corresponding penalties on involved employees in accordance with regulations. Serious cases will be referred to judicial authorities • 根據舞弊行為的嚴重程度分為黃燈、橙燈及紅燈三類，並按規定對涉事員工實施相應處罰，情節嚴重者將依法移送司法機關 • Include suppliers or partners involved in fraudulent activities in the anti-fraud alliance's dishonesty list, graylist, or blacklist • 對於存在舞弊行為的供應商或合作夥伴，將其納入反舞弊聯盟的不誠信名單、灰名單及黑名單中 • After a fraud incident, include an assessment and a written report on improving internal controls as part of the remedial measures • 舞弊案件發生後，在補救措施中加入評估和改進內部控制的書面報告

Anti-fraud Management Mechanism of Redsun Properties**弘陽地產反舞弊管理機制**

Redsun Properties integrates the business ethics standard, employee code of conduct and anti-corruption and anti-fraud measures into the scope of annual internal audit, maintains a zero-tolerance policy toward data falsification and fraudulent activities. When executing related internal audit tasks, the internal audit team demonstrates a high level of professionalism, strictly adheres to auditing standards, and upholds the principles of loyalty, independence, objectivity, fairness, and confidentiality. This ensures the effective implementation of anti-fraud initiatives.

弘陽地產將商業道德準則、員工行為規範以及反貪腐、反舞弊措施融入年度內部審計範疇，堅守數據造假零容忍、營私舞弊零容忍，在執行相關內部審計任務時，內審團隊展現出高度的專業素養，嚴格遵循審計職業標準，秉持忠誠職責的原則，確保獨立性、客觀性、公正性及保密性，從而切實推進反舞弊工作的有效實施。

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Anti-Corruption Training

In order to implement the core value concept of “professionalism and building credibility for the long term”, Redsun Properties actively responded to the Integrity Culture Publicity Month launched by the Group, through a series of publicity and education measures, enhanced the moral concept and integrity consciousness of all employees, consolidated the foundation of the enterprise's integrity culture, aiming to create a business atmosphere of integrity, justice, transparency and integrity, and injected solid moral support for the long-term development of the enterprise.

反貪腐培訓

為貫徹「在商言人，誠者致遠」的核心價值理念，弘陽地產積極響應集團發起的廉正文化宣傳月活動，通過一系列宣教舉措，增強全體員工的道德觀念與誠信自覺，夯實企業廉潔文化的根基，旨在營造廉潔、公正、透明、誠信的商業氛圍，為企業的長遠發展注入堅實的道德支撐。

Integrity Culture Promotion**廉正文化宣傳**

Redsun Properties organized incorruption propaganda activities covering all employees in the form of semi-annual business meetings and morning assemblies of the Group. The activity included three chapters: anti-corruption situation and interpretation of laws and regulations, taking cases as a lesson and building a clean government culture, attracting nearly 700 people to participate in and watch through online and offline channels.

弘陽地產通過集團半年度經營會和集團晨會等形式，組織了覆蓋全員的廉正宣講活動。活動內容包括反腐形勢及法規解讀、以案為鑒、廉正文化建設三個篇章，吸引了近700人通過線上線下方式參與觀看。



Figure: Integrity promotion and implementation/executive oath at the semi-annual business meeting and morning meeting of the Group

圖：集團半年度經營會、晨會廉正宣貫/高管宣誓

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Whistleblowing and Complaint Mechanism

Redsun Properties continuously improves its reporting and complaint channels, encouraging employees and the broader community to actively report potential violations of business ethics within the group through various means such as phone calls, emails, and the company's official WeChat account.

舉報投訴機制

弘陽地產持續優化舉報投訴渠道，激勵員工及社會各界通過電話、電子郵件、微信公眾號等多種途徑，積極舉報集團內部可能存在的違反商業道德行為。

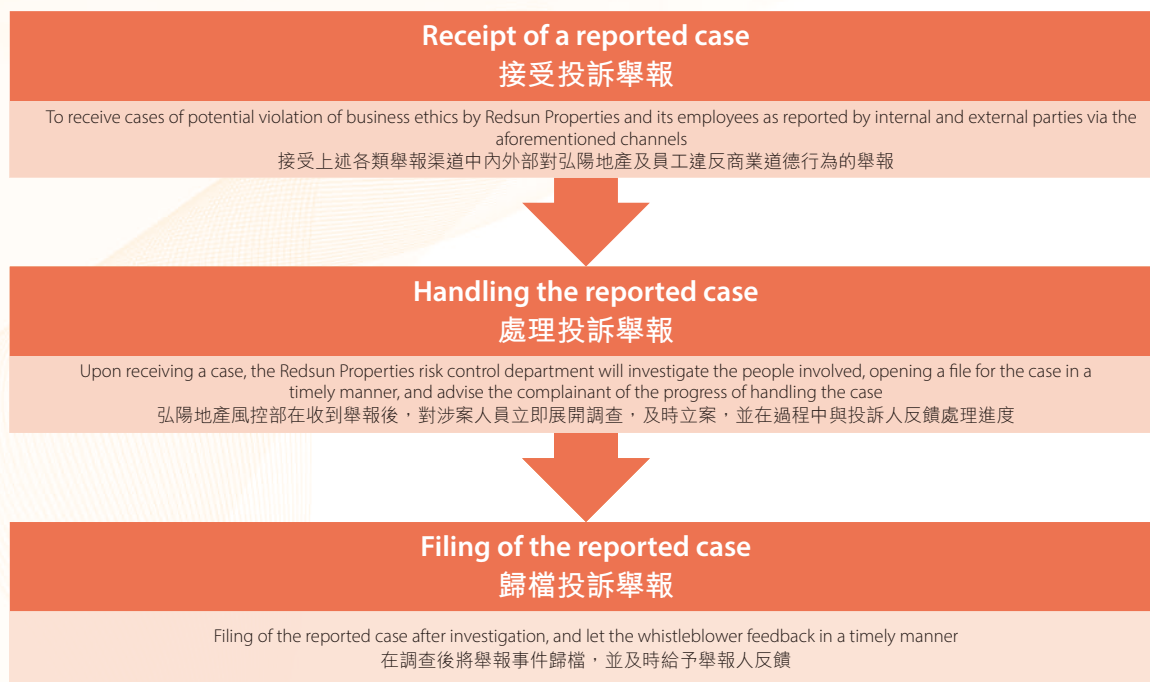
**Ways to Report****舉報途徑**

Upon receiving a report, the risk control department of Hongyang Group promptly intervenes to conduct a thorough investigation into the reported details and related individuals. Once the investigation is completed, the relevant incident will be properly documented, and the findings will be communicated to the whistleblower as soon as possible. For confirmed violations of business ethics, the group will take necessary actions in strict accordance with laws and regulations.

接到舉報後，弘陽集團風控部門會迅速介入，對舉報詳情及關聯人員進行詳盡調查。調查工作完成後，相關事件將被妥善歸檔，並會盡快向舉報者通報調查結果。對於證實存在的商業道德違規行為，集團將嚴格按照法律法規採取必要的處理措施。

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**Reporting process****舉報處理流程**

We adhere to the “Hongyang Group Whistleblowing Management Implementation Rules” in handling all reports and complaints, and continuously strengthen the whistleblower protection mechanism. Strict confidentiality measures are applied to all reported information, and no details are disclosed or leaked without the whistleblower’s consent, ensuring their protection from malicious harm. Any breach of confidentiality requirements that results in harm to the whistleblower will be severely punished in accordance with the group’s policies.

我們堅持遵循《弘陽集團舉報管理實施細則》處理所有舉報投訴，並不斷強化舉報人保護機制，對舉報信息實施嚴密的保密管理，未經舉報人許可，絕不公開或洩露其信息，確保舉報人免受惡意侵害。對於違反保密要求、導致舉報人受損的行為，我們將依據集團制度嚴懲不貸。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT
環境、社會及管治報告**Intellectual Property Protection**

Redsun Properties has always been committed to the respect and protection of intellectual property rights, and strictly abides by the Intellectual Property Law of the People's Republic of China and other relevant national laws and regulations. In order to further strengthen the protection of intellectual property rights, we have continuously improved the protection system, and formulated a series of internal regulations such as Media Management Measures, New Media Management System, Visual Identification (VI) System Management Rules and Poster Design and Copyright Font Usage Standards. These regulations clarify the handling process and penalties for copyright violations, aiming to enhance employees' awareness of intellectual property protection and ensure that the company's innovative achievements and brand value can be properly maintained.

Redsun Properties attaches great importance to the protection of intellectual property rights, and ensures the legality and compliance of the use of intellectual property rights by purchasing authorized resources, building a systematic trademark system, registering enterprise IP image and product line trademarks, defending patent and trademark rights and interests, and establishing a brand database. In daily management, through irregular inspections, corrective actions, summary reviews, and close collaboration with the legal department, we promptly and effectively address infringement incidents. Additionally, by conducting capacity-building training and case analysis, we enhance internal communication and strengthen employees' awareness of copyright compliance.

知識產權維護

弘陽地產始終致力於知識產權的尊重與保護，嚴格遵守《中華人民共和國知識產權法》等國家相關法律法規。為了進一步強化知識產權保護，我們不斷健全保護體系，並制定了《媒介管理辦法》《新媒體管理制度》《視覺識別(VI)系統管理細則》以及《海報設計與版權字體使用規範》等一系列內部規章。這些規章明確了版權違規的處理流程與處罰措施，旨在提升員工的知識產權保護意識，確保公司的創新成果與品牌價值能得到妥善維護。

弘陽地產高度重視知識產權保護，通過採購授權資源、構建系統的商標體系、註冊企業IP形象與產品線商標、捍衛專利與商標權益，以及建立品牌數據庫實現高效管理與資源共享，確保知識產權使用的合法合規。在日常管理中，通過不定期巡檢、糾正偏差、總結復盤，以及與法務部門緊密合作，迅速有效應對侵權事件，同時通過能力提升培訓和案例分析，增強內部溝通並提升員工的版權合規意識。

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OUTSTANDING CRAFTSMANSHIP

Redsun Properties adheres to the strategic layout of “penetrating the Greater Jiangsu Region, strengthening foothold in the Yangtze River Delta Region and expanding into core cities”, and is committed to bringing a warmer lifestyle to Chinese families. We continue to optimize product quality, provide excellent quality services, and actively safeguard the rights and interests of customers to ensure that every customer can enjoy a comfortable, high-quality living experience.

Product Enhancements

Redsun Properties adheres to the product vision of “becoming a respected creator of a better life” and unwaveringly fulfills the promise of a better life for users. We focus on customer experience, continuously optimize the product system, promote the innovation and upgrading of high-quality products, and create a high-quality life aesthetic model with “Hongyang” wisdom for customers.

In 2024, on the basis of the product system in previous years, Redsun Properties, with the product purpose of “falling in love with the Journey Home”, carried out a number of special studies on the product system around the ground and underground home moving line, to help improve the product strength, so as to adapt to market changes and meet consumer needs.

匠心卓越

弘陽地產堅守「做透大江蘇，深耕長三角，做強中心城」的戰略佈局，致力於為中國家庭帶來更有溫度的生活方式。我們持續優化產品質量，提供卓越的品質服務，並積極維護客戶權益，確保每一位客戶都能享受到安心、舒適、高品質的居住體驗。

產品提升

弘陽地產秉承「成為受人尊敬的美好生活創造者」的產品願景，矢志不渝的為用戶兌現美好生活的承諾。我們專注於客戶體驗，持續優化產品體系，推動優質產品的創新與升級，為客戶打造蘊含「弘陽」智慧的高品質生活美學典範。

2024年，弘陽地產在往年產品體系的基礎上，以「愛上回家路」為產品宗旨，圍繞地上地下歸家動線，在產品體系方面進行了多項專題研究，助力產品力提升，從而適應市場變化、滿足消費者需求。



Special studies conducted during the reporting period
報告期內開展的專題研究

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Through in-depth thematic research, we continue to explore the organic combination of innovative ideas and practices, focus on the spiritual experience of users, create a community space full of warmth and care, and further enhance the sense of belonging and happiness of users.

通過深入專題研究，我們不斷探索創新理念與實踐有機結合的方法，聚焦用戶心靈體驗，打造充滿溫暖與關懷的社區空間，進一步提升用戶歸屬感與幸福感。

Benchmarking and Trend Analysis of Leading Projects in Key Regions (Nanjing)

重點地區優秀項目對標與產品趨勢研究(南京)

Redsun Properties focuses on the cutting-edge dynamics of Jiangsu's real estate market, conducting an in-depth analysis of several benchmark residential projects by leading developers in Nanjing. Through multi-dimensional benchmarking – from the evolution of architectural façade styles to unit layout innovations and community amenity upgrades – it precisely identifies current product trends. This empowers Redsun Properties to better align its ongoing and future projects with customer preferences and market expectations in planning and positioning.

弘陽地產聚焦江蘇房地產市場前沿動態，深度剖析南京當地多個優秀房企的若干標桿住宅項目，從建築立面風格演變，到戶型創新，再到社區配套升級等多維度開展對標分析，精準提煉當下產品趨勢走向，助力弘陽地產對在建項目及在未來新項目的規劃與定位時能夠更加貼合客戶喜好與市場預期。

重点地区优秀项目对标及产品趋势（南京）



Benchmarking and Trend Analysis of Leading Projects in Key Regions (Nanjing)

重點地區優秀項目對標與產品趨勢研究(南京)

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Thematic Research on Fourth-Generation Residential Housing
第四代住宅專題研究

Redsun Properties comprehensively analyzes the characteristics of the fourth generation of housing and regional policies, and discusses how to skillfully integrate the design of staggered balcony and odd and even floor elevated terrace on the basis of building structure, so as to realize the green space experience of courtyard for households; We deeply studied the technological innovation and application of the fourth generation of housing in structural bearing, waterproof drainage, intelligent irrigation and other aspects, and promoted Redsun Properties to advance towards ecological and personalized housing products in an all-round way.

弘陽地產全面解析第四代住宅特質和區域性政策，在建築結構基礎上探討如何巧妙融合錯層陽台、奇偶層挑高露台等設計，實現戶戶有庭院般的綠色空間體驗；我們深入研究第四代住宅在結構承重、防水排水、智能灌溉等方面的技術創新與應用，全方位推動弘陽地產向生態化、個性化住宅產品進階。

4.1 痛点及升级方向

痛点

- 缺乏相关的政策支持，无政策引导，会大大影响落地率。
- 技术难度大。
- 空中花园，增加大量钢结构和土种植造成的建筑荷载，建造成本和技术难度双高。
- 产品本身存在缺陷，透风大和绿化遮挡会影响户内采光，还存在消防风险、蚊虫滋扰、漏水、绿化维护成本高等诸多问题，后期立体绿化立面，也会因部分楼层面积不足，影响整体观感。

升级方向

- 立面升级：让建筑本身成为审美主体，公建化立面采用大面积玻璃幕墙+超高层对比，增加现代感的同时，让建筑本身具有很强的视觉美感，不会因为垂直绿化立面而显得立面单调。
- 功能升级：前置安装自动维护系统，配置自动灌溉系统、智能蚊虫控制系统，后期交由物业统一管理，业主只需要进行定期修剪养护，例如四川眉山在规划文本中明确规定空中花园灌溉系统，庭院楼增加碎石排水层和阻根层设计。
- 户型升级：紧跟当前潮流趋势，客厅+LDKG一体化设计，优化楼层可用面积布局，提升采光和私密性；独享户外花园，真正实现“垂直庭院”。

4.2 政策支持与项目落地

政策参考——成都（天府新区）
《成都市城市空间增长技术规定（2019年版）补充规定》

城市森林花园建筑形式项目的支持政策：
空中花园无围护结构、无柱、有覆土绿化植物，空中花园的建筑面积不计入容积率。

空中花园的外挑尺寸应大于4米且小于6米。
试点建筑的空中花园绿化达到相关建设标准要求后，可按空中花园绿化面积的20%折算计入建设项目的绿地率和绿地面积。

城市森林花园建筑形式项目应符合以下要求：
建筑立面和建筑退线按空中花园外挑尺寸的1/2进行计算，消防和安全距离按规范执行。



Thematic Research on Fourth-Generation Residential Housing
第四代住宅專題研究

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Research on Integrated Management and Control of Landscape Design Engineering of Real Estate Projects

地產項目景觀設計工程一體化管控專題研究

Redsun Properties ensures the high-quality realization of the project landscape effect through refined management and model first method. In combination with actual cases, we systematically studied the process of landscape design and engineering management and control, cost allocation standards, sample comments and acceptance standards, so as to better guide the actual operation and improve the overall quality of landscape engineering in project management and control.

弘陽地產通過精細化管理和樣板先行的方法來確保項目景觀效果高品質達成。我們結合實際案例，將景觀設計和工程管控流程、成本配置標準、樣板點評及驗收標準等進行了系統性研究，便於在項目管控中能夠更好地指導實際操作和提升景觀工程的整體質量。



Research on integrated management and control of landscape design engineering of real estate projects

地產項目景觀設計工程一體化管控專題研究

Redsun Properties adheres to the design concept of "adding heartfelt thoughts to life, creating new horizons for living", and is committed to dedicating more space to nature. We released the *Management Toolkit for Landscape Model Sections of Hongyang Group*, actively carried out joint review of landscape model sections in the delivery area, and made detailed comments and necessary rectifications on the landscape model sections of Anqing Hongyang Shangcheng, Suzhou Tianjing Shangchen 38/30 Plot, Changzhou Tianxiajin, Lujiang Hongyang Shiguangli and other projects to ensure that each project can be presented with high standards and high-quality landscape effects.

弘陽地產秉承「為生活賦心意，為人居賦新境」的設計理念，致力於將更多的空間讓位於自然。我們發佈了《弘陽集團景觀樣板段管理工具包》，積極開展交付大區景觀樣板段聯合評審工作，對安慶弘陽上城、蘇州天境上辰38/30地塊、常州弘陽天下錦、廬江時光裡等項目的景觀樣板段進行了細緻的點評和必要的整改，確保每一個項目都能以高標準、高質量的景觀效果呈現。

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Anqing Hongyang Shangcheng

安慶弘陽上城

As Redsun Properties' landmark project marking its entry into Anqing, Hongyang Shangcheng seamlessly integrates architecture with nature, following the "Inside Green" design philosophy. Through lawn landscaping, seasonal floral arrangements, and a rich palette of visual colors, the project enhances vitality, connecting the purity of design aesthetics with the elegance of quality living. Strolling through the community, the interplay of materials, colors, and light creates a harmonious picture, showcasing the unique charm of modern architecture.

作為弘陽地產首進安慶的標杆力作，弘陽上城將建築與自然有機結合，遵循「綠裡」設計理念，通過草坪鋪設、四季花木配植，豐富的視覺色彩，提升生機活力，將設計美學的純粹與品質生活的優雅串聯。漫步園區，材質、色彩與光影交織成一幅和諧畫卷，煥發出現代建築的獨特魅力。



Anqing Hongyang Shangcheng

安慶弘陽上城

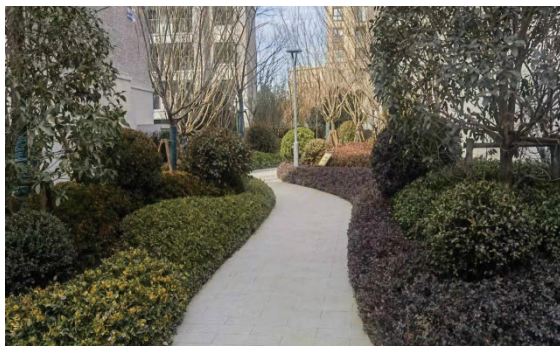
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Landscape Prototype

景觀樣板示例



Suzhou Tianjing Shangchen 38 Plot
蘇州天境上辰38地塊



Changzhou Tianxiajin
常州弘陽天下錦二期



Lujiang Hongyang Shiguangli
廬江弘陽時光裡5#一期

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Quality Services

Redsun Properties has always adhered to the brand concept of “building credibility for the long-term” and meticulously carved every project with the spirit of craftsmanship. The Group has established a strict quality management system to continuously control the quality management process and ensure that each project can be presented with excellent quality.

Quality management system

Redsun Properties strictly abides by the *Product Quality Law of the People's Republic of China*, the *Real Estate Administration Law of the People's Republic of China*, the *Unified Code for Construction Safety Technology (GB 50870 – 2013)* and other laws and regulations as well as industry standards, and internally formulates the *Project Assessment Management System* as a management basis to control product quality in an all-round way.

品質服務

弘陽地產始終堅守「誠者致遠」的品牌理念，以工匠精神精心雕琢每一個項目。本集團已搭建嚴格的品質管理體系，持續把控質量管理流程，保障每一個項目都能以卓越的品質呈現。

質量管理體系

弘陽地產嚴格遵守《中華人民共和國產品質量法》《中華人民共和國房地產管理法》《建築施工安全技術統一規範》(GB 50870-2013)等法律法規及行業標準，並於內部制定《工程考核管理制度》作為管理依據，全方位把控產品質量。

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Modelling Guide	Material sealing sample	Field Measurement	Stop point check	Closing Down for Quality Safety	Three joint inspections
樣本引路	材料封樣	實測實量	停止點檢查	質量安全拉開	三大聯檢
<ul style="list-style-type: none"> • 明確了關鍵工序、批量精裝修、交付標準等環節的樣板先行執行準則，要求樣板必須經項目部驗收合格，並對施工人員完成詳細交底後，方可進行大面積施工。 • Standardizing the implementation standards of modeling guide in important processes, massive fine decoration, delivery standards and so forth. The modelling must be verified and accepted by the Project Department and completed for the operators before construction in large area 	<ul style="list-style-type: none"> • 項目應配備獨立的封樣倉庫並建立詳細的台賬，遵循「貨真價實、進程控制、事先預防」的原則，嚴格驗收所有進場材料的質量。 • Requiring the project to have an independent sealed sample warehouse and establish a ledger to verify and accept the quality of all incoming materials under the principles of authenticity, process control and prior prevention 	<ul style="list-style-type: none"> • 施工單位必須執行100%全覆蓋的實測工作，同時監理部與項目部將按既定比例對實測區域進行隨機抽查。 • The construction unit shall cover 100% of the measured work, and the supervision department and the project department shall spot check the measured area in proportion 	<ul style="list-style-type: none"> • 對關鍵工序實施嚴格管控，驗收結論僅設「通過」與「不通過」兩種。若上道工序的停止點檢查未獲通過，則嚴禁開展下道工序的施工。 • The key processes are controlled, and the acceptance conclusion can either be pass or fail. If the suspension point of the previous process does not pass inspection, the construction of the next process cannot be carried out 	<ul style="list-style-type: none"> • 當項目質量和安全存在一定的問題，且其影響程度達到設定的拉開條件時，我們將對項目實施拉開處理。項目必須在完成整改並通過驗收後，才能合閘恢復施工。 • When the quality safety of the project has such defects that it triggers the conditions for closing down, we will close down the project. Construction cannot be resumed until the problem is rectified and the project is verified and accepted 	<ul style="list-style-type: none"> • 涵蓋示範區驗收、工地開放以及交付驗收等多個關鍵環節。 • Including verification and acceptance of display area, site opening and delivery verification and acceptance

Management direction of Project Assessment Management System

《工程考核管理制度》管理方向

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Redsun Properties has established a self-inspection mechanism for the project to strictly control the construction quality. During the reporting period, the Group conducted 12 engineering self-inspections, performing comprehensive checks on project quality, construction safety and on-site personnel management.

弘陽地產已建立工程自檢機制，對施工質量進行嚴格把控。報告期內，本集團開展工程自檢活動12次，對項目的品質、質量、安全及現場人員管控進行全面巡檢。

Special Training for Engineering Self-inspection**工程自檢專項培訓**

In order to ensure project quality and safety, we regularly carry out special training on self-inspection, covering key aspects such as project quality standards, aiming at improving employees' understanding of project quality and strengthening their self-inspection ability. Through continuous learning and practice, the project quality management level is steadily improved, laying a solid foundation for the smooth progress of the project.

為確保工程質量與安全，我們定期開展工程自檢專項培訓，涵蓋工程質量標準等關鍵方面，旨在提升員工對工程質量的認識，強化其自檢能力。通過持續學習與實踐，推動工程質量管理水平穩步提升，為項目順利推進築牢根基。



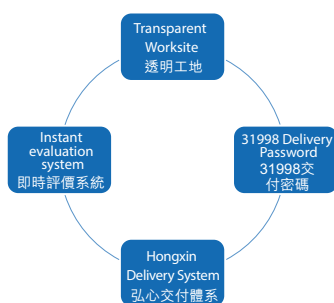
Special training for engineering self-inspection
工程自檢專項培訓

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Redsun Properties adheres to the concept of high-quality development, continuously optimizes the construction process and quality management mechanism, and takes a number of measures to help implement the concept of high-quality development. The Group has implemented the “transparent construction site” display system and sincerely invites customers to supervise our quality control. Through the combination of online cloud live broadcasting and offline model rooms, we enable customers to intuitively understand the project progress and construction quality.

弘陽地產堅持高品質發展理念，持續優化施工流程和質量管理機制，採取多項舉措助力高品質發展理念的落地。本集團推行了「透明工地」展示制度，誠邀客戶監督我們的品質把控。我們通過線上雲直播與線下樣板間的結合展示，讓客戶能夠直觀地了解工程進度和建築質量。



Quality Assurance Measures of Redsun Properties
弘陽地產品質保障舉措

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Redsun Properties integrates key acceptance indicators such as the acquisition of completion acceptance records, the organization of site opening days, overall delivery rate and customer satisfaction during the running in period into the "31998 Delivery Indicator Table" to ensure the transparency and traceability of all indicators.

弘陽地產將竣工驗收備案的獲取情況、工地開放日的組織、總體交付率以及磨合期的客戶滿意度等關鍵驗收指標整合為「31998交付指標表」，以確保各項指標的透明度和可追溯性。



31998 Delivery Indicator Table
31998交付指標表

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Redsun Properties has established the Hongxin delivery system to help customers gain a complete delivery experience. The system aims to meet the needs of customers for online pre-booking delivery and provide one-to-one inspection services. In the inspection process, we also set up on-site ribbon cutting, photo taking and lottery and other interactive links to enhance customer participation and satisfaction. In addition, we have introduced an instant evaluation system to collect customers' experience and feedback in the process of home purchase, and timely identify potential problems, so as to continuously improve customer experience and business quality. During the reporting period, Redsun Properties did not have any safety operation accidents or major product quality incidents.

Quality culture construction

Redsun Properties attaches great importance to product quality and service quality, so it regularly carries out quality training activities covering all employees to enhance their quality awareness and professional skills.

弘陽地產建立了弘心交付體系，助力客戶收穫完整交付體驗。該體系旨在滿足客戶線上提前預約交付的需求，並提供一對一的陪驗服務。在陪驗過程中，我們還設置了現場剪綵、留影和抽獎等互動環節，以增強客戶的參與感和滿意度。此外，我們引入了即時評價系統，通過該系統收集客戶在置業過程中的體驗與反饋，及時發現潛在問題，從而不斷提升客戶體驗和經營質量。報告期內，弘陽地產未發生任何安全運營事故或重大產品質量事件。

質量文化建設

弘陽地產高度重視產品質量與服務品質，為此定期開展覆蓋全員的質量培訓活動，以提升全體員工的質量意識和專業技能。

Quality and Technical Disclosure**質量技術交底工作**

In order to ensure the high quality and high standards of the construction process, we have carried out quality and technical disclosure, focusing on clearly explaining the construction process and structural practices to the construction team, so as to ensure that each construction personnel can accurately grasp the construction requirements and technical details, so as to effectively avoid technical errors and quality problems in the construction process and improve the overall construction quality.

為保障施工過程的高質量與高標準，我們開展了質量技術交底工作，著重向施工團隊清晰闡述施工工藝及構造做法，確保每位施工人員都能精準掌握施工要求與技術細節，從而有效規避施工過程中的技術失誤與質量問題，提高整體施工質量。



Quality and Technical Disclosure
質量技術交底工作

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Customer Equity

Redsun Properties consistently adheres to a customer-driven approach, continuously enhancing customer service quality and safeguarding customer rights. We persistently optimize the customer service system, strengthen customer privacy protection, and establish robust customer communication channels to drive the company's high-level development.

Customer service system

Redsun Properties continues to optimize the customer service system in accordance with the service concept of "focusing on business and people" and the core values of "professionalism and building credibility for the long term". We are customer-oriented and provide customers with comprehensive and personalized services.

Based on normative documents such as the *Hongyang Group Housing Repair Management Measures* and *Property and the Real Estate Related Business Management System*, we have established mechanisms such as real estate joint meeting, biweekly housing repair coordination meeting and multi-department joint self-inspection to improve the ability of multi-department collaborative work, identify problems from the root and solve them. We have built a "1+8+X" customer service system, standardized the service process, and committed to building an industry-leading customer service benchmark.

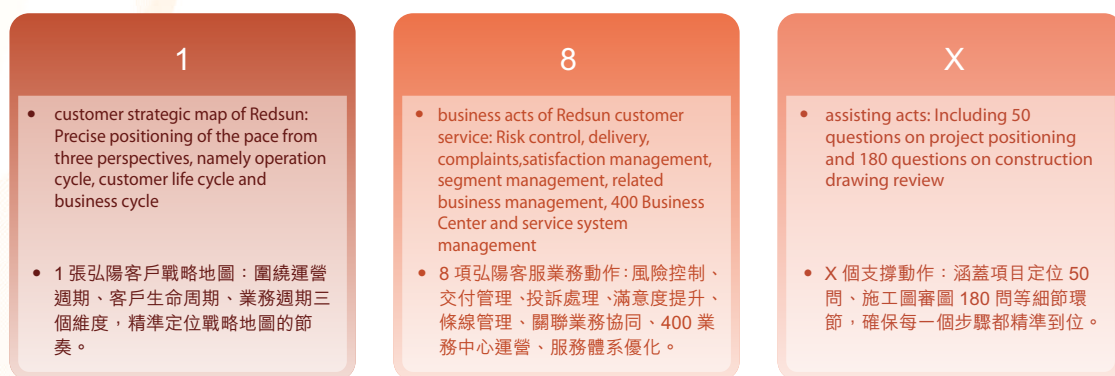
客戶權益

弘陽地產始終堅持以客戶為驅動，不斷提升客戶服務質量，保障客戶權益。我們持續優化客戶服務體系、加強客戶隱私保護、搭建客戶溝通渠道，推動企業高水平發展。

客戶服務體系

弘陽地產依照「在商言人」的服務理念、「在商言人，誠者致遠」的企業核心價值觀，持續優化客戶服務體系。我們以客戶需求為導向，為客戶提供全方位、個性化的服務。

基於《弘陽集團房修管理辦法》、《物業與地產關聯業務管理制度》等規範文件，我們已建立地產物業聯席會、房修雙週協調會、多部門聯合自檢等機制，提升多部門協同作業能力，從根源上發現問題並解決問題。我們已搭建「1+8+X」客服體系，規範服務流程，致力於打造行業領先的客服標杆。



"1+8+X" Customer Service System of Redsun Properties
弘陽地產「1+8+X」客服體系

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Hongyang Group continues to optimize the “four value” system of service quality, service platform, service scenario and service proposition in accordance with the “Hongxin Service System 2.0-YOUNG Service System” proposed by “Hongxin Seven Steps Service”. According to the “four cycles” of the signing period, waiting period, delivery period and co-construction period, we should accurately grasp the service needs of customers in each stage, form 12 standard actions in the sales stage, standardize the sales process, and bring high-quality service experience to customers.

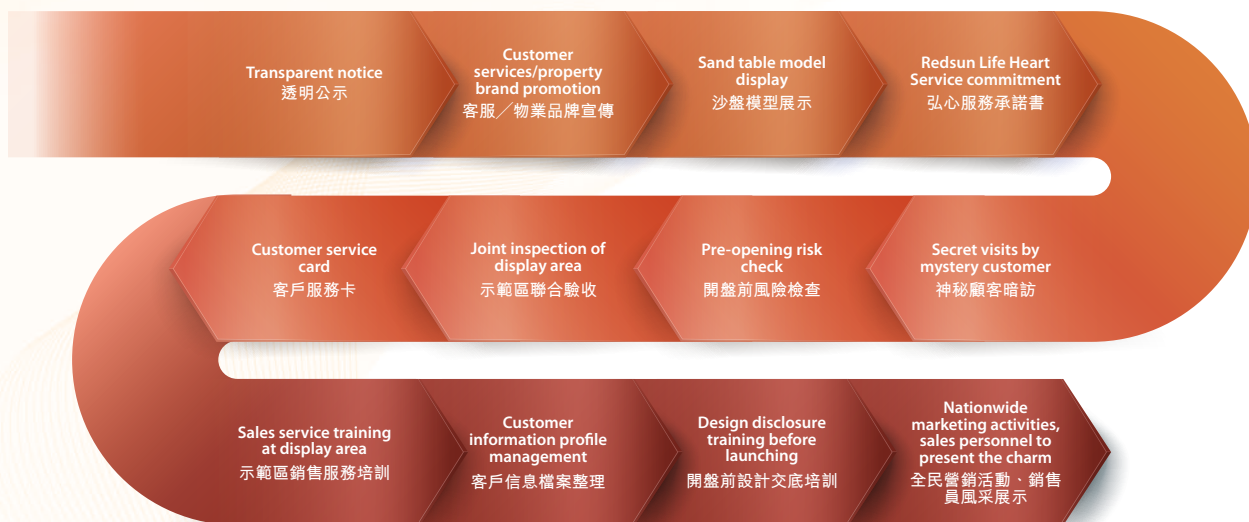
弘陽集團依照「弘心七步法服務」提出的「弘心服務體系2.0 — YOUNG服務體系」，持續優化服務品質、服務平台、服務場景、服務主張「四大價值」體系。按照簽約期、等待期、交付期及共建期的「四大週期」，精準把握客戶在各階段的服務需求，形成銷售階段的12項標準動作，標準化銷售流程，為客戶帶來優質服務體驗。



Four Cycles of Hongxin's Seven-step Service Standard
弘心七步法服務標準的四大週期

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Example of 12 Standard Actions in the Sales Stage
銷售階段12項標準動作示例

Public opinion management

Redsun Properties adheres to the concept of building a first-class and high-quality brand, constantly improves the public opinion processing mechanism, and is committed to establishing a stable and reliable good brand image. The Group has the established *Media Management Measures*, *Visual Identification System (VI) Management Measures*, the *Poster Design* and the *Photo Font Copyright Management Standards* to regulate brand management and visual presentation, and has established a team of brand liaison personnel to carry out regular training to ensure the timely and accurate transmission of brand information inside and outside the Company. At the same time, we continue to strengthen the standardization of media cooperation, and have formed a standardized brand management process and a unified visual brand image to ensure the consistency and professionalism of brand communication.

Redsun Properties has established a comprehensive network public opinion response management mechanism, covering monitoring, analysis, response and other key links, and carries out rating evaluation and classification identification of public opinion. We take the initiative to establish a good communication mechanism with all stakeholders. In the face of more serious group complaints, it can quickly cooperate with front-line departments to ensure that customer problems can be solved in a timely and effective manner.

社會輿情管理

弘陽地產秉承打造一流優質品牌的理念，不斷完善輿情處理機制，致力於樹立穩健、可信賴的良好品牌形象。本集團已建立《媒介管理辦法》《視覺識別系統(VI)管理辦法》和《海報設計與圖片字體版權管理規範》等，規範品牌管理和視覺呈現，並組建了品牌聯絡員隊伍，定期開展培訓，以保障品牌信息在公司內外部傳遞的及時與準確。同時，我們不斷強化媒體合作規範性，目前已形成標準化的品牌管理流程與統一的視覺品牌形象，確保品牌傳播的一致性與專業性。

弘陽地產已建立全面的網絡輿情應對管理機制，涵蓋監測、分析、應對等多個關鍵環節，並對輿情進行等級評估與分類識別。我們主動與各利益相關方建立良好溝通機制。在面對較為嚴重的群體性投訴時，能夠迅速與一線部門協同合作，確保客戶問題能夠及時有效的解決。

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Public opinion prevention 輿情防範

- Improve the predictability, initiative and timeliness of the prevention work, establish a regular public opinion alarm mechanism, and predict the industry dynamics and social hotspots involving the Company's public opinion.
- Strengthen the sensitivity and crisis awareness of employees and implement employee training and information confidentiality training to ensure internal information security.
- Review and update relevant systems regularly to maintain the flexibility and adaptability of the systems.
- 增強預防工作的前瞻性、主動性，提升響應速度，設立週期性的輿情預警系統，提前洞察與公司相關的行業趨勢及社會焦點議題。
- 提升員工對輿情的敏感度和危機意識，通過實施員工培訓和信息保密教育，確保公司內部信息的安全性。
- 定期審查並更新相關制度，確保其保持靈活性和適應性。

Public opinion monitoring 輿情監測

- Set up a dedicated team for monitoring, covering all channels Media platforms Use professional tools to achieve comprehensive and real-time network and situation monitoring.
- Specify the monitoring objects and keywords to ensure the accuracy and accuracy of monitoring.
- Regularly generate public opinion monitoring reports, summarize key information, identify trends and potential crisis points, and provide effective support for decision-making.
- 設立專門的監測團隊，覆蓋各類媒體平台，利用專業工具實現全面、時的網絡輿情監測。
- 明確監測對象及關鍵詞，以確保監測的準確性和精確度。
- 定期編製輿情監測報告，總結關鍵信息、識別趨勢和潛在危機點，為決策提供有力支持。

Response to public opinion 輿情應對

- To conduct in-depth analysis and assessment of potential impacts as soon as possible and adopt targeted response strategies.
- Delete false information through legal means or compliance channels to reasonably maintain the Company's reputation.
- Publish positive information, transfer public concerns, and reduce negative impacts.
- 第一時間深入分析並評估潛在影響，制定針對性的應對策略。
- 採取法律手段或合規途徑刪除不實信息，合理維護公司聲譽。
- 發佈正面信息，引導輿論關注點，減輕負面影響。

Public Opinion Management Mechanism 輿情管理機制

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Customer satisfaction management

Redsun Properties has always adhered to the concept of “Centered on Operations, Focused on Customers”, adhered to the original intention of “creating a better life for customers”, and provided high-quality services for customers. We set annual targets in accordance with the *Customer Satisfaction Survey Management Policy* and the *Redsun Properties Operation Special Reward and Punishment Management Measures*, and incorporated customer satisfaction into the employee performance appraisal system to ensure the improvement of customer satisfaction in an all-round way.

In 2024, in the context of the overall downward trend of the industry, Redsun Properties will focus on solving difficult problems to improve customer satisfaction through the implementation of real estate property joint meeting, maintenance coordination meeting, delivery joint acceptance and landscape model joint acceptance mechanisms. In terms of key indicators, we focus on improving the closing rate of complaints, especially sorting out historical work orders, and actively promote the closing of work orders and the guarantee of one-household inspection and acceptance inspection of delivery projects. We promote positive transformation of customer relationships by strengthening collaboration between relevant departments such as property management and housing repair to identify and resolve exposed issues in a timely manner.

This year, Redsun Properties continued the node-based satisfaction survey method and carried out satisfaction survey through telephone survey and other channels. During the reporting period, our customer satisfaction score reached 74 points, the complaint closure rate reached 75%, and there were no major customer complaints.

客戶滿意度管理

弘陽地產始終秉持「以經營為中心、以客戶為中心」的理念，堅守「為客戶創造美好生活」的初心，為客戶提供優質服務。我們依照《客戶滿意度調研管理制度》《弘陽地產大運營專項獎罰管理辦法》設定年度目標，並將客戶滿意度納入員工績效考核體系，全方位確保客戶滿意度的提升。

2024年，在行業整體下行的背景下，弘陽地產通過實施地產物業聯席會、維修協調會、交付聯合驗收以及景觀樣板聯合驗收等機制，將提升客戶滿意度的重點聚焦於解決疑難問題上。在關鍵指標上，我們著重提升投訴關閉率，特別是對歷史遺留工單進行細緻梳理，積極推進工單的關閉以及交付項目的一戶一驗和承接查驗銷項率的保障。我們通過加強物業、房修等相關部門之間的協同合作，及時發現並解決暴露的問題，從而促進客戶關係的積極轉化。

本年度，弘陽地產延續節點式滿意度調研方法，通過電話調研等途徑，開展滿意度調研工作。報告期內，我們的客戶滿意度得分達74分，投訴關閉率達75%，未發生重大客訴事件。



Customer Satisfaction Management Objectives

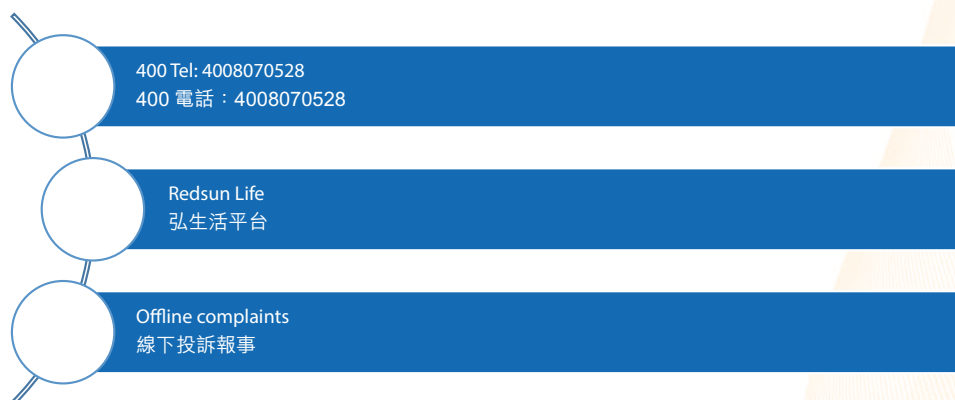
客戶滿意度管理目標

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Redsun Properties continued to expand customer communication channels and listen carefully to the voice of users. We have established a sound customer complaint handling mechanism to further implement customer demands and improve customer satisfaction. We promise to respond to the owner's report within 30 minutes, provide a solution within 24 hours, and conduct a 100% return visit after the problem is solved to ensure that the complaint is properly handled, and investigate the satisfaction of the owner's complaint handling. During the reporting period, we received a total of 536 customer complaints, achieving a 78% 30-minute order response rate and a 24% complaint resolution satisfaction rate.

弘陽地產持續拓展客戶溝通渠道，用心傾聽用戶聲音。我們已建立完善的客戶投訴處理機制，進一步落實客戶訴求，提升客戶滿意度。我們承諾在30分鐘內對業主報事進行響應，24小時內提供處理方案，並在問題處理完成後進行100%回訪，確保投訴得到妥善處理，並對業主投訴處理滿意度進行調研。報告期內，我們共收到客戶投訴536起，30分鐘接單響應率達78%，客訴處理滿意率達24%。



Customer Complaint Channels

客戶投訴渠道

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To better listen to our customers and gain a deeper understanding of their genuine needs, Hongyang Group has launched the "Listening Initiative." From senior management to customer care staff, personnel at all levels are engaging directly with property owners on the front lines, listening to their concerns, addressing their pain points, and comprehensively understanding their needs.

為了更好地傾聽客戶心聲，深入了解客戶的真實訴求，弘陽集團開展了「聆聽行動」。從高層管理到客戶管家，各級人員深入一線，直接傾聽業主的心聲，直面業主的痛點，全面了解業主的需求。

Listening Initiative: Hearing the Voices of Property Owners

聆聽行動：傾聽業主心聲

In order to better meet the needs of the owners, we have carried out special listening initiative to listen to the voices of the owners. 為更好的滿足業主訴求，我們特別開展了聆聽行動，傾聽業主心聲。



Redsun Properties Listening Initiative
弘陽地產聆聽行動

In order to improve the professionalism and efficiency of employees in handling customer complaints, we regularly carry out training on complaint handling skills to teach employees how to listen to customer demands with empathy, how to quickly and accurately identify the core of the problem, and provide timely and effective solutions.

為了提升員工在處理客戶投訴時的專業性和效率，我們定期開展投訴處理技巧相關的培訓，教授員工如何以同理心傾聽客戶訴求，如何迅速且準確地識別問題核心，並提供及時有效的解決方案。

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Training on Complaint System and Handling Skills for Key Projects

重點項目投訴制度及處理技巧培訓

In 2024, Redsun Properties carried out training on complaint system and handling skills for key projects to deepen employees' understanding of complaint process and enhance their response ability. At the meeting, we shared key customer complaints, promoted experience exchange and knowledge sharing through actual case analysis, and jointly explored more effective solutions to improve overall customer satisfaction.

2024年，弘陽地產開展了重點項目投訴制度及處理技巧相關培訓，深化員工對投訴流程的理解並增強其應對能力。在會議上，我們對重點客訴案例分享，通過實際案例分析，促進經驗交流與知識共享，共同探索更有效的解決方案，以提高整體客戶滿意度。



Training on complaint system and handling skills for key projects
重點項目投訴制度及處理技巧培訓

Customer well-being

Redsun Properties is committed to building diversified customer exchange activities, deeply understanding the real needs of customers, and fully protecting the well-being of customers. We consistently adhere to the principle of putting customers first, actively helping them resolve issues, and building positive customer relationships.

客戶福祉

弘陽地產致力於構建多元化的客戶交流活動，深入了解客戶的真實訴求，全力保障客戶的福祉。我們始終堅持客戶至上的原則，切實幫助客戶解決問題，積極構建正向的客戶關係。

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Customer privacy protection

Redsun Properties attaches great importance to the protection of customer privacy. In strict accordance with the regulatory requirements of laws and regulations such as the *Personal Information Protection Law of the People's Republic of China* and the *Property Law of the People's Republic of China*, we have formulated internal norms such as the *Information Confidentiality System* and the *Call Center Management Manual* to regulate operational behaviors and actively safeguard the privacy and security of customers.

We have established a customer privacy management system with clear rights and responsibilities, and have exercised strict control over the information access rights of employees, reducing the risk of customer privacy leakage from the source. During the reporting period, there were no incidents of customer privacy leakage.

客戶隱私保護

弘陽地產高度重視客戶隱私保護，我們嚴格依照《中華人民共和國個人信息保護法》《中華人民共和國物權法》等法律法規監管要求，於內部制定《信息保密制度》《呼叫中心管理手冊》等規範運營行為，積極保障客戶的隱私安全。

我們已搭建權責分明的客戶隱私管理體系，並對員工可接觸的信息權限進行嚴格管控，從根源上降低客戶隱私洩露的風險。報告期內，我們未發生任何客戶隱私洩露事件。

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Restrictions On Employees 人員規範	<ul style="list-style-type: none"> We have prohibited employees from snooping on information outside of their own duties. 我們已禁止員工對自身職責之外的信息進行窺探。 We have strictly regulated the means of dissemination of company information, prohibiting employees from privately printing or copying any company information, and prohibiting the unauthorized dissemination of company information to outside parties. 我們已嚴格規範公司信息的傳播途徑，禁止員工私下列印、複印公司的任何信息，禁止在未獲授權的情況下將公司信息向外界傳播。
Authority Management 權限管理	<ul style="list-style-type: none"> We have tightly regulated the scope of customer information that our employees have access to view. 我們已嚴格規範員工可接觸到的客戶信息查看範圍。 If necessary, employees are required to request permission from their department head before accessing private customer information. 如有必要，員工需向部門領導申請權限後才可查閱客戶隱私信息。
Disposal Norms 處置規範	<ul style="list-style-type: none"> We require all employees to report any breach of confidentiality or leakage to their immediate manager or supervisor within 10 minutes of discovery. 我們要求所有員工在發現任何失密或洩密現象後，必須在10分鐘內向直接上級經理或主管報告。 The manager or supervisor receiving the report is required to escalate the situation to the center leadership within 10 minutes. 收到報告的經理或主管需在10分鐘內將情況上報至中心領導。 We will strictly deal with the persons responsible for the leakage of information, and once it is discovered, it will be dealt with seriously and without any tolerance. 我們將嚴格處理信息洩密責任人員，一旦發現，將嚴肅處理，絕不姑息。

Measures of Customer Privacy Protection

客戶隱私保護舉措

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GREEN OPERATION

Redsun Properties recognizes that a healthy ecological environment is the foundation for creating livable spaces. The group actively responds to the “Dual Carbon” initiative, integrating green development principles throughout the entire business cycle. Environmental management, climate change response, and the creation of eco-friendly buildings are considered crucial aspects of the company's development. We aim to reduce the environmental impact of our operations and achieve harmonious coexistence between humans and nature.

Environmental Governance

Redsun Properties, as a real estate enterprise with a strong sense of social responsibility, constantly improves the environmental governance system to promote the sustainable development of enterprises.

Environmental management system

Redsun Properties has built a sound environmental management system to help enterprises achieve sustainable development. We strictly comply with the *Environmental Protection Law of the People's Republic of China*, the *Environmental Impact Assessment Law of the People's Republic of China*, the *Water Pollution Prevention Law of the People's Republic of China*, the *Air Pollution Prevention Law of the People's Republic of China*, the *Environmental Pollution Prevention Law of the People's Republic of China* and the *Energy Conservation Law of the People's Republic of China*. A feasible environmental management system has been established. During the reporting period, we did not have any environmental violations or major accidents.

綠色經營

弘陽地產深知健康的生態環境是打造宜居空間的基礎。本集團積極響應「雙碳」號召，將綠色發展理念貫穿業務運行全週期，將環境治理、應對氣候變化、打造生態建築等視為企業發展的重要環節。我們希望通過降低自身經營活動對環境的影響，實現人與自然的和諧共存。

環境治理

弘陽地產作為一家富有社會責任感的房地產企業，不斷完善環境治理體系，從而推動企業可持續發展。

環境管理體系

弘陽地產搭建了完善的環境管理體系，助力企業實現可持續發展。我們嚴格遵守《中華人民共和國環境保護法》《中華人民共和國環境影響評價法》《中華人民共和國水污染防治法》《中華人民共和國大氣污染防治法》《中華人民共和國固體廢物污染環境防治法》《中華人民共和國節約能源法》等法律法規監管要求，並依照房地產企業特性，搭建了切實可行的環境管理體系。報告期內，我們未發生任何與環境有關的違規事件或重大事故。

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Construction 施工建設

- In terms of the construction stage, the *Environmental Management Manual*, the *Guidelines for the Open Management of Construction Sites of Redsun Properties Group* and other environmental protection rules and documents were issued to ensure that the construction activities meet the environmental management standards.
- 本集團依照施工階段業務特點，制定了《環境管理手冊》《弘陽地產集團工地開放管理工作指引》政策，規範施工階段的建設活動符合環境管理要求。

Commercial operations 商業運營

- For shopping malls, properties and other commercial operation sites, we have formulated the *Environmental Management Regulations and Standards of Redsun Commercial Home Shopping Malls*, the *Operation Guidelines for Energy Conservation and Consumption Reduction*, and the *Waste Removal Routes and Management Regulations* to clarify the regulatory requirements of each link.
- 本集團已制定《垃圾清運路線與管理規定》《濟南弘陽廣場垃圾清運管理規定》《濟南弘陽廣場環境管理規定與標準》等政策，規範商場、物業等運營場所符合集團環境管理要求。

Redsun Properties Environmental Protection Management System 弘陽地產環境保護管理體系

Environmental objectives

To enhance the company's green operations, Redsun Properties has established environmental management goals covering energy management, water efficiency, waste management, and greenhouse gas emissions. Clear optimization pathways for operational processes have been outlined to ensure the company's environmental commitments are effectively implemented, building a green real estate brand.

環境目標

為推動企業綠色經營水平的提升，弘陽地產制定了涵蓋能源管理、用水效率、廢棄物管理、溫室氣體排放等在內的環境管理目標，並清晰勾勒運營流程的優化路徑，促使企業將環保承諾落到實處，打造綠色地產品牌。

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Energy Management 能源管理	Water Efficiency 用水效率	Waste Management 廢棄物管理	Greenhouse Gas Emissions 溫室氣體排放
<ul style="list-style-type: none"> Annual energy consumption targets have been set: Energy cost savings rate of no less than 3% 已設立年度能耗目標：能耗費用節約率在不低于3% Ongoing implementation of energy-saving training and incentive initiatives for employees, suppliers, and partners 持續實施針對員工、供應商和合作夥伴的節能降耗培訓與激勵舉措 Continuous exploration of clean energy usage 持續探索清潔能源的使用 	<ul style="list-style-type: none"> Enhance water-saving awareness among employees, suppliers, and partners 強化員工、供應商及合作夥伴的節水認知 Explore in-depth the application pathways and methods for water-saving facilities and technologies 深入探索節水設施及技術的應用途徑與方法 	<ul style="list-style-type: none"> Strengthen waste sorting awareness among employees, suppliers, and partners 強化員工、供應商及合作夥伴的垃圾分類意識 Explore the potential applications of recyclable materials in depth 深入挖掘可回收材料的應用潛力 Implement the concept of green office practices 貫徹落實綠色辦公理念 	<ul style="list-style-type: none"> Continuously building a comprehensive carbon emission accounting and management system 持續構建全面的碳排放核算與管理體系 Persistently reduce operational carbon emissions through measures such as regular assessments and optimizing the energy structure 通過採取定期評估與優化能源結構等舉措，持續降低運營的碳排放量

Environmental Protection Objectives

環境保護目標

Addressing Climate Change

Redsun Properties attaches importance to and continues to identify potential risks caused by climate change. During the reporting period, we followed the guidance and recommendations of TCFD (task force on Climate-Related Financial Disclosures), combined with our own development direction and key factors affecting climate change in the real estate industry, and carried out climate change risk identification for the year. Based on the results of the identification, we have formulated corresponding measures to actively explore potential opportunities.

應對氣候變化

弘陽地產重視並持續識別氣候變化帶來的潛在風險。報告期內，我們遵循TCFD (task force on Climate-Related Financial Disclosures，氣候相關財務信息披露工作組) 的指引建議並結合自身發展方向與房地產行業氣候變化影響的關鍵因素，開展本年度氣候變化風險識別工作。根據識別結果，我們制定了相應應對舉措，積極探索潛在機遇。

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Risk Type 風險類型	Risk Factor 風險因素	Response Measures 應對舉措
Transition risks 轉型風險	Policy and legal risks: <ul style="list-style-type: none"> Emission standards may gradually increase. This could lead to stricter emissions reporting obligations. 	<ul style="list-style-type: none"> Continuous attention to regulatory law updates: <ul style="list-style-type: none"> Pay close attention to the latest developments of regulatory regulations related to the Group's business, timely sort out regulatory changes, and ensure that the Company's operations comply with the latest legal and regulatory requirements. Regularly organize internal training to improve employees' ability to understand and implement new laws and regulations, and ensure that the Company's management policies and management measures are synchronized with the update of laws and regulations. Continuous disclosure of energy and carbon emissions data: <ul style="list-style-type: none"> Continue to disclose relevant data on energy use and carbon emissions of Redsun Properties to the public to ensure transparency and credibility. Regularly issue ESG reports to disclose the efforts and achievements of Redsun Properties in the field of sustainable development. Promote energy conservation, emission reduction and carbon neutralization measures: <ul style="list-style-type: none"> We will continue to implement energy-saving and emission reduction measures, improve energy efficiency and reduce carbon emissions. Actively explore new carbon reduction opportunities for carbon elimination and carbon compensation.
轉型風險	政策和法律風險： <ul style="list-style-type: none"> 排放標準可能會逐步提高。 可能會帶來更嚴格的排放量報告義務。 	<ul style="list-style-type: none"> 持續關注監管法律更新： <ul style="list-style-type: none"> 密切關注與本集團業務相關的監管法規的最新動態，及時梳理法規變化，確保公司運營符合最新的法律法規要求。 定期組織內部培訓，提升員工對新法規的理解和執行能力，確保公司管理制度和管理辦法與法規更新同步。 持續披露能源與碳排放數據： <ul style="list-style-type: none"> 持續向公眾披露弘陽地產能源使用和碳排放的相關數據，確保透明度和公信力。 定期發ESG報告，披露弘陽地產在可持續發展領域的努力與成果。 推進節能減排與碳中和措施： <ul style="list-style-type: none"> 持續推行節能減排措施，提升能源使用效率，減少碳排放。 積極探索碳消除和碳補償的全新減碳機遇。

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Risk Type 風險類型	Risk Factor 風險因素	Response Measures 應對舉措
	Technical risks: <ul style="list-style-type: none"> The adoption and innovation of low-carbon technologies and green building materials have shown a significant upward trend. 	<ul style="list-style-type: none"> Focus on government policy orientation: <ul style="list-style-type: none"> We will continue to pay attention to the encouraging policies issued by the government to promote the green transformation of enterprises. Stay updated on market trends in clean energy technologies: <ul style="list-style-type: none"> Closely track the development trend of new clean energy technologies in the market, actively explore the application potential of clean energy in different scenarios, and expand the diversified path of energy use. Promote the implementation of green buildings: <ul style="list-style-type: none"> Deeply study the feasibility of green building and low-carbon building projects in different scenarios to build demonstration green building projects. Accelerate device iteration updates: <ul style="list-style-type: none"> Eliminate high-emission old equipment and introduce high-efficiency equipment to reduce carbon emissions.
	技術風險： <ul style="list-style-type: none"> 對低碳技術、綠色建築材料的使用及創新的趨勢顯著提升。 	<ul style="list-style-type: none"> 關注政府政策導向： <ul style="list-style-type: none"> 持續關注政府出台的鼓勵性政策，推動企業綠色轉型。 關注市場清潔能源技術動態： <ul style="list-style-type: none"> 密切跟蹤市場中清潔能源新技術的發展趨勢，積極探索清潔能源在不同場景下的應用潛力，拓展能源使用的多元化路徑。 推動綠色建築實施： <ul style="list-style-type: none"> 深入研究不同場景下，綠色建築和低碳建築項目的可行性，打造示範性綠色建築項目。 加速設備迭代更新： <ul style="list-style-type: none"> 淘汰高排放的老舊設備，引入高效能設備，減少碳排放。
	Market risk: <ul style="list-style-type: none"> Climate change may affect consumer spending habits Procurement costs may increase as demand for green buildings increases 	<ul style="list-style-type: none"> Explore the feasibility of green and low-carbon building projects: <ul style="list-style-type: none"> Deeply explore the implementation possibility of green building and low-carbon building projects, and promote the implementation of projects under appropriate conditions. Pay attention to the fluctuation of purchase price and optimize the purchase of green materials <ul style="list-style-type: none"> Pay close attention to the market trend of purchasing prices, rationally allocate resources and optimize purchasing strategies, and control the purchasing costs of green materials.
	市場風險： <ul style="list-style-type: none"> 氣候變化可能會影響消費者消費習慣變化 隨綠色建築需求增長，採購成本可能會增加 	<ul style="list-style-type: none"> 探索綠色與低碳建築項目的可行性： <ul style="list-style-type: none"> 深入探索綠色建築和低碳建築項目的實施可能性，適當條件下，推進項目落地實施。 關注採購價格波動，優化綠色材料採購 <ul style="list-style-type: none"> 密切關注採購品價格的市場變化趨勢，合理配置資源並優化採購策略，管控綠色材料的採購成本。

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Risk Type 風險類型	Risk Factor 風險因素	Response Measures 應對舉措
	Reputational risk: <ul style="list-style-type: none"> Failure to transition to green practices in a timely manner may result in adverse impacts 	<ul style="list-style-type: none"> Strict compliance and environmental management: <ul style="list-style-type: none"> Ensure that business operations comply with relevant laws, regulations and environmental requirements by strictly implementing compliance and environmental management. Disclose the results of energy conservation and emission reduction to the public: <ul style="list-style-type: none"> Disclose our practice and performance in energy conservation and emission reduction to the public, and integrate the concept of energy conservation and emission reduction and green development into enterprise operation management and brand promotion. Strengthen stakeholder communication: <ul style="list-style-type: none"> Establish an effective communication mechanism, listen to and respond to the opinions and suggestions of stakeholders in a timely manner, and enhance transparency and trust.
	聲譽風險： <ul style="list-style-type: none"> 如若未能及時進行綠色轉型，可能會造成負面影響 	<ul style="list-style-type: none"> 嚴格執行合規與環境管理： <ul style="list-style-type: none"> 通過嚴格執行合規與環境管理，確保企業運營符合相關法律法規和環保要求。 向公眾披露節能減排成果： <ul style="list-style-type: none"> 向公眾披露我們在節能減排方面的實踐和績效，將節能減排、綠色發展理念融入企業運營管理及品牌宣傳中。 加強利益相關方溝通： <ul style="list-style-type: none"> 建立有效的溝通機制，及時聽取並回應利益相關方的意見和建議，增強透明度和信任度。

Climate Risk Identification and Response Measures

氣候風險識別與應對舉措

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Ecological Building

Redsun Properties actively responds to the national “double carbon” strategy, upholds the concept of sustainable development, and integrates ecological building construction into the enterprise design concept. In the whole business operation cycle, the Group strictly refers to the *new national standard of Green Building Evaluation Standard GB50378 – 2019*, integrates ecological construction technology through green design concept guidance, green certification guarantee, creates green livable space for the public and contributes to the development of green real estate.

Green design

Our green design philosophy permeates the entire lifecycle of construction projects. During the project planning phase, we fully respect ecological factors and carefully consider the potential impacts of design and construction on the local ecological environment. We strive to preserve the original landscape of the site to the greatest extent and tailor our operations to the specific conditions of the location.

生態建築

弘陽地產積極響應國家「雙碳」戰略，秉持可持續發展理念，將生態建築建設融入企業設計理念中。本集團在業務運行全週期，嚴格參照《綠色建築評價標準 GB50378-2019》新國標，通過綠色設計理念引領、綠色認證保障，融合生態施工技術，為公眾打造綠色宜居空間，為綠色地產發展貢獻力量。

綠色設計

我們的綠色設計思維貫穿於建築項目的整個生命週期。在項目規劃階段，我們充分尊重生態因素，慎重考量設計和建設會對區塊內生態環境造成的潛在影響，最大程度保留地塊原始風貌，因地制宜開展作業。

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Energy Conservation
Concept
節能理念

- Improve natural lighting and ventilation and reduce dependence on artificial lighting and air conditioning by optimizing building design and adopting energy-efficient technologies.
- 通過優化建築設計和採用高效節能技術，提高自然採光與通風，減少對人工照明和空調的依賴。
- Utilize renewable energy such as solar energy and air energy and intelligent systems to achieve efficient energy utilization and reduce energy consumption and carbon emissions.
- 利用太陽能、空氣能等可再生能源及智能系統，實現能源高效利用，降低能耗與碳排放。

Intensive
Concept
集約理念

- Pay attention to reasonable use of space and efficient use of land, and adopt high-rise and small household design to meet residential needs.
- 注重空間合理利用與土地高效使用，採用高層與小戶型設計滿足居住需求。
- The space between buildings is ingeniously planned to create a multi-functional outdoor space, ingeniously integrating landscape greening and an activity site suitable for all ages. Provide residents with an immersive social experience.
- 在樓間距間巧妙規劃，打造集多功能於一體的室外空間，巧妙融合景觀綠化與適合全年齡段的活動場地。為居民提供沉浸式的社交體驗。

Recycling
Concept
循環利用理念

- Emphasize the recycling of water resources, set up rainwater collection and reclaimed water recycling systems for greening, road flushing and landscape water replenishment, improve water efficiency and reduce municipal water supply dependence.
- 強調水資源循環利用，設置雨水收集與中水回用系統，用於綠化、道路沖洗和景觀補水，提高用水效率，減少市政供水依賴。
- Pay attention to the recyclability and reuse of building materials, reduce construction waste, and recycle reusable building materials by category.
- 注重建材的可回收性與再利用，減少建築垃圾，分類回收可再用建材。

Ecological
Concept
生態理念

- Consider the integration of buildings and natural environment, protect and utilize natural ecological resources, design large-area greening, roof garden and vertical greening, increase urban green space, improve microclimate and improve quality of life.
- 考慮建築與自然環境融合，保護利用自然生態資源，設計大面積綠化、屋頂花園和垂直綠化，增加城市綠地，改善微氣候，提升生活質量。
- Select environmentally friendly building materials to reduce environmental pollution.
- 選用環保建材減少環境污染。

Green Building Design Concept
綠色建築設計理念

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Green certification

Redsun Properties adheres to the green building design concept of “people-oriented and adapting measures to local conditions” and actively promotes the development of green buildings. We take the needs and well-being of residents as the core of design, and create a healthy and comfortable high-quality living environment for residents as the mission. We are committed to achieving the harmonious coexistence of people, nature and architecture. In the construction process, we minimize the consumption of natural resources, while improving energy efficiency and reducing the carbon footprint. As of the end of the reporting period, our Dongtang Chunxiao project in Zhangjiagang has obtained the green building certification.

Redsun Properties integrates the green concept into the project design and promotes the sustainable development of human settlements, living and environment through a series of innovative measures.

綠色認證

弘陽地產秉持「以人為本、因地制宜」的綠色建築設計理念，積極推動綠色建築發展。我們以居住者的需求與福祉為設計核心，以為居住者創造健康舒適的優質居住環境為使命，致力於實現人與自然、建築的和諧共生。在施工過程中，我們最大限度的降低對自然資源的消耗，同時提升能源使用效率，降低碳足跡。截至報告期末，我們的張家港東棠春曉項目獲得了綠色建築認證。

弘陽地產在項目設計中融入綠色理念，通過系列創新措施促進人居、生活、環境的可持續發展。

Zhangjiagang Dongtang Chunxiao Project**張家港東棠春曉項目**

The Project determines the building orientation by reasonably planning the building layout, considering the terrain and summer wind direction, and taking into account the sunlight conditions to ensure the area of external windows and openable area of each room, so as to achieve good natural lighting and ventilation effects. The central sunshade louver is set in the east-west and south-west external windows to effectively block outdoor radiant heat and reduce indoor glare, so as to reduce the energy consumption of building heating and air conditioning and improve indoor comfort.

本項目通過合理規劃建築佈局，考慮地形和夏季風向確定建築朝向，同時兼顧日照條件，保證各房間外窗面積及可開啟面積，以實現良好的自然採光和通風效果。通過在東西南三面外窗設置中置遮陽百葉，有效阻擋室外輻射熱，降低室內眩光，從而減少建築供暖空調能耗，提升室內舒適度。



Adjustable external shading initiatives
可調節外遮陽舉措

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Sanitary appliances such as water-saving faucets are used in the residential and public supporting areas of the Project, and the water-saving efficiency level is not lower than Level 2 to effectively improve the water resource utilization efficiency.
本項目住宅戶內和公建配套區域採用節水型龍頭等衛生器具，節水效率等級不低於2級，有效提高水資源利用效率。

(三).卫生洁具:					
1. 洁具选型应满足室内装饰要求,作业主订货,有样本及实物后,再预留检修洞.洁具安装参照国标09S304;					
2. 卫生洁具应符合<<节水型生活用水器具>>CJ/T 164-2014 标准的要求.					
节水器具名称	节水器具主要特点	节水器具用水量	节水器具名称	节水器具主要特点	节水器具用水量
单档节水坐便器	一次冲洗水量不大于5.0L	5(L/冲)	节水龙头	光电感应式/陶瓷阀芯	0.125(L/s)
双档节水坐便器	3.5/5L两档且一次冲洗水量不大于5L	3.5/5(L/冲)	小便器	光电感应式	3.0(L/次)
淋浴器	节水型淋浴喷嘴、水温调节器等	0.12(L/s)			
3. 本工程洗脸盆、小便器均采用后出水型,内装需加设蜂蜡进行包封.					
4. 除酒店客房、公寓、住宅外其余公共区域之洗脸盆均采用光电感应水龙头.					
5. 坐便器和水嘴的流量指标应分别满足《坐便器用水效率限定值及用水效率等级》GB25502-2010、					
《水嘴用水效率限定值及用水效率等级》GB25501-2010、《小便器用水效率限定值及用水效率等级》GB28377-2012、					
《淋浴器用水效率限定值及用水效率等级》GB28378-2012及《便器冲洗用水效率限定值及用水效率等级》GB28379-2012					
节水评价数值要求,即流量数值要求不小于用水效率等级指标的2级.					

Water saving appliance application measures
節水器具應用舉措

The project adopts the special design of sponge city, and optimizes the drainage system, improves the comprehensive utilization and control of rainwater, enhances the ecological environment of the community and the living quality of residents, and reduces the risk of urban waterlogging through the six word policy of “infiltration, stagnation, storage, purification, utilization and drainage”.
本項目採用海綿城市專項設計，通過「滲、滯、蓄、淨、用、排」六字方針，優化排水系統，提升雨水綜合利用與控制，增強小區生態環境與居民生活質量，降低城市內澇風險。



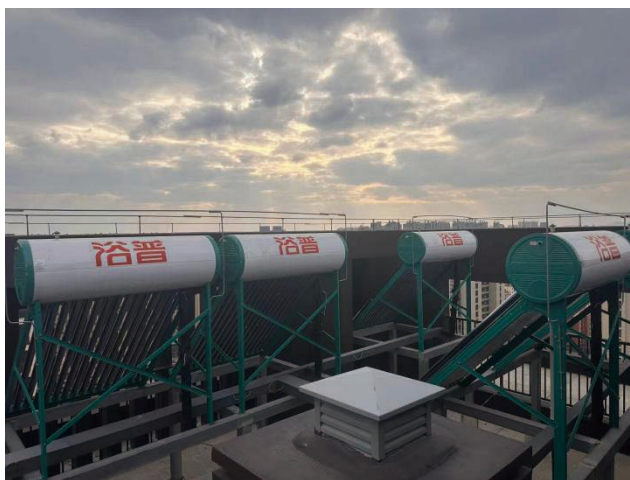
Sponge City Design
海綿城市設計

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

In combination with local climate and sunshine conditions as well as energy consumption characteristics of residential areas, solar hot water system is set on the reverse sixth floor of each building to meet household hot water demand. The solar heat collection area of each household is not less than 2.0 m², and 324 households are set up, accounting for 44.69% of the total households.


本項目結合當地氣候和日照條件，以及住宅小區的用能特點，在各棟樓逆六層設置太陽能熱水系統，滿足住戶熱水需求。每戶太陽能集熱面積不小於2.0m²，共設置324戶，佔總戶數的比例達到44.69%。



Solar Energy Use Initiative
太陽能使用舉措

The indoor lamps of the Project are energy-saving LED lamps equipped with high-efficiency light sources. In the public area, ceiling lamps with infrared sensing function are installed. Carefully designed and calculated to ensure that lighting power density values in each room meet standard target values. These measures effectively reduce the energy consumption of artificial lighting and achieve resource saving.

本項目室內燈具均選用節能型LED燈具，配備高效光源。公共區域則安裝了自帶紅外感應功能的吸頂燈。經精心設計與計算，確保各房間照明功率密度值均符合標準目標值。這些措施有效降低了人工照明能耗，實現了資源節約。

38		自帶紅外感應控制扁圓吸頂燈	LED光源, 12W ~220V
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Artificial lighting energy-saving measures
人工照明節能舉措

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Ecological Construction

Redsun Properties has established a comprehensive ecological management system, covering all project phases and forming a closed-loop chain. In accordance with the regulatory requirements of the *Environmental Protection Law of the People's Republic of China*, we have formulated the *Redsun Properties Construction Project Management System and Implementation Rules*, the *Redsun Properties Safety and Civilized Construction Standards* and the *Project Assessment Management System* as the internal management basis. In the bidding process, we incorporate the green construction standards into the bidding contract, requiring the contractor to strictly implement the safety and environmental protection production responsibility system, so as to ensure that every link in the construction process meets the environmental protection requirements.

In the construction process, Redsun Properties optimizes the construction scheme from the actual situation, strictly controls dust pollution, realizes the economical use of energy and water resources, reduces the negative impact of construction activities on the ecological environment and surrounding residents, and builds a clean and safe construction environment.

生態施工

弘陽地產已搭建全面的生態施工管理體系，覆蓋項目的各個環節，形成了完整的生態施工管理鏈條。我們依照《中華人民共和國環境保護法》監管要求，並制定《弘陽地產建設工程管理制度及實施細則》《弘陽地產安全文明施工標準》《工程考核管理制度》等作為內部管理依據。我們在招投標過程中，將綠色環保建造標準納入招標合同，要求承包商嚴格落實安全環保生產責任制，確保施工過程中的每一個環節都符合環保的要求。

在施工過程中，弘陽地產從實際出發，對施工方案進行優化，嚴格控制揚塵污染、實現能源、水資源的節約使用，降低施工活動對生態環境及周圍居民帶來的負面影響，構建潔淨、安全的施工環境。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Low carbon operations 低碳運營	<p>Give priority to energy-saving lamps such as solar energy, sound control and light control to effectively reduce the electricity consumption for lighting at the construction site; 優先選用太陽能、聲控、光控等節能燈具，有效降低施工現場照明用電；</p> <p>Formulate construction energy consumption indicators, adopt environmentally friendly construction machinery and equipment recommended by the state or the industry, reasonably arrange the construction sequence, and make full use of public machinery resources in the work area; 制定施工能耗指標，採用國家或行業推薦的環保施工機械設備，合理安排施工順序，充分利用工區的公用機械資源；</p> <p>Regularly recording, reviewing and analyzing the production and domestic electricity consumption data of construction areas and offices to form a normalized management mechanism; 定期記錄、審核、分析施工區域及辦公室的生產、生活用電數據，形成常態化管理機制；</p> <p>Set up automatic control devices for temporary electrical lines and temporary electrical equipment reasonably. 合理設置臨電線路及臨電設備的自動控制裝置。</p>
Water Management 用水管理	<p>Install water recycling device to realize secondary utilization; 安裝用水循環回收裝置，實現二次利用；</p> <p>Design and build drainage ditches, oil separators and other facilities according to standards; 按標準設計和修建排水溝、隔油池等設施；</p> <p>The turbid wastewater generated from the washing of soil trucks is collected through drainage and mud sedimentation facilities and discharged to the sedimentation tank for separation; 通過排水和泥漿沉澱設施收集清洗帶泥土貨車產生的渾濁廢水，排至沉澱池進行分離；</p> <p>After the construction water and domestic water are collected, they are discharged through independent pipes to achieve closed-loop wastewater treatment. 施工用水和生活用水完成收集後均有獨立管道排放，實現廢水閉環處理。</p>

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

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High-quality materials 優質材料	<p>Choose and improve the anti-formaldehyde level requirements for indoor panels, and the density of medium-density fiberboards shall reach 720-760/m³, and the environmental protection standard E1 level shall be ensured to ensure the indoor environmental safety;</p> <p>室內板材選用提高抗甲醛等級要求，中密度纖維板密度需達到720-760/立方米，環保標準E1級，確保室內環境安全；</p> <p>Use soundproof glass and soundproof floor to reduce noise interference and improve the living experience.</p> <p>使用隔音玻璃、隔音樓板，減少噪音干擾，提升居住體驗。</p>
Waste control 廢棄物管控	<p>Formulate the <i>Waste Classification Management System</i> to classify, stack, recycle and reuse wastes (such as timber, formwork, steel bars, pipes and other different materials stacked separately to facilitate secondary recycling;</p> <p>制定《垃圾分類管理制度》，對垃圾進行分類堆放、回收、再利用(如木方、模板、鋼筋、管材等不同材料分別堆放，方便二次回收利用；</p> <p>Set up garbage centralized stacking area during construction;</p> <p>施工過程中設置垃圾集中堆放區；</p> <p>Provide training for construction personnel to restrict them to collect garbage at fixed points;</p> <p>對施工人員進行培訓，約束其對垃圾進行定點集中彙集；</p> <p>Contracting construction waste to local urban management and other third-party professional institutions for proper disposal.</p> <p>將建築垃圾承包至當地城管等第三方專業機構進行妥善處置。</p>
Dust control 揚塵控制	<p>The construction site of each project is enclosed;</p> <p>各項目施工場地設置封閉圍；</p> <p>Each project construction site is equipped with sprinkler and fog gun facilities to reduce dust;</p> <p>各項目施工場地配備灑水車、霧炮設施減少揚塵；</p> <p>The stacked materials shall be covered with dust-proof net;</p> <p>對於堆放材料採用防塵網覆蓋防治；</p> <p>Dust monitoring equipment and air quality monitoring system are set at the construction site to broadcast PM2.5 and other data, so as to realize real-time monitoring of air pollutants such as dust.</p> <p>工地現場設置揚塵監測設備以及空氣質量監測系統播報PM2.5等數據，實現揚塵等空氣污染物的實時監控。</p>

Ecological Construction Measures

生態施工措施

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Redsun Properties improves the efficiency and value of land use in an all-round way through scientific planning and the application of ecological technology. We adhere to the forward-looking planning concept and rigorous development attitude, and deeply cultivate the field of land development. During the reporting period, Redsun Properties followed up on the research of 14 plots of land in places such as Nanjing, Jinan, Pengzhou, Chuzhou, and Weifang. These plots cover various business forms including commercial properties, serviced apartments, high-rise residential buildings, garden houses, stacked villas, and courtyard houses.

Redsun Properties is committed to promoting urban renewal. We focus on the regeneration of old buildings, and promote regional vitality and cultural heritage by transforming old buildings into new cultural and tourism landmarks.

弘陽地產通過科學規劃與生態技術運用，全方位提升土地利用效率與價值。我們秉持前瞻性的規劃理念與嚴謹的開發態度，深耕宗地開發領域。報告期內，弘陽地產在南京、濟南、彭州、滁州、濰坊等地跟進了14宗地塊的研究，涵蓋了商業、酒店式公寓、高層住宅、洋房、疊拼、合院等業態。

弘陽地產致力於促進城市更新，我們聚焦老舊建築的煥新重生，通過將老舊建築改造為文旅新地標，推動區域的活力提升和文化傳承。

Changzhou 1936 Commercial Cultural Protection Zone Quality Improvement Planning Helps Urban Renewal

常州1936商業文保區品質提升策劃助力城市更新

In 2024, Redsun Properties launched the quality improvement planning of Changzhou 1936 Commercial Cultural Protection Zone. Based on the characteristic buildings of the Republic of China, the project makes full use of the rich resources such as the Beijing-Hangzhou Grand Canal, historical and cultural preservation buildings, modern textile industry relics and Changzhou historical and cultural celebrities to enhance the landscape of cultural tourism scenes and plan and conceive commercial packaging. Through careful design, these elements are organically integrated to create a unique cultural and tourism destination integrating history, culture and modern commerce.

2024年，弘陽地產啟動了常州1936商業文保區品質提升策劃工作。該項目以民國特色建築群為基礎，充分利用京杭大運河、歷史文保建築、近現代紡織工業遺存以及常州歷史文化名人等豐富資源，對文旅場景進行了景觀提升和商業包裝的策劃與構思。通過精心設計，將這些元素有機融合，打造了一個集歷史文化與現代商業於一體的特色文旅目的地。



The entrance facade of the Changzhou 1936 Commercial Heritage Conservation District
常州1936商業文保區入口門頭

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Low-carbon Operations

Redsun Properties attaches great importance to green practice in commercial operation, daily office and other fields, and actively practices the concept of sustainable development. We have established internal management systems such as the *Environmental Management Regulations and Standards for Hongyang Commercial Home Furnishing Mall* and the *Operation Guidelines for Energy Conservation and Consumption Reduction* to regulate and control energy use in operation. Redsun Properties is taking practical actions to create a more comfortable green experience for all stakeholders.

Green business

Redsun Properties continues to explore a green business management model and is committed to continuously improving the level of sustainable business governance. We strictly require all tenants to comply with national and industry environmental standards. In its commercial sites, we actively improve environmental performance and jointly promote green commerce by implementing measures such as energy conservation, water conservation and waste emission reduction.

低碳運營

弘陽地產高度重視在商業運營、日常辦公等領域的綠色實踐，積極踐行可持續發展理念。我們已制定《弘陽商業家居商場環境管理規定與標準》《節能降耗操作指引》等內部管理制度，規範並管控運營中的能源使用。弘陽地產正以實際行動，為各利益相關方打造更加舒適的綠色體驗。

綠色商業

弘陽地產持續探索綠色商業管理模式，致力於不斷提升可持續商業治理水平，我們嚴格要求所有入駐商戶遵循國家及行業的環保標準。在旗下商業場所，我們通過實施節能、節水以及減少廢棄物排放等措施，積極改善環境表現，共同推動綠色商業的發展。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

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Energy Saving 節能降耗

- Implement the *Three Off and One Closed Management Regulations*, and formulate energy management and control plans.
- 落實《三關一閉管理規定》，並制定相應能源管控方案。
- Formulate the *Time system of Hong Yang Plaza Fountains and Water Features and the System of Lighting for Commercially-Lit Facades to control the lighting time of landscape and external facades* to reduce energy use.
- 制定《弘陽廣場噴泉及水景運行時間規定》和《商業燈光外立面亮化規定》，以控制景觀和外立面亮化的時間，從而減少能源消耗。
- According to the *Sunshade Opening and Closing System*, adjust the natural lighting time of commercial places in a timely manner to reduce costs and improve efficiency.
- 依據《遮陽簾開閉規定》，適時調整商業場所的自然採光時間，以降低成本並提高效率。
- Arrange special personnel to patrol the shop building regularly to ensure that the water and electricity facilities can be closed in time when they are not in use, so as to prevent unnecessary waste of resources.
- 安排專人定期對商鋪大樓進行巡檢，確保水電設施在不使用時能夠及時關閉，防止資源的無謂浪費。

Orderly management of waste 廢棄物有序管理

- Establish the *Waste Removal Routes and Management Regulations*, which stipulates that catering tenants need to use qualified containers to collect garbage and follow the designated garbage transportation route.
- 制定《垃圾清運路徑及管理規範》，規定餐飲租戶需使用達標容器收集垃圾，並遵循指定的垃圾運輸路徑。
- Merchants are required to classify their waste and store it in designated locations to ensure timely cleaning.
- 要求商戶對其產生的廢棄物進行分類，並在指定地點存放，確保及時清理。

Advocating green leasing 倡導綠色租賃

- Strengthen the guidance of green business philosophy of merchants, supervise and help merchants save electricity in daily inspection.
- 加強商戶綠色經營理念引導，日常巡查中督促並幫助商戶節約電能。
- It is strictly required that tenants comply with internal environmental protection systems such as the *Hongyang Decoration Manual* to build a green mall with energy conservation, environmental protection and healthy development.
- 嚴格要求入駐商戶遵守《弘陽裝修手冊》等內部環保制度，打造節能環保、健康發展的綠色商場。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

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Green office

We advocate green and low-carbon office methods to create an environmental atmosphere within the group. We cultivate employees' awareness of water and electricity conservation, promote paperless office and promote low-carbon travel. We hope that every employee can become a practitioner of green office and work together to achieve the company's sustainable development goals.

綠色辦公

我們倡導綠色低碳的辦公方式，在集團內部營造環保氛圍。我們培養員工節水節電意識、推廣無紙化辦公、提倡低碳出行，我們希望每一位員工都能成為綠色辦公的踐行者，共同為實現公司的可持續發展目標而努力。

Conference Room
use
會議室使用

- The meeting room shall be pre-agreed in advance, and unreasonable or long-term occupation of the meeting room shall be prohibited;
- 會議室使用需提前預約，嚴禁不合理預約或長期佔用會議室；
- The meeting room is fully occupied, and the equipment, lighting lamps, air adjustment, etc. are required to be held;
- 會議室使用完畢後，確保設備、照明燈、空調等及時關閉，避免長時間開啟；
- It is forbidden to use disposable materials to paste the wall and top of the conference room. In case of special circumstances, report in advance.
- 會議室禁止使用一次性物料張貼牆面、頂面等，如遇特殊情況，需提前報備。

Air conditioning
lighting use
空調照明使用

- During office hours in summer and winter, the air conditioner shall be turned on according to the actual demand, and the doors and windows shall be closed when the air conditioner is turned on to avoid energy waste;
- 夏冬兩季的辦公時間根據實際需求開啟空調，在空調開啟時注意關閉門窗，避免能源浪費；
- Natural light shall be used for lighting in office area as much as possible. If necessary, light sources shall be used reasonably. After work, light sources shall be turned off in time. Local lighting shall be provided for weekend and holiday work;
- 辦公區盡可能使用自然光進行照明，必要時，合理使用光源，下班後及時關閉燈源，週末及節假日加班局部照明；
- The use of high-power electrical appliances is prohibited in office areas, and the lighting of public areas and corridors is uniformly regulated by the property.
- 辦公區域禁止使用大功率電器，公區、樓道的照明由物業統一調控。

Office supplies use
辦公物品使用

- Use office supplies and toilet paper as needed to avoid waste;
- 辦公用品、衛生間紙品按需取用，避免浪費；
- The company's green plants are maintained by special personnel to avoid arbitrary watering,
- 公司綠植由專人養護，避免隨意澆灌；
- Water dispensers and coffee makers are used as needed and waste is prohibited.
- 飲水機、咖啡機資源按需使用，禁止浪費。

Green Office Initiatives

綠色辦公舉措

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

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Green culture

Redsun Properties is committed to becoming a practitioner and disseminator of green low-carbon culture. In order to achieve this goal, we actively carry out green culture promotion activities to enhance employees' low-carbon awareness. To this end, we have formulated a series of policies to provide a solid guarantee for the transmission of green concepts. In addition to the *Waste Classification Management System*, we also issued the *Proposal on Energy Conservation and Consumption Reduction of the Headquarters Building* to all employees, encouraging them to take energy-saving and emission reduction measures in their daily work and work together to achieve the company's green development goals. Promotion and implementation of green culture:

綠色文化

弘陽地產致力於成為綠色低碳文化的踐行者與傳播者。為了實現這一目標，我們積極開展綠色文化宣貫活動，以提升員工的低碳意識。為此，我們制定了系列政策，為綠色理念的傳遞提供堅實保障。除《垃圾分類管理制度》外，我們還向全體員工發出了《總部大廈關於節能降耗的倡議書》，鼓勵大家在日常工作中採取節能減排的措施，共同為實現公司的綠色發展目標而努力。

Enhanced Environmental Awareness Among Employees

員工環保意識提升

In our daily operations, we emphasize fostering employees' conservation and environmental awareness. By posting reminder tips, we encourage staff to reduce paper waste. We aim to subtly enhance their eco-consciousness, integrating it into corporate culture to collectively contribute to protecting the planet.

在企業日常運營中，我們注重培養員工的節約環保意識，通過張貼提醒貼士，提醒員工減少紙張浪費。我們期望借此潛移默化地提升員工環保意識，將其融入企業文化，共同為保護地球環境貢獻力量。



Paper Conservation Tips
節約用紙貼士

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

2024 ENVIRONMENTAL DATA PERFORMANCE SHEET

During the reporting period, our environmental performance was as follows:

2024環境數據績效表

報告期內，我們的環境績效表現如下：

Category 類別	Unit 單位	2024 2024年
Air pollutant emissions¹ 空氣污染物排放¹		
CO emissions CO排放量	Kg 千克	– –
NOx emissions NOx排放量	Kg 千克	10.51 10.51
SOx emissions SOx排放量	Kg 千克	0.01 0.01
PM emissions PM排放量	Kg 千克	– –
Wastewater discharge 廢水排放		
Wastewater discharge 廢水排放量	Metric ton 公噸	106,131 106,131

¹ The calculation of air pollutant emissions shall refer to the “How to Prepare Environmental, Social and Governance Report – Appendix II: Guidelines for Reporting Environmental Key Performance Indicators” issued by the Stock Exchange and the “Handbook on Accounting Coefficients of Boiler Pollutant Output” issued by the Ministry of Ecology and Environment of the People’s Republic of China. Since natural gas is mainly composed of methane and a small amount of ethane, propane, nitrogen and butane, with only a small amount of sulfur impurities, sulfur oxide emissions are ignored in the calculation process

¹ 空氣污染物排放量計算參考聯交所發佈的《如何準備環境、社會及管治報告 – 附錄二：環境關鍵績效指標匯報指引》及中華人民共和國生態環境部發佈的《鍋爐產排污量核算係數手冊》。由於天然氣主要由甲烷和少量乙烷、丙烷、氮、和丁烷組成，只有少量含硫雜質，硫氧化物排放量在計算過程中忽略不計

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Category 類別	Unit 單位	2024 2024年
Hazardous waste		
有害廢棄物		
Fluorescent tube production 螢光燈管產生量	individual 個	100
Waste battery generation 廢舊電池產生量	Kg 千克	18.34
Production of other electronic wastes 其他電子廢棄物產生量	Kg 千克	—
Ink cartridge production 墨盒產生量	individual 個	92
Waste liquid generated from equipment maintenance 設備維護廢液產生量	Liter 公升	—
Non-hazardous waste		
無害廢棄物		
Production of general waste/domestic waste 一般垃圾／生活垃圾產生量	Metric ton 公噸	5.655
Production of kitchen waste 廚餘垃圾產生量	Metric ton 公噸	—
Total amount of harmless waste 無害廢棄物總量	Metric ton 公噸	5.655
Water consumption		
水資源消耗		
Municipal Water 市政用水	Metric ton 公噸	196,031.13

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Category 類別	Unit 單位	2024 2024年
Energy consumption²		
能源消耗²		
Purchased power	MWh	7,118.87
外購電力	兆瓦時	7,118.87
Total fuel consumption (automotive gasoline)	MWh	–
燃油總消耗量(汽車汽油)	兆瓦時	–
Total natural gas consumption	MWh	71.69
天然氣消耗總量	兆瓦時	71.69
Comprehensive energy consumption	MWh	7,190.57
綜合能耗	兆瓦時	7,190.57
Greenhouse gas emissions³		
溫室氣體排放³		
Scope I Greenhouse gas emissions	Tonnes CO ₂ equivalent	1.54
範圍一溫室氣體排放量	噸二氧化碳當量	1.54
Scope II (Electricity) Greenhouse gas emissions	Tonnes CO ₂ equivalent	4,059.89
範圍二(電力)溫室氣體排放量	噸二氧化碳當量	4,059.89
Greenhouse gas offsets from trees owned	Tonnes CO ₂ equivalent	0.02
擁有的樹木帶來的溫室氣體抵銷量	噸二氧化碳當量	0.02
Total greenhouse gas emissions	Tonnes CO ₂ equivalent	4,061.41
溫室氣體排放總量	噸二氧化碳當量	4,061.41

² For calculation of total amount of gasoline consumption and natural gas consumption in comprehensive energy consumption, refer to the *GB/T 2589-2020 General Principles for Calculation of Comprehensive Energy Consumption*, in which 1.33 kgce/m³ is selected as the natural gas standard coal conversion coefficient.

³ Category I greenhouse gas emissions mainly come from gasoline use and natural gas use, and are calculated with reference to the *National Development and Reform Commission's Guidelines for Accounting Methods and Reporting of Greenhouse Gas Emissions by Enterprises in Other Industries (Trial)*. Category II greenhouse gas emissions mainly come from the emissions generated by the use of purchased electricity, which are calculated according to the average emission factors of the national power grid in 2022 in the *Notice on the Management of Greenhouse Gas Emission Reports of Enterprises in the Power Generation Industry in 2023-2025 issued by the Ministry of Ecology and Environment of the People's Republic of China*.

² 綜合能耗中汽車汽油消耗以及天然氣消耗的總量計算，參考《GB/T 2589-2020綜合能耗計算通則》，其中天然氣折標準煤係數選用1.33 kgce/m³。

³ 範疇一溫室氣體排放主要來自於汽油使用和天然氣使用產生的排放，參考國家發改委《工業其他行業企業溫室氣體排放核算方法與報告指南(試行)》標準計算。範疇二溫室氣體排放主要來自於外購電力使用產生的排放，根據中華人民共和國生態環境部發佈的《關於做好2023-2025年發電行業企業溫室氣體排放報告管理有關工作的通知》中2022年度全國電網平均排放因子計算。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

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Category 類別	Unit 單位	2024 2024年
Wastewater discharge 廢水排放		
Wastewater discharge density	MT/m ² GFA	1.06
廢水排放密度	公噸／平方米建築面積	1.06
Nonhazardous waste 無害廢棄物		
Nonhazardous waste density	MT/m ² GFA	—
無害廢棄物密度	公噸／平方米建築面積	—
Water consumption 水資源消耗		
Water consumption density	MT/m ² GFA	1.96
水資源消耗密度	公噸／平方米建築面積	1.96
Energy consumption 能源消耗		
Comprehensive energy consumption density	MWh/m ² GFA	0.07
綜合能耗密度	兆瓦時／平方米建築面積	0.07
Greenhouse gas emission density	Ton CO ₂ equivalent/m ² GFA	0.04
溫室氣體排放密度	噸二氧化碳當量／平方米建築面積	0.04

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

TALENTS-CENTRIC

Redsun Properties always firmly believes that talents are the core driving force for the sustainable development of enterprises. By improving the recruitment, training and incentive mechanism of talents, we have built a scientific talent development system and are committed to providing every employee with a broad development platform and a clear career promotion channel. At the same time, we continue to optimize the salary and welfare system to ensure that the legitimate rights and interests of employees are fully protected, and through the organization of a variety of special activities, we pay attention to the physical and mental health and occupational safety of employees and strive to create a working atmosphere full of care and belonging. In these efforts, we work hand in hand with our employees to grow together and strive for a better future.

Gathering Employee

Redsun Properties understands the importance of talents to the development of enterprises, actively introduces outstanding talents in various fields, and establishes a sound talent training mechanism. We invest resources to support employee growth, continuously optimize remuneration and benefits, and protect employees' rights and interests. At the same time, various activities are held to enhance team cohesion and pay attention to occupational health and safety of employees. Redsun Properties and its employees move forward side by side and draw a brilliant future together on the road of common growth.

Talent attraction

Redsun Properties strictly abides by a series of labor and security regulations such as the Labor Law of the People's Republic of China, the Labor Contract Law of the People's Republic of China and the Law of the People's Republic of China on the Protection of Minors to ensure the legality and standardization of human resources practice. We resolutely resist any form of forced labor, prohibit the employment of child labor, and eliminate any form of discrimination, so as to ensure that every employee can find equal development opportunities in Redsun Properties. Meanwhile, if any illegal employment of child labor or forced labor is discovered, Redsun Properties will severely punish the relevant employees involved. These commitments not only reflect our respect for the law but also our practice of social responsibility, aiming to attract and retain talented people.

廣開才路

弘陽地產始終堅信，人才是企業持續發展的核心動力。我們通過完善人才的招聘、培養與激勵機制，構建了科學的人才發展體系，致力於為每一位員工提供廣闊的發展平台和清晰的職業晉升通道。同時，我們持續優化薪酬福利體系，確保員工的合法權益得到充分保障，並通過組織豐富多彩的特色活動，關注員工的身心健康與職業安全，努力營造一個充滿關懷與歸屬感的工作氛圍。在這些努力下，我們與員工攜手並進，共同成長，為實現美好未來而奮鬥。

聚力員工

弘陽地產深諳人才對企業發展的重要性，積極引進各領域優秀人才，並建立完善的人才培養機制。我們投入資源支持員工成長，不斷優化薪酬福利，保障員工權益。同時，舉辦多種活動增強團隊凝聚力，關注員工職業健康與安全。弘陽地產與員工並肩前行，在共同成長的道路上，攜手繪製燦爛的未來圖景。

人才吸引

弘陽地產嚴格遵守《中華人民共和國勞動法》《中華人民共和國勞動合同法》《中華人民共和國未成年人保護法》等一系列勞動保障法規，確保人力資源實踐的合法性與規範性。我們堅決抵制任何形式的強制勞動，嚴禁僱傭童工，同時杜絕任何形式的歧視行為，保證每位員工都能在弘陽地產找到平等的發展機會。同時，如若發現違規僱傭童工或強制勞工，弘陽地產將嚴格懲處相關涉事員工。這些承諾不僅體現了我們對法律的尊重，更是我們對社會責任的踐行，旨在吸引並留住優秀人才。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

In order to absorb diversified talents and comprehensively promote the development of enterprises, Redsun Properties has actively implemented a multi-dimensional talent recruitment strategy. On one hand, through campus recruitment, attract outstanding graduates with passion and innovation; On the other hand, it introduces elites through social recruitment. At the same time, through the internal competition mechanism, employees are provided with internal transfer and promotion opportunities to ensure the sustainability and stability of the construction of the enterprise's talent echelon.

弘陽地產為吸納多元化人才，全面推動企業發展，積極實施了多維度的人才招聘戰略。一方面通過開展校園招聘，吸引富有激情與創新力的優秀畢業生；另一方面通過社會招聘，引進精英人士。同時通過內部競聘機制，為員工提供內部轉崗和晉升機會，確保企業人才梯隊建設的持續性和穩定性。

- Actively introduce young talents to the Group by building a collaboration bridge with local colleges and universities
- 通過構建與地方院校的協作橋樑，積極為本集團引進年輕才幹：
- Redsun Elites – Marketing Elite Campus Recruitment Plan to attract and cultivate future marketing responsibilities
- 「弘英生」—— 營銷精英校園招募計劃，吸引並培養未來的營銷工作擔當
- Redsun Management Trainees – Management of elite recruitment plan for trainees, shaping future core business members and team leaders
- 「弘鵬生」—— 管培生精英招聘計劃，塑造未來的業務核心成員與團隊領航者

Campus recruitment

校園招聘



- Through a variety of channels such as special recruitment, internal recommendation and headhunting promotion, we accurately absorb senior professionals in the industry, actively invite like-minded elites, and work with Redsun Properties to draw a blueprint for development
- 通過多種途徑如專項招聘、內部推薦及獵頭推介等，精準吸納業內資深專業人才，積極邀請志同道合的精英，與弘陽地產攜手共繪發展藍圖

Social Recruitment

社會招聘



- Through internal in-depth mining, in view of the core vacant positions, the Group follows the strategy of "internal before external", and gives priority to internal talent training and promotion opportunities through internal competition for positions in accordance with the principles of openness, fairness and impartiality, so as to promote the reasonable flow and optimal allocation of talents within the Group
- 通過內部深度挖掘，針對核心空缺職位，遵循「先內後外」的策略，依據公開、公平、公正的原則，通過內部競聘上崗的方式，優先考慮內部人才培養與晉升機會，以此推動集團內部人才的合理流動與優化配置
- In 2024, internal promotions accounted for 60% of total hires, while external recruitment made up 40%, with priority given to maintaining talent continuity in critical positions
- 2024年內部晉升佔比60%、外招佔比40%，優先保障關鍵崗位人才連續性

Internal Competition

內部競聘

Recruitment channels
招聘渠道

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Talent management

Amidst the wave of informatization, Redsun Properties proactively adapts and actively explores online management pathways, aiming to enhance corporate operational efficiency and employee satisfaction.

This year, we continuously updated the human resources management platform, conducted online human resources inspection, and comprehensively reviewed and evaluated the current situation of human resources management. Relying on advanced information technology, we systematically collected, analyzed and compared data, and explored core sectors such as organizational structure, talent layout, training and growth, compensation and welfare. We adhere to the comprehensive coverage, accuracy and objectivity of inspection, laying a solid foundation for building a more scientific and reasonable human resources strategy. Looking forward to the future, we will continue to deepen the informatization construction of human resources management and strive to achieve the informatization and data management of the whole life cycle of employees.

At the same time, Redsun Properties has optimized and upgraded the form of human resources management tools. We focus on improving the ease of use of the form, the efficiency of data processing and the accuracy of information, not only simplifying the form operation process, making it more intuitive and easier to use, but also enhancing the ability of data collection and analysis, which can more quickly extract key information and conduct in-depth mining.

人才管理

信息化浪潮之下，弘陽地產主動適應並積極探索線上管理路徑，旨在增強企業運營效能與員工滿意度。

本年度，我們持續更新人力資源管理平台，進行線上人力巡檢工作，全面審視並評估人力資源管理的現狀。依託先進信息技術，我們系統收集、分析並對比數據，深入探討了組織結構、人才佈局、培訓成長、薪酬福利等核心板塊。我們堅持巡檢的全面覆蓋、精準無誤及客觀公正，為構建更加科學與合理的人力資源戰略奠定堅實基礎。展望未來，我們將持續深化人力資源管理信息化建設，力求實現員工全生命週期的信息化、數據化管理。

同時，弘陽地產對人力資源管理工具表單進行了優化升級，我們著眼於提升表單的易用性、數據處理的效率以及信息的準確性，不僅簡化了表單操作流程，使其更加直觀易用，還增強了數據收集與分析的能力，能夠更快速地提取關鍵信息並進行深度挖掘。

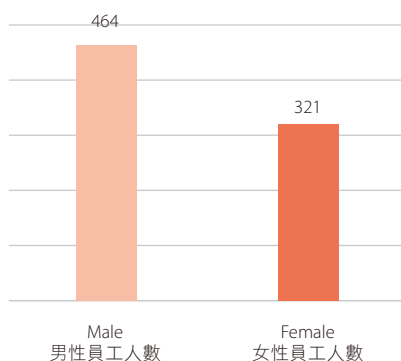
ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

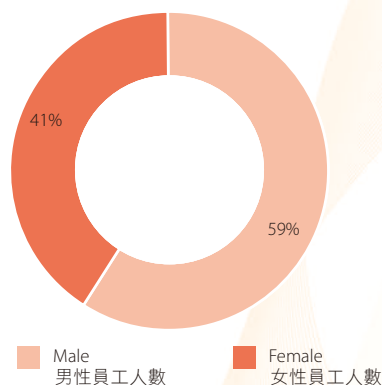
As of December 31, 2024, Redsun Properties has 785 employees, and the classification of employees by gender, employment type, age group and region is as follows:

截至2024年12月31日，弘陽地產共有員工785人，員工按性別、僱傭類型、年齡組別和地區劃分的情況如下：

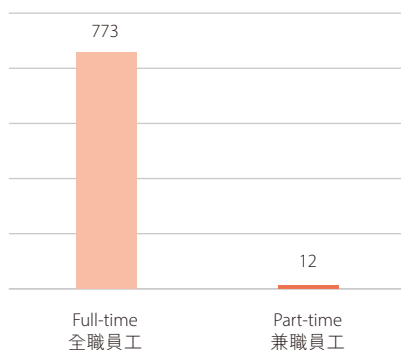
By gender
按性別劃分



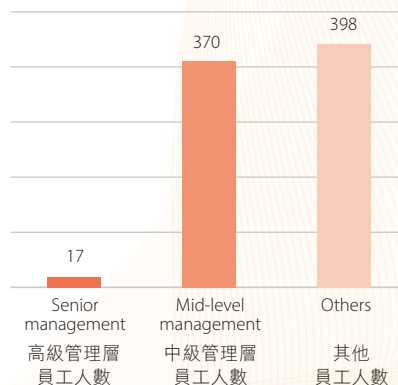
By gender
按性別劃分



By type of employment
按僱傭類型劃分

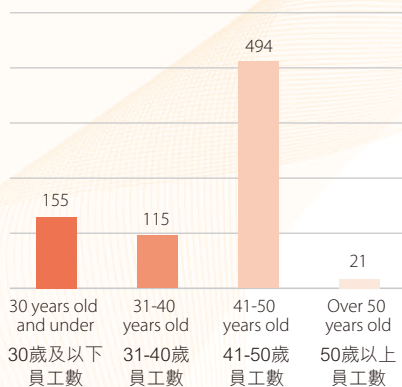
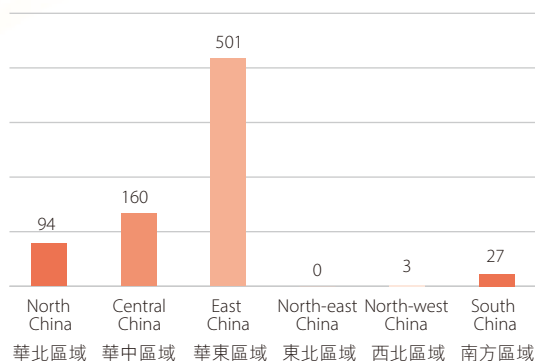


By type of employment
按僱傭類型劃分



ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

By age group
按年齡組別劃分By region
按地區劃分

Compensation and Benefits

Redsun Properties has always taken national laws as its guiding principles, strictly abided by labor and social security laws and regulations to safeguard the earnings of every employee. We are acutely aware that remuneration and benefits serve as a significant barometer of an employee's worth and a direct recompense for their diligent endeavors. Therefore, we are committed to building a fair, reasonable, open and transparent salary and welfare structure, ensuring that every employee can feel the warmth and respect of the company, so that their every effort can be recognized and rewarded.

薪酬福利

弘陽地產始終將國家法律作為行事準則，嚴格遵守勞動和社會保障法律法規，保障每位員工的勞動所得。我們深知，薪酬與福利是衡量員工價值的重要標尺，也是對他們辛勤耕耘的直接回饋。因此，我們致力於構建一個公正合理、公開透明的薪酬福利架構，確保每位員工都能感受到公司的溫暖與尊重，讓他們的每一分付出都能得到應有的認可與回報。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Adhering to the concept of “people-oriented”, Redsun Properties focuses on building a diversified and comprehensive welfare system to stimulate employees’ intrinsic potential and work enthusiasm, and strengthen their loyalty and corporate identity. In order to realize the scientificity and rationality of the salary and welfare structure, we have issued and implemented a series of management systems, including the Regulations on Salary and Welfare Management of Redsun Properties Group, Employee Welfare Policy of Redsun Properties Group and Management Rules for Cross-regional Employee Transfer of Redsun Properties Group. These systems protect the legitimate rights and interests of employees in an all-round way. We have also carefully adjusted the specific welfare standards such as transportation subsidies, telephone subsidies and housing subsidies to ensure that the welfare system is closer to the actual needs of employees. We recognize that building an excellent compensation and benefits system is critical to attracting and sustaining talent. Based on this, Redsun Properties will continue to be committed to the optimization and upgrading of the remuneration and welfare system, strive to provide employees with more fair, reasonable and highly competitive remuneration and welfare, and work with all employees to jointly drive the sustained prosperity and development of the enterprise.

弘陽地產秉承「以人為本」的理念，專注於構建一個多元化且全面的福利體系，以此激發員工的內在潛能與工作積極性，並加強他們的忠誠度與企業認同感。為實現薪酬福利結構的科學性與合理性，我們已出台並執行了一系列管理制度，涵蓋《弘陽地產集團薪酬福利管理規範》《弘陽地產集團員工福利政策》以及《弘陽地產集團員工跨區域調動管理細則》等，這些制度全方位地保護了員工的正當權益。我們還對交通補貼、話費補貼、住房補貼等具體福利標準進行了細緻的調整，以確保福利體系更加貼近員工實際需求。我們深刻認識到，構建一個卓越的薪酬福利體系對於吸引及維持人才至關重要。基於此，弘陽地產將持續致力於薪酬福利體系的優化與升級，力求為員工提供更加公平、合理且極具競爭力的薪酬福利，攜手全體員工，共同驅動企業的持續繁榮發展。

Redsun Properties Welfare System

弘陽地產福利體系

Statutory basis benefits 法定基礎福利	Social insurance, housing fund, statutory holidays, paid leave 社會保險、住房公積金、法定假期、帶薪休假
Redsun Properties employee benefits 弘陽地產僱員福利	<ul style="list-style-type: none"> Insurance benefits: supplementary commercial insurance 保險福利：補充商業保險 Subsidies and benefits: various corporate subsidies, including meals, communications, transportation, relocation, certificates, rental, etc. 補貼福利：餐費、通訊、交通、異地調動、證書、租房等公司補貼 Gift and welfare: corporate gifts including festivals, birthdays, weddings, births, hospitalizations, etc. 禮金福利：含節日、生日、結婚、生育、住院慰問等各項公司禮金 Special benefits: including special benefits such as annual medical examination of employees, medical examination for new employees 專項福利：含員工年度體檢、新員工入職體檢等專項福利 Corporate cultural welfare: including corporate culture benefits such as group celebrations, quarterly team building/geek tours/geek run, holiday care/sympathy and sports activities 企業文化福利：司慶、季度團建／極客行／極客遠征、節日關懷/慰問、下午茶、文體活動等

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Employee Care

Redsun Properties is committed to creating a cultural atmosphere that promotes harmony between individuals and teams. We attach great importance to improving employee benefits and workplace experience. We adhere to the “people-oriented” welfare concept, actively build efficient communication bridges, organize colorful employee care projects, and strive to make every employee feel their own value and sense of achievement on their career path, and harvest happiness and belonging at all levels of life.

Employee communication

Redsun Properties has implemented diversified communication measures to strengthen internal contacts. New employee training quickly integrated into the team, while transmitting the company culture; The employment report provides employees with the opportunity to show themselves and accept the evaluation of their superiors; Performance coaching helps employees plan their career paths through personalized coaching. The talent inventory mechanism accurately identifies talents and provides support for echelon construction. The promotion and salary adjustment process are transparent, which encourages employees to pursue higher achievements. Veteran employee seminars to share experiences and enhance cultural identity. The employee mailbox serves as a feedback platform to collect real opinions and improve the organization's responsiveness. The president and general manager directly communicate with each other in face-to-face activities, so that the senior management can listen to the grass-roots voice and promote the rationality of decision-making. Irregular research activities to deeply understand the needs of employees and ensure that the company's policies are close to the voice of employees. These practical measures together form the communication network of Redsun Properties, aiming to build a positive and open working environment.

員工關愛

弘陽地產致力於營造一個促進個人與團隊和諧共融的文化氛圍，我們高度重視提升員工的福利待遇及其職場體驗。我們堅守「以人為本」的福利理念，積極構建高效的溝通橋樑，組織多彩的員工關懷項目，力求每位員工在職業道路上都能體會到自身的價值與成就感，並在生活的各個層面收穫幸福與歸屬感。

員工溝通

弘陽地產實施了多樣化的溝通舉措以強化內部聯繫。新員工培訓快速融入團隊，同時傳遞公司文化；轉正述職為員工提供了展示自我及接受上級評估的機會；績效輔導通過個性化指導，幫助員工規劃職業發展路徑。人才盤點機制精確識別人才，為梯隊建設提供支撐。晉升與調薪過程透明，激勵員工追求更高成就。老員工座談會分享經驗，增強文化認同。員工信箱作為反饋平台，收集真實意見，提升組織響應能力。總裁、總經理面對面活動直接溝通，讓高層聆聽基層聲音，促進決策合理性。不定期的調研活動深入了解員工需求，確保公司政策貼近員工心聲。這些實際措施共同形成了弘陽地產的溝通網絡，旨在構建一個積極、開放的工作環境。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Key communication channels 主要溝通渠道

New Employee Training

新員工培訓

Regular employee debriefing

轉正述職

Performance coaching and feedback

績效輔導與反饋

Talent review and feedback

人才盤點與反饋

Staff seminar, staff mailbox

老員工座談會、員工信箱

Promotion and scheduling communication

晉升與調度溝通

President and general manager face to face

總裁、總經理面對面

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Employee Communication

員工溝通



Figure: General Manager Open Dialogue
總裁面對面



Figure: President's Dialogue Session
總經理面對面

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

To ensure fairness, justice, and harmony within the company, employees who perceive unfair treatment, personal interests being compromised, disagree with management measures, or discover violations of company regulations can express their opinions and grievances through various complaint channels. The complaint process encourages employees to first attempt to resolve issues through hierarchical reporting, which aids in dispelling misunderstandings and conflicts at an early stage. If employees feel that hierarchical reporting does not adequately address their concerns, they may directly submit a complaint to the Human Resources and Administration Department or the relevant divisional leader for more direct and professional handling. The company offers both face-to-face and written options for lodging complaints to accommodate different employee preferences and needs. For written complaints, to ensure the authenticity and traceability of the issue, the complaint must be submitted with the employee's name. Through this mechanism, the company aims to create an open and transparent communication environment, ensuring that the rights and interests of every employee are properly safeguarded.

Employee assistance

Redsun Properties established Hongyang Care Fund, demonstrating the company's deep concern for employees and humanistic feelings. The fund is designed to help employees cope with unpredictable life changes such as serious illness of family members and unexpected disasters. In these difficult times, the Care Fund can quickly provide financial assistance, share the concerns and difficulties of employees, and convey the warmth and support of the company as a family.

Hongyang Care Fund also focuses on the career growth and development of employees. We are committed to providing employees with comprehensive vocational training and learning resources to help them continuously improve their professional skills and comprehensive literacy. Through these training and learning opportunities, employees will be more able to adapt to market changes and maximize personal professional value.

為確保公司內部的公平、公正與和諧，當員工感知到個人受到不公平對待、個人利益受損，或對公司經營管理措施持有異議，亦或發現存在違反公司規定的行為時，可通過多種申訴渠道表達意見與訴求。申訴流程鼓勵員工首先通過逐級反映的方式解決問題，這有助於在初期階段化解誤解與矛盾。若員工認為逐級反映未能滿足需求，可直接向人力行政部或分管領導提出申訴，以獲得更為直接和專業的處理。在申訴形式上，公司提供了面談與書面兩種選擇，以適應不同員工的偏好與需求。若選擇書面申訴，為確保問題的真實性與可追溯性，申訴書需具名提交。通過這一機制，公司旨在構建一個開放、透明的溝通環境，確保每位員工的權益得到妥善保障。

員工幫扶

弘陽地產創立弘陽關愛基金，彰顯了公司對員工深切的關懷與人文情懷。該基金專為協助員工應對諸如家庭成員患重病、遭遇意外災難等不可預測的生活變故而設。在這些艱難時刻，關愛基金能夠迅速提供經濟上的援助，為員工分憂解難，傳遞出公司如同家庭般的溫暖與支持。

弘陽關愛基金亦著眼於員工的職業成長與發展。我們致力於為員工提供全方位的職業培訓與學習資源，助力他們持續提升專業技能與綜合素養。通過這些培訓與學習機會，員工將更能順應市場變化，實現個人職業價值的最大化。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Women care

At Redsun Properties, We fully recognize the indispensable role of female employees in the development of our enterprise and are continuously committed to safeguarding their rights and enhancing their welfare benefits. We firmly believe that gender is not a measure of professional competence, and therefore, we staunchly uphold equal employment opportunities, ensuring that female employees have access to the same platforms for growth and development as their male counterparts.

In order to show our special care for female employees, we distribute condolences and gifts to female employees fighting in the front line on important holidays such as Women's Day and Mother's Day, so that they can deeply understand the company's care and support. At the same time, we strictly comply with national and local laws and regulations, and provide full maternity leave and welfare care for female employees in the "third phase" (pregnancy, maternity and lactation), including maternity condolences issued by the Group, flexible adjustment of daily workload, and the establishment of mother-to-child friendly facilities. These measures are aimed at helping female employees find a better balance between work and family, so that they can also feel the warmth and support from the company when they welcome a new life.

Team building activities

At Redsun Properties, we believe that employees' happiness and sense of belonging are the key cornerstones to promote the company's development. To this end, we have carefully organized a wide range of employee activities aimed at enhancing team cohesion and collaborative spirit.

女性關懷

在弘陽地產，我們充分認識到女性員工對企業發展的不可或缺性，並持續致力於保障她們的權益及優化其福利待遇。我們深信，性別絕非評判工作能力的尺度，故而，我們堅決捍衛平等的工作機遇，確保女性員工享有與男性員工相一致的成長與發展平台。

為了展現對女性員工的特別關愛，我們在三八婦女節、母親節等重要節日，向奮戰在一線的女性員工發放慰問禮品，讓她們深切體會到公司的關懷與扶持。與此同時，我們嚴格遵守國家及地方的法律法規，為處於「三期」(孕期、產期、哺乳期)的女性員工提供充分的生育假期及福利關懷，涵蓋由集團頒發的生育慰問金、靈活調整日常工作量、以及設置母嬰友好設施等。這些舉措旨在助力女性員工在工作與家庭之間找到最佳的平衡點，讓她們在迎接新生命的美好時刻，同樣能感受到來自公司的溫馨與支持。

團建活動

在弘陽地產，我們認為員工的幸福感與歸屬感是推動公司發展的關鍵基石。為此，我們精心組織了一系列多元化的員工活動，旨在提升團隊凝聚力與協作精神。

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Redsun Properties's "Spring Geek Trip" Hiking Activities

弘陽地產「春季極客行」徒步登山活動

On April 21, 2024, Redsun Properties Headquarters and Nanjing Company jointly held the "Spring Geek Trip" hiking activity, aiming to enhance team cohesion and advocate the concept of green ecology. During the activity, while getting close to nature and enjoying the beautiful spring day, the employees deepened their mutual understanding and friendship through challenges and cooperation, and injected new vitality into the company's development.

2024年4月21日，弘陽地產總部與南京公司聯合舉辦了「春季極客行」徒步登山活動，旨在增強團隊凝聚力並倡導綠色生態理念。活動中，員工們在親近自然、享受春日美好的同時，通過挑戰與協作加深了彼此間的了解與友誼，為公司發展注入了新的活力。



Redsun Properties's "Spring Geek Trip" Hiking Activities
弘陽地產「春季極客行」徒步登山活動

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

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Redsun Properties Parent-child Games Activities

弘陽地產親子運動會活動

On May 26, 2024, during the anniversary celebration of Redsun Properties, we carefully planned a new parent-child sports meeting, inviting all employees to participate with their children. In a series of interesting sports check-in projects, employees and their children faced challenges together and fully enjoyed the joy of parent-child interaction amidst laughter and cheers.

2024年5月26日，正值弘陽地產司慶之際，我們精心策劃了一場別開生面的親子運動會，邀請全體員工攜子女一同參與。在系列趣味橫生的運動打卡項目中，員工與孩子們共迎挑戰，於歡聲笑語間盡享親子互動的歡樂。



Redsun Properties Parent-child Games Activities
弘陽地產親子運動會活動

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT
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Mid-Autumn Festival Employee Care Activities

中秋節員工關懷活動

On September 14, 2024, during the Mid-Autumn Festival, Redsun Properties Group Headquarters held a warm and traditional cultural charm of employee care activities. During the activity, employees gathered together and participated in colorful interactive links such as riddle-guessing and Dice Rolling PK, which not only deepened the emotional communication among employees, but also made everyone enjoy the warmth and happiness of traditional festivals after busy work.

2024年9月14日，適逢中秋佳節，弘陽地產集團總部舉辦了一場溫馨而富有傳統文化韻味的員工關懷活動。活動中，員工們歡聚一堂，參與了猜燈謎、博餅PK等豐富多彩的互動環節，不僅加深了員工之間的情感交流，也讓大家在忙碌的工作之餘，享受到了傳統節日的溫馨與快樂。



Redsun Properties Mid-Autumn Festival Employee Care Activities
弘陽地產中秋節員工關懷活動

These diversified employee activities greatly enhance the cohesion and sense of belonging of employees, while also demonstrating the unique corporate culture of Redsun Properties. We firmly believe that making employees deeply feel the company's care and warmth can make them more actively devote themselves to work and inject inexhaustible impetus into the long-term development of the enterprise.

這些多樣化的員工活動極大地提升了員工的凝聚力與歸屬感，同時也彰顯了弘陽地產別具一格的企業文化。我們深信，讓員工深切體會到公司的關懷與溫暖能夠使他們更加積極地投身工作，為企業的長遠發展注入不竭的動力。

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As of 31 December 2024, the voluntary turnover rate of Redsun Properties by gender, age group and region is as follows: 截至2024年12月31日，弘陽地產按性別、年齡組別及地區劃分的員工主動流失率如下：

ESG Report Collection 2024	Unit	Data as of 31 December 2024 截止2024年 12月31日數據
2024年ESG報告收集內容	單位	
Employee turnover rate by gender		
按性別劃分的僱員流失比率		
Turnover rate of male employees	%	32
男性員工流失比率		
Turnover rate of female employees	%	32
女性員工流失比率		
Employee turnover rate by age group		
按年齡組別劃分的僱員流失比率		
Turnover rate of employees aged 30 and below	%	44
30歲及以下員工流失率		
Turnover rate of employees aged 31-40	%	31
31-40歲員工流失率		
Turnover rate of employees aged 41-50	%	18
41-50歲員工流失率		
Turnover rate of employees over the age of 50	%	9
50歲以上員工流失率		
Employee turnover rate by region		
按地區劃分的僱員流失比率		
Employee turnover rate in North China	%	19
華北區域僱員流失比率		
Employee turnover rate in Central China	%	34
華中區域僱員流失比率		
Employee turnover rate in East China	%	33
華東區域僱員流失比率		
Employee turnover rate in Northwest China	%	0
西北區域僱員流失比率		
Employee turnover rate in South China	%	47
南方區域僱員流失比率		

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

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Employee Development

Our group is making every effort to establish a comprehensive talent cultivation model. We formulate career development plans according to the characteristics of each employee and lay out a clear career advancement path. We continuously optimize the management system covering all stages of talent growth, make use of abundant online learning resources and talent evaluation mechanisms to strengthen the talent reserve and improve the professional proficiency of talents, thus laying a solid talent foundation for the long-term development of the enterprise.

Training enhancement

We are committed to continuously optimizing the employee training system. This system takes the business strategy as the core, centers on the customer, and unfolds around two pillars: the construction of the leadership echelon and the improvement of professional capabilities. Relying on the online learning platform and talent assessment and inventory as the cornerstones, it aims to achieve multiple training goals, such as strategic alignment, business focus, professional refinement, talent cultivation, and the deep-rooted implantation of core values. Under this framework, our training system is carefully divided into three core segments, comprehensively covering the identification, cultivation, reserve, and supply of talents.

員工培養

本集團全力構建全方位的人才培養模式，針對每位員工的特點制定職業發展計劃，並鋪設清晰的職業晉升道路。我們持續優化涵蓋人才成長各個階段的管理體系，利用豐富的在線學習資源和人才評價機制，增強人才儲備，提高人才的專業水平，為企業的長遠發展打下堅實的人才基礎。

培訓提升

我們致力於持續優化員工培訓體系，該體系以經營戰略為核心，以客戶為中心，並圍繞領導力梯隊建設和專業能力提升兩大支柱展開。借助在線學習平台和人才評估盤點作為基石，旨在實現戰略協同、業務聚焦、專業精進、人才培養及核心價值觀深植等多重培訓目標。在此框架下，我們的培訓體系精心劃分為三大核心板塊，全面覆蓋人才的識別、培育、儲備與輸送。

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Talent Incubation Plan**人才孵化計劃**

- Through "Leadership scheme", "Brigadier scheme" and "Redsun Management Trainees Scheme" and "Redsun Elites scheme" specially designed for young talents, we are committed to training batches of future leaders with high professionalism and leadership, and building a solid talent echelon for the company.
- 我們通過「領軍計劃」「准將計劃」以及為年輕人才量身打造的「弘鵠生」「弘英生」項目，致力於培養具備高度專業素養和領導力的未來領導者，為企業構建堅實的人才梯隊。

Professional Skills Construction**專業技能鍛造**

- Through measures such as "Cornerstone Action", "Organizing Project-based Operation 2.0" and "Internal Trainee Project", we help employees master in-depth business knowledge and improve their practical business capability to build an efficient and innovative team for the company.
- 我們通過「基石行動」「組織項目化運營2.0」和「內訓師項目」等舉措，幫助員工深入掌握業務知識，提升實戰能力，為企業打造一支高效執行、富有創新精神的團隊。

Strategy and Cultural Inheritance**戰略與文化傳承**

- Through the strategy and cultural knowledge workshop and talent review mechanism, we tap and cultivate core talents with strategic vision and cultural identity to provide strong support for the long-term development of the enterprise.
- 我們通過戰略與文化知識工作坊以及人才盤點機制，挖掘、培養具有戰略眼光和文化認同的核心人才，為企業的長遠發展提供有力支撐。

Three Major Training Paths of Redsun Properties**弘陽地產三大培養路徑**

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

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Redsun Properties puts the growth and development of employees first, provides employees with rich training programs, and helps employees achieve their career ideals.

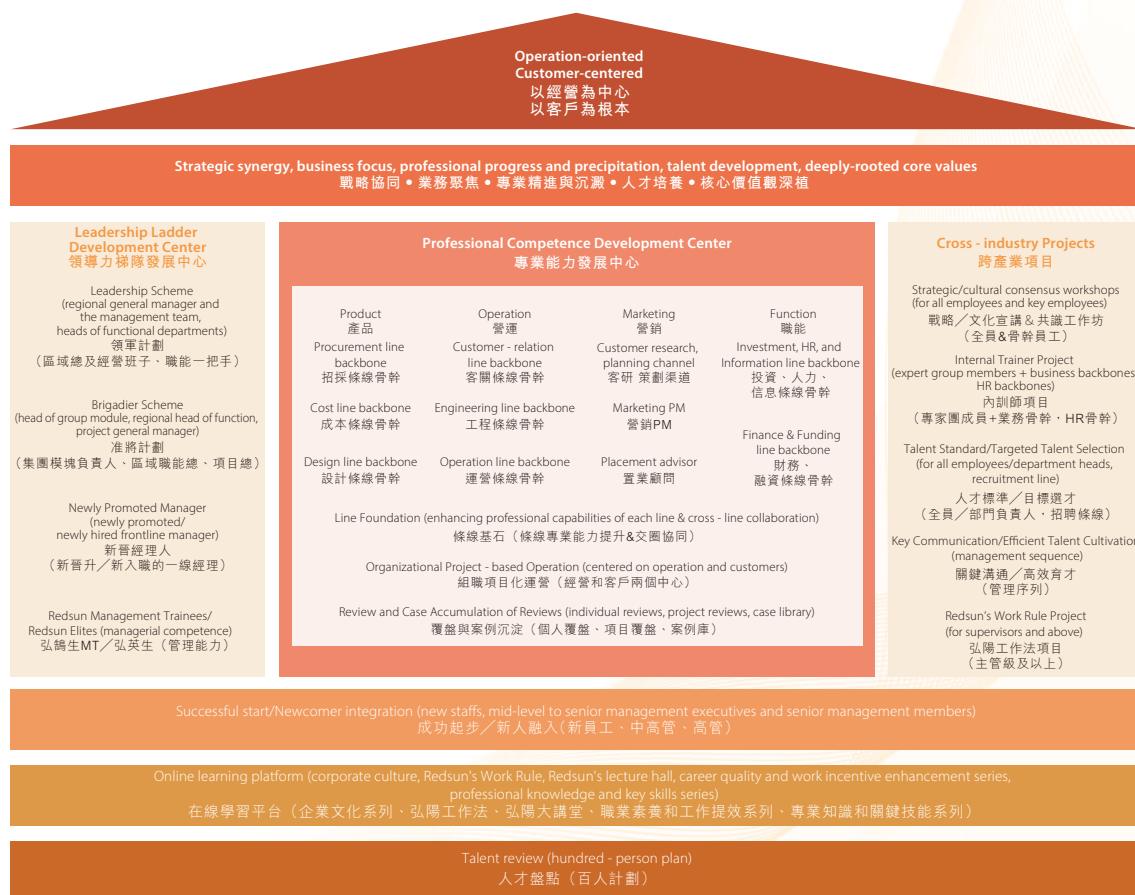
弘陽地產將員工的成長與發展放在首位，為員工提供豐富的培訓項目，助力員工職業理想的和實現。

Special Business Training

業務專題培訓

In order to meet the needs of industry development and business management, Redsun Properties has carefully planned a series of training activities. Each functional module of the Group has conducted four online live training sessions based on core issues, which are taught by the functional leaders of the Group in person, with an average attendance of more than 200 people. At the same time, based on the management needs of front-line teams, we carried out six activities to send classes to the front-line, with an average number of participants exceeding 30.

為了滿足行業發展需求和業務管理的需要，弘陽地產精心策劃了一系列培訓活動。集團各職能模塊根據核心議題進行了4期線上直播培訓，由集團職能負責人親自授課，場均參與人次超過200人。同時，我們結合一線團隊的管理需求，開展了6期送課到一線的活動，場均參與人數超過30人。



Redsun Properties' Talent Development and Cultivation Scheme in 2024

弘陽地產2024年人才發展與培養規劃

2024 Redsun Properties Training Plan

2024年弘陽地產培訓規劃

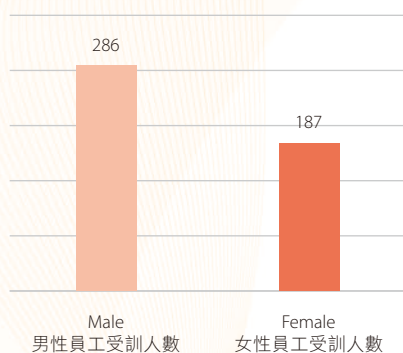
ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

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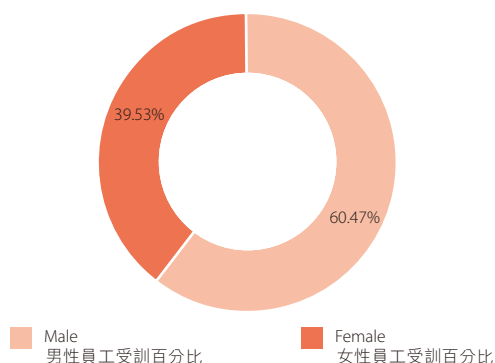
As of December 31, 2024, the number of employees trained by Redsun Properties reached 473, with training hours of 4020.5 hours, average training hours per employee of 8.5 hours, and training coverage rate of 60.25%.

截至2024年12月31日，弘陽地產員工受訓人數達473人，培訓時長達4,020.5小時，每位員工平均受訓時數為8.5小時，培訓覆蓋率達60.25%。

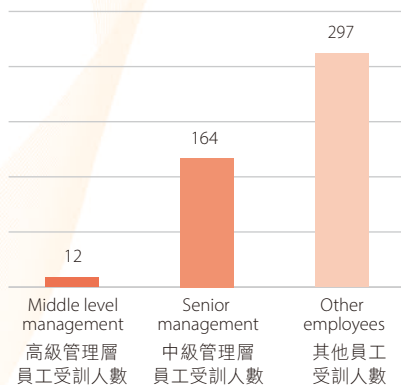
Number of employees trained by gender
按性別劃分的受訓員工人數



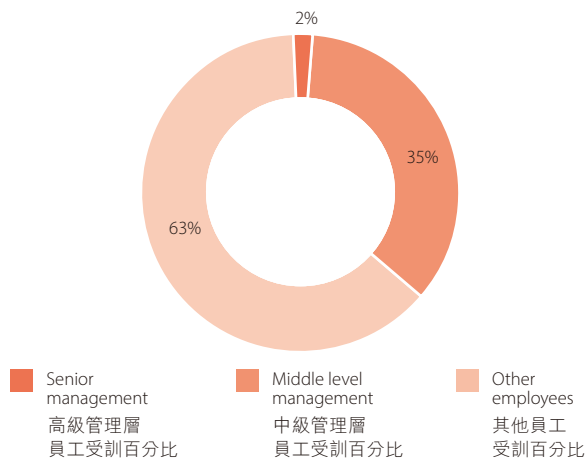
Percentage of employees trained by gender
按性別劃分的受訓員工百分比



Number of employees trained by employment type
按僱員類別劃分的受訓員工人數



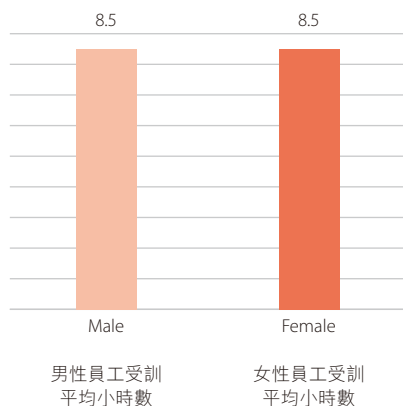
Percentage of employees trained by employment type
按僱員類別劃分的受訓員工百分比



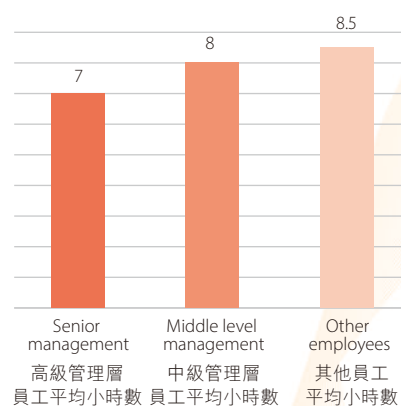
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Average training hours by gender

按性別劃分，
每名僱員完成受訓的平均小時數

Average training hours by employment type

按僱員類別劃分，
每名僱員完成受訓的平均小時數

Promotion mechanism

Redsun Properties has a profound understanding of the path to employees' career growth. It has meticulously constructed a competency model and continuously improved the promotion and assessment mechanisms, aiming to lay out a diversified and clear career development track for all employees. This track spans multiple dimensions such as professionalism, management, and sales, meeting the needs of employees with different professional backgrounds and career aspirations.

We comply with the requirements and standards of the Position and Rank System Management Policy and Redsun Properties Group Employee Transfer Management Specification, and have carefully planned the promotion channels and qualification criteria of each position and level, so as to provide employees with a clear career orientation and development orientation.

In Redsun Properties, we fully cover the qualification evaluation, career counseling and vocational training resources, ensure that every employee can obtain valuable opportunities for internal promotion, create a fair and transparent competition stage, so that every employee can move forward equally on the career path.

晉升機制

弘陽地產深諳員工職業成長之道，精心構建勝任力模型，持續精進晉升與考核機制，旨在為全體員工鋪設一條多元化、清晰的職業發展軌跡。這條軌跡橫跨專業、管理、銷售等多個維度，滿足不同職業背景與職業理想的員工需求。

我們遵守《職位職級體系管理制度》《弘陽地產集團員工異動管理規範》的規定標準，詳盡規劃了各崗位、各層級的晉升通道與任職資格準則，為員工提供明確的職業定位與發展導向。

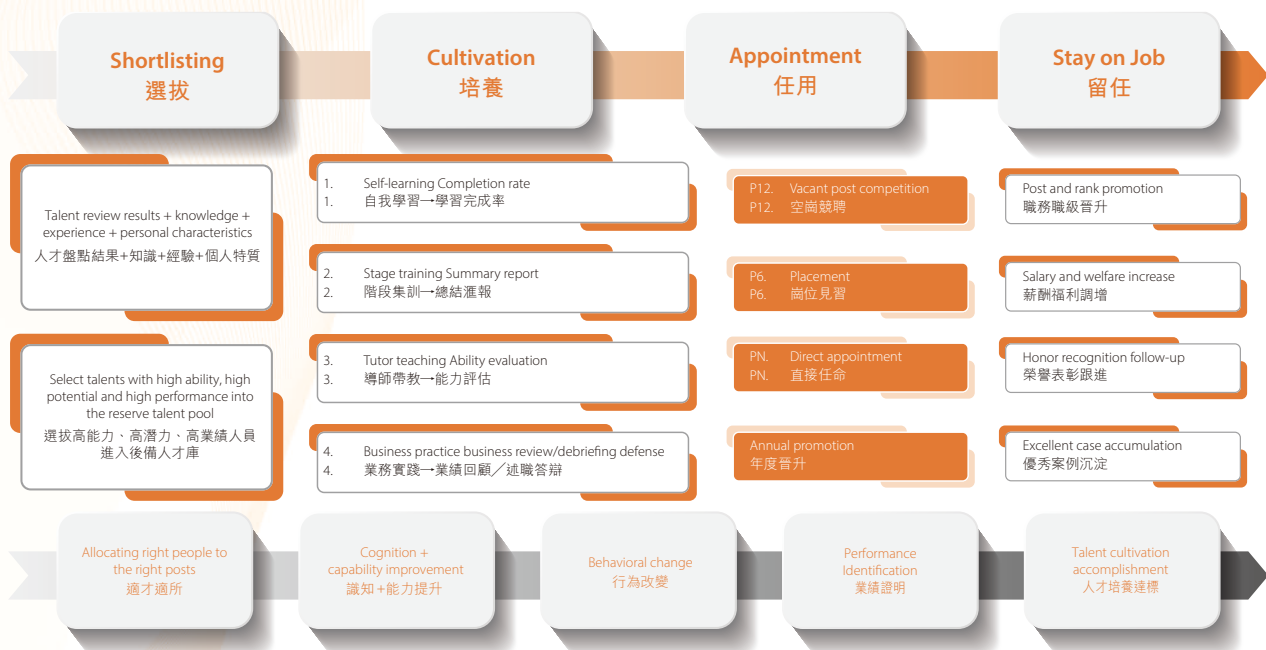
在弘陽地產內部，我們全面覆蓋任職資格評估、職業諮詢輔導與職業培訓資源，確保每位員工都能獲得內部晉升的寶貴機會，打造一個公平、透明的競爭舞台，讓每位員工都能在職業道路上平等前行。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

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For reserved talents, we have established a dynamic talent pool management mechanism to ensure the continuous updating and optimization of the talent pool. Through regular evaluation and adjustment, we can timely identify and absorb new talents, while maintaining the dynamic management of existing talents to ensure that they are always in the best state. In terms of performance appraisal, we have implemented an incentive mechanism closely linked to remuneration to ensure that the performance bonus can truly and fairly reflect the quarterly and annual work performance of employees, so as to stimulate their enthusiasm and creativity.

針對後備人才，我們建立了動態的人才庫管理機制，確保人才庫的持續更新與優化，通過定期評估與調整，我們能夠及時發現並吸納新的人才，同時保持對現有人才的動態管理，確保他們始終處於最佳狀態。在績效考核方面，我們實施了與薪酬緊密掛鈎的激勵機制，確保績效獎金能夠真實、公正地映射員工季度及年度的工作成效，以此激發員工的工作熱情與創造力。



ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

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Health and Safety

In Redsun Properties, we fully understand that safety production is the cornerstone of sustainable development of enterprises, and an important prerequisite for ensuring the life and health of employees, maintaining social stability and promoting environmental harmony. Therefore, we always put safety production in the first place. By establishing a sound management system, a sound safety management structure and a series of effective safety management measures, we ensure that every link in the construction process conforms to safety standards, laying a solid foundation for the sustainable development of the company.

Safe production

In order to standardize construction behavior and improve safety management level, Redsun Properties has formulated a series of safety management norms such as Project Assessment Management System and Engineering Technology Management System, and adhered to the implementation of Redsun Properties Safety and Civilized Construction Standards. The standard covers construction safety, environmental protection, civilized construction and other aspects, and provides clear code of conducts and operation guidelines for all employees. We require all construction personnel to strictly comply with this standard to ensure that every work in the construction process can meet the requirements of safety, efficiency and environmental protection. The board of directors of Redsun Properties attaches great importance to work safety and incorporates it into the company's strategic planning and annual work plan. The Board of Directors shall regularly listen to reports on work safety, review major work safety matters, and ensure that the Company's work safety is effectively promoted. All departments of the company strictly supervise the work safety in their respective fields according to the division of responsibilities. For possible major safety accidents, we have established early warning mechanism and emergency plan to ensure rapid response and effective disposal in case of accidents.

健康與安全

在弘陽地產，我們深知安全生產是企業持續發展的基石，是保障員工生命健康、維護社會穩定和促進環境和諧的重要前提。因此，我們始終將安全生產放在首要位置，通過建立健全的管理制度、完善的安全管理架構以及一系列有效的安全管理舉措，確保施工過程中的每一個環節都符合安全標準，為公司的可持續發展奠定堅實基礎。

安全生產

為規範施工行為，提升安全管理水平，弘陽地產制定了《工程考核管理制度》《工程技術管理制度》等一系列安全管理規範，並堅持實行《弘陽地產安全文明施工標準》。該標準涵蓋了施工安全、環境保護、文明施工等多個方面，為全體員工提供了明確的行為準則和操作指南。我們要求所有施工人員嚴格遵守該標準，確保施工過程中的每一項工作都能達到安全、高效、環保的要求。弘陽地產董事會高度重視安全生產工作，將其納入公司戰略規劃和年度工作計劃。董事會定期聽取安全生產工作匯報，審議安全生產重大事項，確保公司安全生產工作得到有效推進。公司各部門按照職責分工，對各自領域內的安全生產工作進行嚴格監管。對於可能發生的重大安全事故，我們建立了預警機制和應急預案，確保在事故發生時能夠迅速響應、有效處置。

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In order to strengthen the awareness of safety production responsibility, we incorporate safety production into the management performance appraisal system. Commend and reward individuals and departments who have performed well in work safety. We have established a safety production inspection system, requiring each construction site to conduct safety production inspection every day to timely discover and eliminate potential safety hazards. The inspection contents include but are not limited to the safety status of equipment and facilities, code of conducts of operators, environmental sanitation of construction site, etc. In order to improve the fire safety awareness and emergency response ability of employees, we organize fire drills on a regular basis. Make employees familiar with the use of fire equipment and escape routes by simulating fire scenarios to ensure rapid evacuation and effective firefighting in case of fire. For all kinds of possible safety accidents, we have formulated detailed safety emergency plans. The plan includes emergency organization system, emergency response procedures, emergency response measures and other contents to ensure that the plan can be quickly launched, and rescue work can be carried out in an orderly manner when an accident occurs. At the same time, special inspection shall be carried out on a weekly basis for different construction links and safety hazards. Timely identify and rectify existing problems.

In order to improve the safety production awareness and skill level of employees, we carry out weekly safety production theme training. The training covers production safety laws and regulations, safety operation procedures, emergency rescue knowledge and other aspects. Through training, we enable employees to better understand the importance of safe production, master the necessary safety knowledge and skills, and provide a strong guarantee for the company's safe production work. As of December 31, 2024, the training coverage rate of Redsun Properties employees reached 60.25%.

Safe production is the eternal theme of Redsun Properties. We will continue to adhere to the principle of "safety first", constantly improve the safety production management system and mechanism, strengthen the implementation and execution of safety management measures, and ensure that the company's safety production work achieves more remarkable results. At the same time, we also look forward to working with all sectors of society to jointly promote the development of work safety, and contribute to building a harmonious society and achieving sustainable development.

為強化安全生產責任意識，我們將安全生產工作納入管理層績效考核體系。對於在安全生產工作中表現突出的個人和部門，給予表彰和獎勵。我們建立了安全生產巡查制度，要求各施工現場每天進行安全生產巡查，及時發現並消除安全隱患。巡查內容包括但不限於設備設施的安全狀況、作業人員的行為規範、施工現場的環境衛生等。為提高員工的消防安全意識和應急處理能力，我們定期組織消防演練。通過模擬火災場景，讓員工熟悉消防器材的使用方法和逃生路線，確保在火災發生時能夠迅速疏散、有效撲救。針對可能發生的各類安全事故，我們制定了詳細的安全應急預案。預案包括應急組織體系、應急響應程序、應急處置措施等內容，確保在事故發生時能夠迅速啟動預案、有序開展救援工作。同時進行每週專項檢查，針對不同施工環節和安全隱患進行專項檢查。及時發現並整改存在的問題。

為提高員工的安全生產意識和技能水平，我們每週開展安全生產主題培訓。培訓內容涵蓋安全生產法律法規、安全操作規程、應急救護知識等多個方面。通過培訓，我們讓員工更加深入地了解安全生產的重要性，掌握必要的安全知識和技能，為公司的安全生產工作提供有力保障。截至2024年12月31日，弘陽地產員工按培訓覆蓋率達60.25%。

安全生產是弘陽地產永恒的主題。我們將繼續秉承「安全第一」的方針，不斷完善安全生產管理制度和機制，加強安全管理舉措的落實和執行力度，確保公司的安全生產工作取得更加顯著的成效。同時，我們也期待與社會各界攜手共進，共同推動安全生產事業的發展，為構建和諧社會、實現可持續發展貢獻我們的力量。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

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Occupational health

Over the past three years, Redsun Properties has consistently prioritized safety as a core element of corporate development. The company has strictly adhered to relevant national laws and regulations, and there have been no fatalities caused by work-related incidents. This has successfully achieved the goal of zero workplace injuries. While ensuring production safety, Redsun Properties also attaches great importance to the occupational health of employees, thoroughly implements the requirements of the Law of the People's Republic of China on the Prevention and Control of Occupational Diseases, and is committed to creating a safe and healthy working environment for employees. No lost days due to work injury during the reporting period.

In order to achieve this goal, we have established close cooperation with professional medical institutions, providing employees with comprehensive physical examination services on a regular basis, helping them to grasp their health status in a timely manner and prevent potential occupational disease risks. In addition, we also pay attention to the daily health protection of employees. Not only do we provide sufficient high-quality labor protection supplies, but we also have established an employee sports and fitness club to encourage employees to actively participate in physical exercise, improve their physical fitness and enjoy a healthy lifestyle.

For certain positions, such as executives, employees on frequent business trips, engineering line employees and interns, we provide accidental injury insurance as an additional security guarantee to ensure that they can receive timely and effective assistance in the face of unforeseen accidental risks. This series of measures not only demonstrates Redsun Properties' deep concern for employee safety, but also further consolidates the company's leading position in the field of employee health management.

職業健康

在過去三年中，弘陽地產始終將安全視為企業發展的核心要素，嚴格遵守國家相關法律法規，未發生因工作導致人員死亡事件，成功實現了零工傷目標。在保障生產安全的同時，弘陽地產亦高度重視員工的職業健康，深入貫徹《中華人民共和國職業病防治法》的各項要求，致力於為員工營造一個安全、健康的工作環境。報告期內沒有因工傷損失工作日數。

為實現這一目標，我們與專業醫療機構建立了緊密的合作關係，定期為員工提供全面的體檢服務，幫助他們及時掌握自身健康狀況，預防潛在的職業病風險。此外，我們還注重員工的日常健康保護，不僅足量發放高質量的勞保用品，還成立了員工運動健身俱樂部，鼓勵員工積極參與體育鍛煉，提升身體素質，享受健康的生活方式。

針對一些特定崗位，如高管、頻繁出差的員工、工程條線員工以及實習生等，我們為其提供意外傷害保險作為額外的安全保障，確保他們在面對不可預見的意外風險時能夠得到及時、有效的援助。這一系列舉措不僅彰顯了弘陽地產對員工安全的深切關懷，也進一步鞏固了公司在員工健康管理領域的領先地位。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Hongyang Plaza Merchant Safety Knowledge and Fire Equipment Use Training

弘陽廣場商戶安全知識及消防器材使用培訓

This training covers merchants' safety knowledge, fire equipment using methods and fire emergency procedures, aiming at improving merchants' comprehensive quality of emergency response, reducing accident hazards, reducing accident losses and ensuring the company's safe, healthy and orderly development.

本次培訓內容涵蓋商戶安全知識、消防器材使用方式及火災應急流程，旨在提高商戶的應急反應綜合素質，降低事故危害，減少事故損失，確保公司安全、健康、有序的發展。

Through the training, merchants not only learned how to identify hazards, but also learned the necessary emergency measures, thus improving their fire emergency ability and the ability to extinguish initial fires.

通過培訓，商戶們不僅學會了如何識別危險，還掌握了必要的應急措施，從而提升了火災應急能力和撲滅初期火災的能力。



Hongyang Plaza Merchant Safety Knowledge and Fire Equipment Using Training

弘陽廣場商戶安全知識及消防器材使用培訓

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PARTNER COLLABORATION

Redsun Properties has always adhered to the principle of honest cooperation and common development, maintaining a good relationship of win-win cooperation with suppliers and other partners in the same industry. At the same time, Redsun Properties knows that the growth of enterprises is inseparable from social responsibility. We integrate social responsibility into the whole process of enterprise development, always pay attention to the development needs of society, and actively promote and participate in various charity projects.

Supplier Management

Redsun Properties strictly abides by laws, regulations and industry regulations, and constantly improves the construction of the supply chain system and strengthens supplier management based on adhering to the principle of equality, transparency, openness and sharing. We have formulated and implemented the *Vendor Management Measures of Redsun Properties Group* and the *Resource Access List* to regulate the processes of supplier pre-approval, resource review, inspection, warehousing approval and hierarchical management. We comprehensively evaluate key indicators such as suppliers' business reputation, financial position, legal proceedings and historical performance, and adopt a one-vote veto policy at key risk points. We perform a rigorous audit of supplier companies, teams and engineering quality related to real estate projects to ensure that only the best quality partners are among our suppliers. During the reporting period, we added the *Notice on Strengthening the Anti-Fraud Management of Real Estate Project Operation on the basis of this system*, which clarifies the evaluation principles of bidding suppliers and the principles of recommending units.

Not only do we conduct systematic information audits, but we also have a dedicated on-site audit team to conduct a comprehensive on-site evaluation of supplier performance. This evaluation process includes a comprehensive analysis of the supplier's operational capabilities, product quality, service levels and compliance. Only those suppliers who pass the strict inspection can be included in our supplier library and further cooperate with us. In this way, we ensure that the suppliers we work with not only have a good reputation and strength, but also meet our high standards to achieve better business results together.

夥伴協作

弘陽地產始終堅持誠信合作、共同發展的原則，與供應商、及其他同行業夥伴保持著合作共贏的良好關係。與此同時，弘陽地產深知企業的成長與社會責任密不可分。我們將社會責任融入企業發展的全過程，始終關注社會的發展需求，積極推動和參與各類慈善項目。

供應商管理

弘陽地產嚴格遵守法律法規及行業規定，在秉持著平等透明、開放共享的合作原則的基礎上，不斷完善供應鏈體系建設，加強供應商管理。我們制定並實施了《弘陽地產集團供應商管理辦法》和《資源准入清單》，規範了對供應商的預審、資源審查、考察、入庫審批及分級管理等流程。我們全面評估供應商的商業信譽、財務狀況、法律訴訟記錄和歷史業績等關鍵指標，並在關鍵風險環節採取一票否決政策。對於與地產項目相關的供應商公司、團隊以及工程質量等方面，我們進行了嚴格審核，以確保我們的供應商中僅有最優質的合作夥伴。報告期內，我們在此制度之上，新增《關於加強地產項目運營反舞弊管理的通知》，明確了招投標供應商評定原則以及推薦單位原則。

我們不僅進行系統性的信息審核，還專門組建了現場審核團隊，旨在對供應商的表現進行全方位的現場評估。這一評估過程包括對供應商的運營能力、產品質量、服務水平及合規性等各個方面進行全面分析。只有那些通過嚴格審核的供應商，才能被納入我們的供應商庫，並與我們進一步開展合作關係。通過這種方式，我們確保與之合作的供應商不僅具備良好的信譽和實力，還能夠滿足我們的高標準要求，從而共同實現更優秀的業務成果。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Supplier Receipt**供應商入庫**

- Suppliers submit basic information of suppliers online through Redsun Properties Procurement Platform to join bid procurement projects, and will be admitted into supplier database after approval
- 供應商通過訪問弘陽地產招採平台在線提交供應商基本資料，參與招標採購項目，通過審核後納入供應商庫

**Qualification review****資格審查**

- Review the supplier's basic registration information, business status and business credit information
- Stipulate and standardize access requirements and control actions in accordance with the Resource Access List
- A two-tier (i.e. group and city company) review mechanism is implemented in accordance with resource classification in the stages of admittance into database and shortlisting
- 審核供應商基本註冊信息，經營狀況及商業信用信息
- 依照《資源准入清單》的要求明確統一准入要求和管控動作
- 在入庫、入圍階段按照自願分類實行集團、城市公司兩級審核機制

**On-the-spot investigation****實地考察**

- Set up a professional on-site inspection team and prepare on-site inspection plans in advance
- Multi-dimensional inspection of suppliers' financial, human resources, environmental protection, professional qualifications, etc., taking full account of the performance of corporate social and environmental responsibilities
- After the evaluation, submit the evaluation report to the supplier in the Supplier Evaluation module of the bidding platform
- 設置專業的現場審核團隊，提前制定現場考核計劃
- 多維度考察供應商的財務、人力、環保、職業資質等情況，充分考量企業社會與環境責任履行情況
- 考察結束後在招採平台「供應商考察」模塊向供應商提交考察報告

Supplier Admittance Process**供應商准入流程**

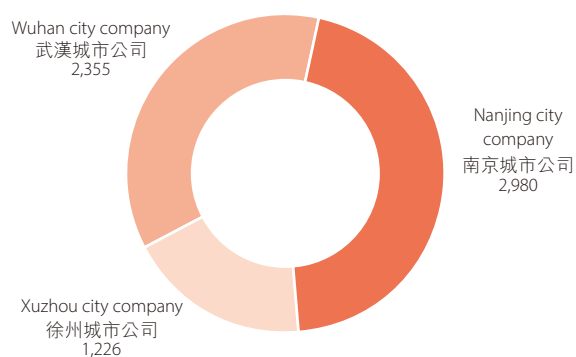
ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

We continue to expand our cooperation with outstanding partners across the country. During the reporting period, Redsun Properties had 6,561 suppliers, and the distribution by region and procurement type is as follows:

我們持續擴展與全國各地優秀夥伴的合作。報告期內，弘陽地產共有6,561家供應商，按地區和採購類型的分佈情況如下：

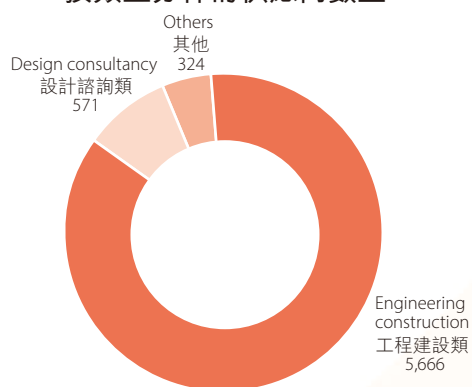
Number of suppliers by region 按地區分佈的供應商數量



Classified by procurement as follows:

依照採購分類如下：

Number of suppliers by procurement type 按類型分佈的供應商數量



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During the performance process, we conduct regular audits and irregular inspections of suppliers to ensure that the performance of suppliers is compliant and can provide us with high-quality services. For the improvement needs and potential risks found in the inspection and audit, we will actively intervene, work closely with suppliers, promote necessary improvement measures, effectively control risks, and further improve product quality and supply chain management. During the reporting period, Redsun Properties inspected and reviewed 382 suppliers.

Supplier Hierarchical Management System

Redsun Properties has established a complete set of supplier grading management system, and carries out annual review in strict accordance with the provisions of *Supplier Tiered Management System of Redsun Properties*, to ensure that suppliers can be reasonably evaluated and classified before cooperation. Our assessment cycle is quarterly, semi-annual and annual. Under the condition of comprehensive consideration of the service performance of suppliers, suppliers are divided into five grades: excellent suppliers, qualified suppliers, restricted suppliers, unqualified suppliers and blacklist suppliers. For excellent suppliers, we will provide corresponding incentives; For suppliers with a score lower than 65, we will restrict them from participating in new bidding activities through the online bidding platform and urge them to rectify. Suppliers who fail to meet the qualification standards for a long time will be eliminated.

在履約過程中，我們通過對供應商開展定期審核和不定期巡檢來確保供應商的履約表現合規且能夠為我們提供高品質的服務。對於在巡檢和審核中發現的改進需求和潛在風險，我們會主動介入，與供應商密切合作，推動必要的改進措施，有效控制風險，進一步提升產品質量和供應鏈管理水平。在報告期內，弘陽地產共對382家供應商進行了巡檢和審查。

供應商分級管理制度

弘陽地產建立了一套完善的供應商分級管理體系，並嚴格按照《弘陽地產供應商分級管理制度》的規定執行年度評審，確保在合作前能夠對供應商進行合理地評估與分類。我們的考核週期為每季度、半年度和年度，在綜合考慮供應商服務表現的條件下將供應商分為五個等級：優秀供應商、合格供應商、限制條件使用供應商、不合格供應商和黑名單供應商。對於優秀供應商，我們會提供相應的獎勵措施；而對於評分低於65分的供應商，我們將通過線上招採平台限制其參與新的招採活動並督促其整改，長期未達到合格標準的供應商會被淘汰。

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Excellent Supplier Incentives 優秀供應商激勵措施

Supplier Integrity

As a member of the Corporate Anti-Fraud Alliance, we always adhere to the principle of Sunshine Procurement and have zero tolerance for any form of unfair competition and corruption.

Internally, we have issued the *Classification of Fraudulent Behavior Prohibited for Employees of Hong Yang Group Company* and the *Handling Measures for Fraud of Employees of Hong Yang Group Company*, aiming to establish clear standards and handling procedures, enhance employees' awareness of integrity, and ensure that internal management can be effectively controlled.

供應商廉潔

作為企業反舞弊聯盟的一員，我們始終秉持著陽光採購的原則，對任何形式的不正當競爭及貪污腐敗行為持零容忍態度。

對內，我們發佈了《弘陽集團員工禁止舞弊行為分級一覽》和《弘陽集團員工舞弊處理措施一覽》，旨在建立清晰的標準和處理程序，提升員工們的廉潔意識，保證內部管理能夠得到有效控制。

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Externally, we require all suppliers to sign the *Integrity Agreement*, which clearly stipulates the terms of commercial integrity and the responsibilities and obligations of suppliers. Before the start of the bidding project, we will publicize the company's development status, integrity culture, quality requirements to suppliers who meet the admission standards, so as to implement our value standards, principles and requirements. At the same time, we will also evaluate and review the business ethics performance of suppliers, and we will immediately stop cooperating with suppliers whose integrity performance is not qualified.

Supplier Environmental and Social Management

Redsun Properties always believes that maintaining the stability and sustainability of the supply chain is inseparable from our joint efforts and collaboration with many suppliers. For this reason, we incorporate the performance of suppliers in occupational health and safety, environmental management and quality management into the *Supplier Management Measures of Redsun Properties Group*. In the admittance assessment, data and on-site audit and annual performance assessment of suppliers, we pay close attention to the risk points of suppliers in safe and civilized construction and labor personnel guarantee, so as to ensure the safe and green implementation of the project. We hope to actively fulfill social responsibility with all business partners, undertake the mission of sustainable social development, and create a responsible business environment.

In the process of supplier management, Redsun Properties has always adhered to the strict standard requirements for all construction suppliers, emphasizing that they must undertake the responsibility of safe and civilized construction and comply with the requirements of environmental, quality and health certification. During the development period of the project, we will patrol the construction site to deeply investigate the supplier's safe and civilized construction behavior, labor management level, occupational health and safety management and quality management capabilities. During the reporting period, there were no environmental violations or human rights disputes at the 382 suppliers we reviewed.

對外，我們要求所有供應商簽署《廉正協議書》，協議中明確規定了商業廉潔條款以及供應商應盡的責任與義務。在招標項目啟動前，我們會向符合准入標準的供應商宣傳公司的發展狀況、廉潔文化、質量要求等，以貫徹我們的價值標準、原則與要求。與此同時，我們也會對供應商的商業道德表現進行評估與審查，對於廉潔表現不合格的供應商，我們將立即停止與其合作。

供應商環境社會管理

弘陽地產始終認為保持供應鏈的穩定性和可持續性離不開我們與諸多供應商的共同努力與協作，為此我們將供應商在職業健康安全、環境管理和質量管理等方面的表現納入《弘陽地產集團供應商管理辦法》。在對供應商的准入評估、資料及現場審核以及年度績效考核中，我們高度關注供應商在安全文明施工、勞務人員保障等方面存在的風險點，保障項目安全綠色施行。我們希望與所有商業夥伴一同積極履行社會責任，承擔社會可持續發展的使命，打造出負責任的商業環境。

在供應商管理過程中，弘陽地產始終堅持對所有施工類供應商實施嚴格的標準要求，強調其必須承擔安全文明施工的職責，並遵循環境、質量和健康認證的要求。在項目開發的週期內，我們會對施工現場進行巡查，深度考察供應商安全文明施工行為、勞工管理水平、職業健康安全管理和質量管理能力。報告期內，我們審查的382家供應商未出現環境違規或人權爭議事件。

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In terms of raw material procurement, Redsun Properties actively promotes green environmental protection materials, improves the formaldehyde level requirements of kitchen cabinets, storage, floors and other products that have a greater impact on the indoor environment, and provides a better guarantee for the health and safety of owners. At the same time, we will continue to improve the environmental protection requirements for building materials and promote the greening and sustainable development of the industrial chain. Through these efforts, Redsun Properties hopes to contribute to the construction of a more environmentally friendly and healthy living space and set a good example in the industry.

Supplier Communication

Redsun Properties attaches importance to communication and cooperation with industry partners and maintains good cooperative relations. We conduct in-depth communication with suppliers through daily communication, supplier communication meetings, satisfaction surveys and other ways, clarify our project standards to suppliers to carry out better cooperation, and make common progress with business partners in cooperation.

在原材料採購方面，弘陽地產積極推崇綠色環保材料，提升對室內環境影響較大的櫥櫃、收納、地板等產品的甲醛等級要求，為業主的健康安全提供更優質的保障。同時，我們也將不斷提升對於建築材料的環保要求，推動產業鏈的綠色化和可持續發展。通過這些努力，弘陽地產希望為建設更加環保、健康的生活空間貢獻力量，並在行業內樹立良好的榜樣。

供應商溝通

弘陽地產重視與行業夥伴之間的溝通與協作，保持良好的合作關係。我們通過日常溝通、供應商溝通會、滿意度調查等多種方式與供應商進行深入的溝通交流，向供應商明確我們的項目標準以開展更良好的合作，在合作中與商業夥伴共同進步。



Main Communication Channels for Suppliers 供應商主要溝通渠道

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Main communication channels for suppliers

For problems encountered in the process of cooperation, suppliers can give feedback through open complaint reporting channels. We will always adhere to the principles of fairness, impartiality, convenience and efficiency, actively track and solve problems reported by suppliers, and strive to safeguard the legitimate rights and interests of suppliers and us.

供應商主要溝通渠道

對於在合作過程中遇到的問題，供應商可以通過公開的投訴舉報渠道進行反饋。我們將始終堅持公平、公正、便捷和高效的原則，積極追蹤並解決供應商反映的問題，竭力維護供應商與我們的合法權益。



Supplier Complaint Reporting Channels 供應商投訴舉報渠道

In addition, Redsun Properties is committed to developing with suppliers to form a sustainable supply chain. During the reporting period, we conducted training activities for external suppliers. In the inspection and warehousing stage, we will publicize the company's development, integrity culture, quality requirements and other information to suppliers, so that suppliers can have a comprehensive understanding before cooperating with us. In the process of performance, we will carry out various forms of seminars and special communication meetings to facilitate more effective and direct communication and problem solving during cooperation; At the same time, Redsun Properties will invite partners to visit its benchmark projects, which will help clarify the standards of cooperation.

此外，弘陽地產致力於與供應商共同發展，形成可持續發展供應鏈。報告期內，我們開展了對外部供應商的培訓活動。在考察入庫階段，我們會向供應商宣傳公司發展情況、廉正文化、質量要求等信息，以便於供應商在與我們合作前能有一個全面的了解。在履約過程中，我們會開展多種形式的座談會和專項溝通會以便於在合作時能更有效直接的溝通和解決問題；同時，弘陽地產會邀請合作夥伴來參觀自己的標桿項目，有助於明確合作的標準。

Communication Alliance

Redsun Properties has joined the Shanghai-based Fujian Business Enterprise Alliance and the New Hongqiao Purchasing Alliance, actively exploring new cooperation models, responding to the "Dual Carbon Goals", and constantly learning and making progress in exchanges and discussions with peers.

交流聯盟

弘陽地產已加入在滬閩商企業聯盟和新虹橋採購聯盟，積極探索新型合作模式，響應雙碳目標，在與同行業者的交流與探討中不斷學習和進步。

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Participation in industry events

Redsun Properties actively engages in exchanges and discussions with its peers, sharing industry experiences and innovative ideas together. We strive to provide property owners with more considerate and efficient service experiences. By delivering outstanding services, we aim to set a benchmark in the industry and drive the overall upgrading of service quality in the real estate sector.

行業活動參與

弘陽地產積極與同行開展交流探討，共同分享行業經驗與創新思路。我們力求為業主提供更貼心、高效的服務體驗，以卓越的服務樹立行業標杆，推動房地產行業服務品質的整體升級。

Redsun Properties is Committed to Improving Service Quality Through Exchanges and Discussions with Peers

弘陽地產與同行交流探討，致力於提升服務品質

In order to provide customers with better services, Redsun Properties has conducted in-depth exchanges and discussions with leading figures in the building materials industry throughout the country. In August 2024, Redsun Properties undertook and participated in the 24th National Building Materials and Home Furnishing Market Exchange and Sharing Conference sponsored by the Home Furnishing Market Special Committee of China Building Materials Circulation Association. The theme of this meeting is "investment promotion and business stability", which has attracted the participation of building materials market management from all over the country. Redsun Properties and the participants shared their experiences and insights from various perspectives and discussed the current industry development trends and future opportunities in depth. This exchange not only provides a valuable learning platform for professionals in the industry, but also promotes cooperation and interaction among all parties, laying the foundation for promoting the sustained and healthy development of the building materials market.

為了給客戶提供更優質的服務，弘陽地產與全國各地的建材行業領軍人物進行了深入的交流與探討。2024年8月，弘陽地產承辦並參加由中國建築材料流通協會家居建材市場專委會主辦的第24期全國建材家居市場交流分享會。本次會議以「招商與穩商」為主題，吸引了來自全國各地的建材市場管理層參與。弘陽地產與參會者們從多個角度分享了各自的經驗和見解，深入探討了當前行業的發展趨勢和未來機遇。這次交流不僅為行業內的專業人士提供了一個寶貴的學習平台，也促進了各方的合作與互動，為推動建材市場的持續健康發展奠定了基礎。



The 24th National Building Materials and Home Furnishing Market Exchange and Sharing Conference
第24期全國建材家居市場交流分享會

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Social Responsibility

Redsun Properties actively practices social responsibility and advocates the concept of public welfare. While paying attention to our own development, we actively carry out social welfare projects, create a better living environment with stakeholders, and make a modest contribution to the sustainable development of society.

Public welfare undertakings

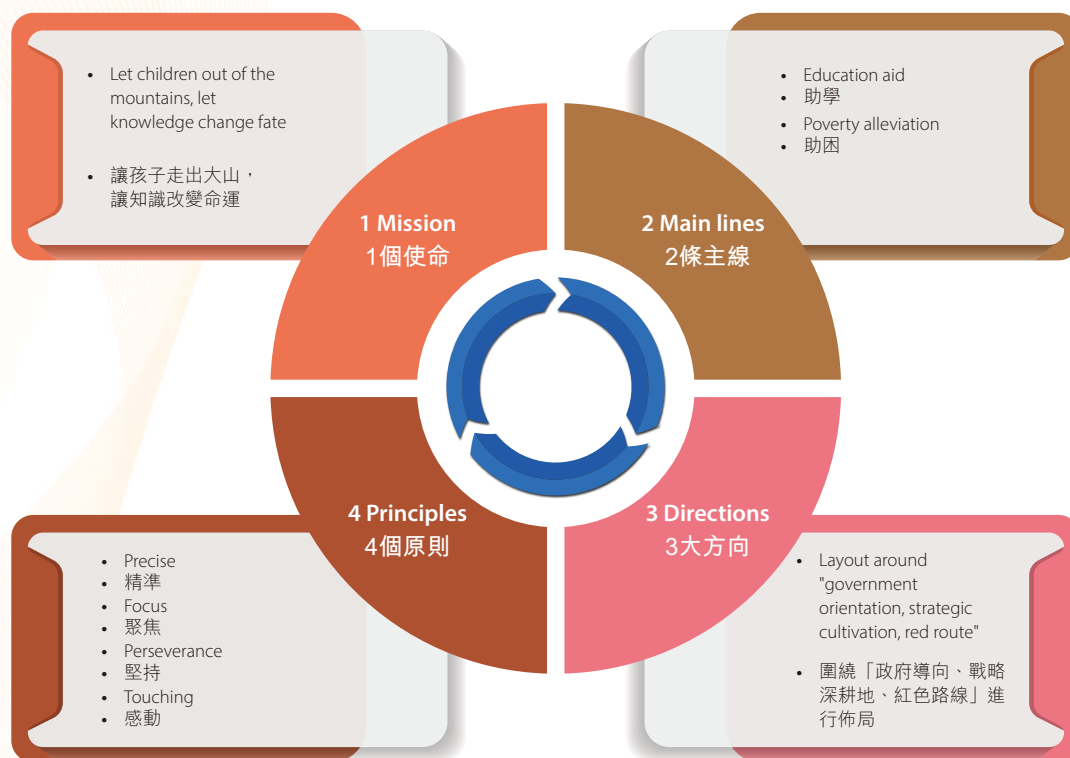
Redsun Properties always adheres to the public welfare concept of "being a responsible corporate citizen" and carries out public welfare activities in ecological environment protection, poverty alleviation and education. During the reporting period, Redsun Properties donated a total of RMB610,000, served 4,800 hours and 1,200 times, and the number of employee volunteers had reached 621.

社會責任

弘陽地產積極踐行社會責任，推崇公益理念。我們在注重自身發展的同時積極開展社會公益項目，與利益相關方共創美好生活環境，為社會可持續發展獻出一份綿薄之力。

社會公益事業

弘陽地產始終秉持「做負責任的企業公民」的公益理念，在生態環境保護、扶貧、教育等方面開展公益活動。報告期內，弘陽地產累計捐贈61萬元，志願服務時長達4,800小時、次數達1,200次，員工志願者隊伍人數已有621人。



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We actively participated in the Hongyang Public Welfare Activities initiated by Hongyang Group, focusing on education aid, rural revitalization and other fields, and carried out public welfare projects such as "Dream Cabin", "Spring Bud Project" and "Love Energy Station for Summer Heat Relieving" to help groups in need.

我們積極參與由弘陽集團發起的弘陽公益活動，聚焦於教育助學、鄉村振興等領域，開展「夢想小屋」、「春蕾班計劃」、「夏日消暑愛心能量站」等公益項目，幫助有困難的群體。

Highlights of public welfare activities

亮點公益活動

"Dream Cabin" Visiting Event

「夢想小屋」探訪活動

In May 2024, the volunteer representatives of Redsun Properties visited the children of "Dream House" in Yanjiang Street and Taishan Street of Jiangbei New Area. The purpose of this visit is to gain an in-depth understanding of the children's living conditions, study situations, and mental health. In this way, we aim to provide strong support for the healthy growth of these children. The "Dream Cabin" program has continuously received high attention and support from all sectors of society. It has been reported by many media outlets and was awarded the honor of "Shining Star" by the China Council for the Promotion of the Glorious Cause in 2022.

在2024年5月，弘陽地產的志願者代表前往江北新區的沿江街道和泰山街道，走訪了「夢想小屋」的兒童家庭。此次探訪旨在深入了解這些孩子的生活、學習以及心理健康等情況，我們通過這種方式來為孩子們的健康成長提供有力支持。「夢想小屋」計劃持續受到社會各界的高度關注與支持，多家媒體對其進行報道，曾在2022年被中國光彩事業促進會授予「光彩之星」榮譽。



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Spring Bud Project Continue

「春蕾班計劃」繼續出發

On June 1, 2024, volunteer representatives from Redsun Properties paid a loving visit to Dougang Primary School in Pukou District, Nanjing, which has a long-term pairing-assistance relationship with them. They spent Children's Day with the children, sending them holiday blessings and expectations. Redsun Properties has always been concerned about the improvement of the learning environment for the students of Dougang Primary School. Since the establishment of the "Spring Bud Project" in 2002, we have continuously provided assistance to students from disadvantaged families. The cumulative number of beneficiaries has exceeded 2,000. In the future, Redsun Properties will continue to adhere to its original intention, bring warmth and care to children in need, and escort the healthy growth of children.

2024年6月1日，弘陽地產志願者代表前往長期結對幫扶的南京市浦口區陡崗小學進行愛心探訪，與孩子們共度六一兒童節，為他們送上節日的祝福與期盼。弘陽地產始終關注陡崗小學學生的學習環境改善情況，自2002年開辦「弘陽春蕾班」以來，我們持續為家庭困難的學生提供幫扶，累計受助學生已超2,000人。未來，弘陽地產將繼續堅守自己的初心，給需要幫助的孩子們帶去溫暖與關心，為孩子們的健康成長保駕護航。



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“Love Family, Love Ning, City of Universal Love-Love Energy Station for Summer Heat Relieving” Activity

「愛家愛寧，博愛之城—夏日消暑愛心能量站」活動

In August 2024, Redsun Properties launched the activity of “Love Home, Love Ning, City of Universal Love-Love Energy Station for Summer Heat Relieving”, unattended freezers are set up in corners of the city to provide free cool drinks for outdoor workers such as traffic police officers, food delivery riders, sanitation workers, and security guards who stick to their posts.

2024年8月，弘陽地產啟動「愛家愛寧，博愛之城—夏日消暑愛心能量站」活動，在城市角落設置無人冰櫃，為堅守在各自崗位的交通幹警、外賣騎手、環衛工人、安保人員等戶外工作者提供免費的清涼飲品。



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Donation Activities for “Rural Revitalization”

「鄉鎮振興」捐贈活動

In January 2024, Redsun Properties donated RMB570,000 to Dongquan Village, Shuitou, Nan'an, Fujian Province. The money is intended to help improve the living conditions of rural villagers in Nan'an and care for the widowed elderly in Shuitou. Through this donation, Redsun Properties shows its concern and support for rural revitalization and vulnerable groups, and strives to create a better living environment for local residents and deliver warmth and care.

在2024年1月，弘陽地產向福建省南安水頭東泉村捐助了57萬元。這筆資金旨在幫助改善南安鄉村村民的生活條件，關愛水頭鎮的孤寡老人。弘陽地產通過這項捐助，展現了對鄉村振興和弱勢群體的關心與支持，努力為當地居民創造更好的生活環境，傳遞溫暖與關愛。

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APPENDIX 1: CONTENTS INDEX OF ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORTING GUIDELINES OF THE HONG KONG STOCK EXCHANGE

附錄一：香港聯交所《環境、社會及管治報告指引》內容索引

Environmental, Social and Governance Aspects and General Disclosures and Key Performance Indicators 環境、社會及管治範疇與一般披露及關鍵績效指標		Section 所在章節
Environmental Science 環境		
Aspect A1 層面A1	Emissions 排放物	
General Disclosures	Information on:	GREEN OPERATION
	(a) the policies; and	
	(b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to air and greenhouse gas emissions, discharges into water and land, and generation of hazardous and non-hazardous waste.	
一般披露	有關廢氣及溫室氣體排放、向水及土地的排污、有害及無害廢棄物的產生等的：	綠色經營
	(a) 政策；及	
	(b) 遵守對發行人有重大影響的相關法律及規例的資料。	
KPI A1.1	The types of emissions and respective emissions data.	Low-carbon Operations
關鍵績效指標A1.1	排放物種類及相關排放數據。	低碳運營
KPI 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).	Low-carbon Operations
關鍵績效指標A1.2	直接(範圍1)及能源間接(範圍2)溫室氣體排放量(以噸計算)及(如適用)密度(如以每產量單位、每項設施計算)。	低碳運營
KPI A1.3	Total hazardous waste produced (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility).	Low-carbon Operations
關鍵績效指標A1.3	所產生有害廢棄物總量(以噸計算)及(如適用)密度(如以每產量單位、每項設施計算)。	低碳運營
KPI A1.4	Total non-hazardous waste produced (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility).	Low-carbon Operations
關鍵績效指標A1.4	所產生無害廢棄物總量(以噸計算)及(如適用)密度(如以每產量單位、每項設施計算)。	低碳運營

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KPI A1.5	Description of emissions target(s) set and steps taken to achieve them.	Environmental Governance
關鍵績效指標A1.5	描述所訂立的排放量目標及為達到這些目標所採取的步驟。	環境治理
KPI A1.6	Description of how hazardous and non-hazardous wastes are handled, and a description of reduction target(s) set and steps taken to achieve them.	Environmental Governance, Ecological Construction and Low-carbon Operation
關鍵績效指標A1.6	描述處理有害及無害廢棄物的方法，及描述所訂立的減廢目標及為達到這些目標所採取的步驟。	環境治理、生態施工、低碳運營
Aspect A2	Use of Resources	
層面A2	資源使用	
General Disclosures	Policies on the efficient use of resources, including energy, water and other raw materials.	Green Operation
一般披露	Resources may be used in production, in storage, transportation, in buildings, electronic equipment, etc. 有效使用資源(包括能源、水及其他原材料)的政策。 資源可用於生產、儲存、運輸、樓宇、電子設備等。	綠色經營
KPI A2.1	Direct and/or indirect energy consumption by type (e.g. electricity, gas or oil) in total (kWh in '000s) and intensity (e.g. per unit of production volume, per facility).	Low-carbon operations
關鍵績效指標A2.1	按類型劃分的直接及／或間接能源(如電、氣或油)總耗量(以千個千瓦時計算)及密度(如以每產量單位、每項設施計算)。	低碳運營
KPI A2.2	Water consumption in total and intensity (e.g. per unit of production volume, per facility).	Low-carbon operations
關鍵績效指標A2.2	總耗水量及密度(如以每產量單位、每項設施計算)。	低碳運營
KPI A2.3	Description of energy use efficiency target(s) set and steps taken to achieve them.	Environmental Governance
關鍵績效指標A2.3	描述所訂立的能源使用效益目標及為達到這些目標所採取的步驟。	環境治理

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KPI A2.4	Describe any problems that may arise in obtaining the applicable water source and the water use efficiency targets set and the steps taken to achieve them.	Environmental Governance, Ecological Construction and Low-carbon Operation
關鍵績效指標A2.4	描述求取適用水源上可有任何問題，以及所訂立的用水效益目標及為達到這些目標所採取的步驟。	環境治理、生態施工、低碳運營
KPI A2.5	Total packaging material used for finished products and with reference to per unit produced.	The Group's business operation uses less packaging materials and complies with the laws and regulations of the place where the business operates.
A2.5	製成品所用包材料的總量及每生產單位佔量	本集團在業務運營過程涉及包裝材料的使用量小，均根據業務運營所在地法律法規進行合規處置。
Aspect A3 層面A3	The Environment and Natural Resources 環境及天然資源	
General Disclosures	Policies on minimizing the issuer's significant impacts on the environment and natural resources.	Ecological Building, Ecological Construction and Low-carbon Operation
一般披露	減低發行人對環境及天然資源造成重大影響的政策。	生態建築、生態施工、低碳運營
KPI A3.1	Describe the significant impacts of business activities on the environment and natural resources and the actions taken to manage the impacts.	Ecological Building, Ecological Construction and Low-carbon Operation
關鍵績效指標A3.1	描述業務活動對環境及天然資源的重大影響及已採取管理有關影響的行動。	生態建築、生態施工、低碳運營
Aspect A4 層面A4	Climate Change 氣候變化	
General Disclosures	Policies on identification and mitigation of significant climate-related issues which have impacted, and those which may impact, the issuer.	Addressing Climate Change
一般披露	識別及應對已經及可能會對發行人產生影響的重大氣候相關事宜的政策。	應對氣候變化
KPI A4.1	Description of the significant climate-related issues which have impacted, and those which may impact, the issuer, and the actions taken to manage them.	Addressing Climate Change, Ecological Building, Ecological Construction and Low-carbon Operation
關鍵績效指標A4.1	描述已經及可能會對發行人產生影響的重大氣候相關事宜，及應對行動。	應對氣候變化、生態建築、生態施工、低碳運營

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Social		
社會		
Aspect B1	Employment	
層面B1	僱傭	
General Disclosure	Information on:	TALENTS-CENTRIC
	(a) the policies; and	
	(b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to compensation and dismissal, recruitment and promotion, working hours, rest periods, equal opportunity, diversity, anti-discrimination, and other benefits and welfare.	
一般披露	有關薪酬及解僱、招聘及晉升、工作時數、假期、平等機會、多元化、反歧視以及其他待遇及福利的：	廣開才路
	(a) 政策；及	
	(b) 對發行人有重大影響的相關法律及規例的資料。	
KPI B1.1	Total workforce by gender, employment type, age group and geographical region.	Gathering Employee
關鍵績效指標B1.1	按性別、僱傭類型、年齡組別及地區劃分的僱員總數。	聚力員工
KPI B1.2	Employee turnover rate by gender, age group and geographical region.	Employee Care
關鍵績效指標B1.2	按性別、年齡組別及地區劃分的僱員流失比率。	員工關愛
Aspect B2	Health and Safety	
層面B2	健康與安全	
General Disclosure	Information on:	Health and Safety
	(a) the policies; and	
	(b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to providing a safe working environment and protecting employees from occupational hazards.	
一般披露	有關提供安全工作環境及保障僱員避免職業性危害的：	健康與安全
	(a) 政策；及	
	(b) 遵守對發行人有重大影響的相關法律及規例的資料。	
KPI B2.1	Number and rate of work-related fatalities.	Health and Safety
關鍵績效指標B2.1	因工作關係而死亡的人數及比率。	健康與安全
KPI B2.2	Lost days due to work injury.	Health and Safety
關鍵績效指標B2.2	因工傷損失工作日數。	健康與安全

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KPI B2.3 關鍵績效指標B2.3	Description of occupational health and safety measures adopted, and how they are implemented and monitored. 描述所採納的職業健康與安全措施，以及相關執行及監察方法。	Health and Safety 健康與安全
Aspect B3 層面B3	Development And Training 發展及培訓	
General Disclosure 一般披露	Policies on improving employees' knowledge and skills for discharging duties at work. Description of training activities. Training refers to vocational training. It may include internal and external courses paid by the employer. 有關提升僱員履行工作職責的知識及技能的政策。描述培訓活動。 培訓指職業培訓，可包括由僱主付費的內外部課程。	Employee Development 員工培養
KPI B3.1 關鍵績效指標B3.1	The percentage of employees trained by gender and employee category (e.g. senior management, middle management). 按性別及僱員類別(如高級管理層、中級管理層等)劃分的受訓僱員百分比。	Employee Development 員工培養
KPI B3.2 關鍵績效指標B3.2	The average training hours completed per employee by gender and employee category. 按性別及僱員類別劃分，每名僱員完成受訓的平均時數。	Employee Development 員工培養
Aspect B4 層面B4	Labor Standards 勞工準則	
General Disclosure 一般披露	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to preventing child and forced labour. 有關防止童工或強制勞工的： (a) 政策；及 (b) 遵守對發行人有重大影響的相關法律及規例的資料。	Gathering Employee 聚力員工
KPI B4.1 關鍵績效指標B4.1	Description of measures to review employment practices to avoid child and forced labour. 描述檢討招聘慣例的措施以避免童工及強制勞工。	Gathering Employee 聚力員工
KPI B4.2 關鍵績效指標B4.2	Description of steps taken to eliminate such practices when discovered. 描述在發現違規情況時消除有關情況所採取的步驟。	Employee Development 員工培養

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Aspect B5 層面B5	Supply Chain Management 供應鏈管理	
General Disclosure 一般披露	Policies on managing environmental and social risks of the supply chain. 管理供應鏈的環境及社會風險政策。	Partner Collaboration 夥伴協作
KPI B5.1 關鍵績效指標B5.1	Number of suppliers by geographical region. 按地區劃分的供應商數目。	Partner Collaboration 夥伴協作
KPI B5.2	Description of practices relating to engaging suppliers, number of suppliers where the practices are being implemented, and how they are implemented and monitored.	Partner Collaboration
關鍵績效指標B5.2	描述有關聘用供應商的慣例，向其執行有關慣例的供應商數目、以及有關慣例的執行及監察方法。	夥伴協作
KPI B5.3	Description of practices relating to identifying environmental and social risks at each stage of the supply chain, and how they are implemented and monitored.	Partner Collaboration
關鍵績效指標B5.3	描述有關識別供應鏈每個環節的環境及社會風險的慣例，以及相關執行及監察方法。	夥伴協作
KPI B5.4	Description of practices for promoting the greater use of environmentally friendly products and services when selecting suppliers, and how they are implemented and monitored.	Partner Collaboration
關鍵績效指標B5.4	描述在揀選供應商時促使多用環保產品及服務的慣例，以及相關執行及監察方法。	夥伴協作

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Aspect B6	Product Responsibility	
層面B6	產品責任	
General Disclosure	Information on:	OUTSTANDING CRAFTSMANSHIP
	(a) the policies; and	
	(b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to health and safety, advertising, labelling and privacy matters relating to products and services provided and methods of redress.	
一般披露	有關所提供產品和服務的健康與安全、廣告、標籤、私隱事宜以及補救方法的：	匠心卓越
	(a) 政策；及	
	(b) 遵守對發行人有重大影響的相關法律及規例的資料。	
KPI B6.1	Percentage of total products sold or shipped subject to recalls for safety and health reasons.	The Group does not involve product recall in the process of business operation.
關鍵績效指標B6.1	已售或已運送產品總數中因安全與健康理由而須回收的百分比。	本集團在業務運營過程中不涉及產品召回。
KPI B6.2	Number of products and service-related complaints received and how they are dealt with.	OUTSTANDING CRAFTSMANSHIP
關鍵績效指標B6.2	接獲關於產品及服務的投訴數目以及應對方法。	匠心卓越
KPI B6.3	Description of practices relating to observing and protecting intellectual property rights.	CORPORATE GOVERNANCE
關鍵績效指標B6.3	描述與維護及保障知識產權有關的慣例。	企業管治
KPI B6.4	Description of quality assurance process and recall procedures.	The Group does not involve product recall in the process of business operation.
關鍵績效指標B6.4	描述質量檢定過程及產品回收程序。	本集團在業務運營過程中不涉及產品召回。
KPI B6.5	Description of consumer data protection and privacy policies, and how they are implemented and monitored.	OUTSTANDING CRAFTSMANSHIP
關鍵績效指標B6.5	描述消費者數據保障及私隱政策，以及相關執行及監察方法。	匠心卓越

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Aspect B7	Anti-corruption	
層面B7	反貪污	
General Disclosure	Information on:	CORPORATE GOVERNANCE
	(a) the policies; and	
	(b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to bribery, extortion, fraud and money laundering.	
一般披露	有關防止賄賂、勒索、欺詐及洗黑錢的：	企業管治
	(a) 政策；及	
	(b) 遵守對發行人有重大影響的相關法律及規例的資料。	
KPI B7.1	Number of concluded legal cases regarding corrupt practices brought against the issuer or its employees during the Reporting Period and the outcomes of the cases.	CORPORATE GOVERNANCE
關鍵績效指標B7.1	於匯報期內對發行人或其僱員提出並已審結的貪污訴訟案件的數目及訴訟結果。	企業管治
KPI B7.2	Description of preventive measures and whistle-blowing procedures, and how they are implemented and monitored.	CORPORATE GOVERNANCE
關鍵績效指標B7.2	描述防範措施及舉報程序，以及相關執行及監察方法。	企業管治
KPI B7.3	Description of anti-corruption trainings provided to directors and employees.	CORPORATE GOVERNANCE
關鍵績效指標B7.3	描述向董事及員工提供的反貪污培訓。	企業管治
Aspect B8	Community Investment	
層面B8	社區投資	
General Disclosure	Policies on community engagement to understand the needs of the communities where the issuer operates and to ensure its activities take into consideration the communities' interests.	Social Responsibility
一般披露	有關以參與來了解營運所在社區需要和確保其業務活動會考慮社區利益的政策。	社會責任
KPI B8.1	Focus areas of contribution (e.g. education, environmental concerns, labour needs, health, culture, sport)	Social Responsibility
關鍵績效指標B8.1	專注貢獻範疇(如教育、環境事宜、勞工需求、健康、文化、體育)。	社會責任
KPI B8.2	Resources contributed (e.g. money or time) to the focus area.	Social Responsibility
關鍵績效指標B8.2	在專注範疇所動用資源(如金錢或時間)。	社會責任



Rsun 弘陽

弘陽地產集團有限公司
Redsun Properties Group Limited