



中海物業集團有限公司
CHINA OVERSEAS PROPERTY HOLDINGS LIMITED

(Incorporated in the Cayman Islands with limited liability)

Stock Code : 2669



We Manage Happiness
Sustainability Report 2025







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Sustainability Performance in 2025



Achievements

Revenue in 2025

RMB14,959.9 million +6.0%
2024: RMB14,112.5 million*
2023: RMB13,090.3 million*



Equity Attributable to Ordinary Equity Holders of the Company in 2025

RMB5,854.5 million +14.7%
2024: RMB5,104.6 million*
2023: RMB4,112.1 million*



* The comparative figures have been restated following the business combination under common control of China Construction Property Management Co., Ltd.



Governance

Enhancing Data Security Governance Capabilities

COPL completed the upgrade and certificate renewal of the ISO 27001 Information Security Management System, and completed the initial certification of the ISO 27701 Privacy Information Management System, achieving the integration and implementation of the dual systems of information security and privacy information management, and comprehensively enhancing its data security governance capabilities.



Environment

Conducting Climate-Related Risk and Opportunity Assessments

We further conducted climate-related risk and opportunity assessments. Building upon the results of climate risk and opportunity identification and climate scenario analysis from the previous year, we assessed the financial impact of climate risks and opportunities on the Group and shared the assessment results and findings with relevant departments and platform companies to enhance understanding and response capabilities regarding climate risks.

2025 Total GHG Emission Intensity

2.63 tCO₂-e/1,000 sq.m.
2024: 2.64 tCO₂-e/1,000 sq.m.
2023: 2.73 tCO₂-e/1,000 sq.m.



2025 Total Energy Consumption Intensity

5.15 MWh/1,000 sq.m.
2024: 5.18 MWh/1,000 sq.m.
2023: 5.38 MWh/1,000 sq.m.



Social

Workforce in 2025

38,042 employees
2024: 38,627 employees
2023: 43,012 employees

Charitable Donations in 2025

RMB3,206,000
2024: RMB324,000
2023: RMB217,000

Customer Service Satisfaction Score in 2025

91 points
2024: 92 points
2023: 91 points

Average Training Participation Rate in 2025

100%
2024: 100%
2023: 97.20%



Message from Chairman

In recent years, global and regional efforts in sustainability disclosure have continued to progress, and the idea of sustainable development is increasingly blending with China's economic and social growth, becoming a vital path to maintaining corporate resilience and vitality. In this context, China Overseas Property Holdings Limited (the "Company", along with its subsidiaries, referred to as the "Group" or "COPL" or "we") has consistently followed the principle of coordinated development based on "service as the foundation, efficiency as the priority, and scale as the basis," thoroughly implemented the "dual-carbon" strategy, embraced the ESG concept and adhered to the "Three-Good" brand proposition. We have steadily upheld our commitment to sustainable growth and achieved significant breakthroughs in green and low-carbon transformation, technological innovation, and social responsibility, continually advancing the "China Overseas Property Methodology in the Modernisation of Property Management" ("COPMPM").

2025 was the final year of the Group's "14th Five-Year Plan" strategic plan and also the 10th anniversary of COPL's listing on The Stock Exchange of Hong Kong Limited (the "Stock Exchange"). Over the past decade, we have always kept in mind our mission as a central state-owned enterprise, striving to become an industry benchmark and a comprehensive urban space operation service provider. We firmly believe that sustainable development is not only about meeting compliance requirements but also the foundation for creating long-term value for enterprises. Property services are shifting from "basic security" to "quality of life," and upgrading from "management-oriented" to "service-oriented" and "value-oriented." To this end, COPL consistently adheres to the "Three-Good" brand proposition - "Good Seasons, Good Property, and Good Community," and is committed to creating high-quality service guarantees that satisfy customers. "Good Seasons" reflects our property management capability in that we can, through quality products and services, create a joyful living experience with a sense of belonging and provide customers with a pleasant living environment where they can live and work in contentment; "Good Property" reflects our customer service capability in that we can respond efficiently, predict demands and establish deep and long-term relationships with our owners, customers, employees, partners and the government; "Good Community" reflects a sense of ownership that allows owners, the property enterprise and the communities to build a neighbourhood governed and enjoyed by all under the spirit of "Everyone Owns and Takes Responsibilities".

COPL has been continuously developing the China Overseas Benchmark Project Service System by creating benchmark projects that are replicable in experience, updatable with new technology and equipment, and green, environmentally friendly and renewable. We actively respond to national policies and participate deeply in urban renewal and the renovation of old residential communities. Through standardised, systematic, and refined service solutions, we promote the implementation of the "Good Housing + Good Services" policy framework, meeting the expectations of customers, the industry, and society as a whole.

COPL continuously enhances its core competitiveness, ensuring efficient project management through high-quality operational capabilities, demonstrating our outstanding brand influence and service value through high industry and customer recognition, and promoting the deep integration of smart and green technologies in projects through a high proportion of new technology applications, thus continuously defining industry benchmarks.

In 2025, COPL continuously enhanced the breadth and depth of its ESG practices:

- Guided by the strategic goals of the Carbon Neutrality White Paper, we continued to conduct systematic carbon surveys and analyses, assessed the financial impact of climate risks, and made steady progress on the path to addressing climate change and achieving carbon neutrality, with carbon emission intensity and energy consumption density continuing to decline;
- Promoting the deep integration of green building and smart operations to create a near-zero carbon park - the smart campus project of Renmin University of China Tongzhou Campus, creating greater value for customers and helping the property management industry move towards a new era of green operations;
- Continuing to carry out special remediation of exposed soil in projects under management to achieve "green views from window" and contribute to the health and stability of the community ecosystem;
- By leveraging resources from multiple parties, we actively carried out rural revitalisation and community public welfare activities, with the rural revitalisation assistance benefiting more than 5,900 households throughout the year; and after the Tai Po fire in Hong Kong, we provided full support to the affected communities, demonstrating the social responsibility of a central enterprise;
- Another breakthrough has been achieved in the field of customer information security and privacy protection, with the Company successfully obtaining its first ISO 27701 Privacy Information Management System certification, comprehensively enhancing its data security governance capabilities.

Standing at the starting point of a new decade, COPL will continue to empower green operations with technological innovation, improve service efficiency with digital means, and respond to social expectations with responsible actions, promoting the transformation of traditional property management to modern services. Sustainable development requires the joint efforts of all colleagues, customers, and partners. COPL will always uphold its corporate mission of "We Manage Happiness", leading development with a clear strategy and solid actions, creating happiness for customers, shareholders, employees and society, injecting more innovative momentum into the property industry, creating more wonderful possibilities for urban development and delivering more brilliant answers to the times.

Chairman and Executive Director
Zhang Guiqing



Board Statement

COPL keenly recognises the critical role enterprises play in reducing carbon emissions and driving sustainable development. To fulfil this responsibility, we have integrated sustainability principles into our business operations and adopted low-carbon property management practices, with a goal to create long-term value for our stakeholders.

Sustainability Oversight

The Group's sustainability governance structure enables effective communication and engagement of the Board of Directors (the "Board") on sustainability matters and ensures the establishment of a highly effective reporting mechanism. The Board, as the highest governance and decision-making body, authorises its Sustainability Steering Committee (the "Committee") to directly oversee sustainability matters within the Group. Members of the Committee bring a wealth of professional experience, possess an in-depth familiarity with our internal operations and businesses, and have a deep understanding of the market and regulatory trends so as to offer invaluable insights into our sustainability strategies and decisions. By regularly reporting its work progress to the Board and providing feasible suggestions, the Committee assists the Board in systematically formulating present and future sustainability strategies and allocating resources accordingly.

In recent years, amid the deepening agenda for global sustainable development, the role of enterprises in value creation has expanded from delivering purely economic contributions to assuming broader social responsibilities and environmental governance obligations. The steady advancement of China's "dual-carbon" goals has also provided an important opportunity for enterprises to align with national strategies and participate in the sustainable progress of society. As a leading comprehensive property management services enterprise and a listed subsidiary of a central state-owned enterprise in China, the Board deeply recognises the importance of enhancing the sustainability governance standards. This is not only critical to fulfilling the Board's long-term commitments to shareholders, but also underscores the proper mission and responsibility of a central enterprise to the nation, society and diverse stakeholders. During the Year, the Group implemented multiple initiatives aligned with the five United Nations Sustainable Development Goals ("UNSDGs") most relevant to its business model: good health and well-being, decent work and economic growth, sustainable cities and communities, responsible consumption and production, and climate action, thereby actively advancing sustainable development.

Guided by the vision of "Becoming a Green and Low-Carbon Urban Steward", COPL has actively pursued leading carbon neutrality practices in accordance with the two-phased carbon neutrality goals committed in the "Carbon Neutrality White Paper". Meanwhile, to deepen its understanding of climate change and strengthen its adaptive capacity, building on the climate scenario analysis, the Group further carried out impact assessments of climate-related risks during the Year. It identified material climate risks and their corresponding financial implications. These efforts have further advanced the Group's integrated management of carbon emissions, climate-related challenges, and environmental priorities, accelerating its comprehensive transition toward green and low-carbon development.

Sustainability Management Approach and Strategies

Adhering to a stakeholder-centric principle, COPL continued to refine its sustainability management approach and strategy. By maintaining various channels for communication, the Group maintains close contact with various stakeholders, carefully listens to and fully incorporates their views and suggestions on sustainable development. Relevant feedback is integrated into the identification and prioritisation assessment process of sustainability topics, providing important first-hand references for the optimisation of future strategies. The Group will further enrich the forms of stakeholder engagement, gradually expand the scope of communication, and conduct proactive and systematic dialogue with a broader group of stakeholders related to our business.



Board Statement (Continued)

Reviewing Target Progress

During the Year, the Group advanced the discussions on setting ESG-related goals. Department head from each department conducted in-depth analysis on historical ESG data as well as domestic and international sustainability trends, especially focusing on the evolving ESG disclosure requirements from the Ministry of Finance, the State-owned Assets Supervision and Administration Commission of the State Council, the China Securities Regulatory Commission, and the Stock Exchange. Progress has been made in effectively evaluating the reliability and completeness of our internal sustainability data. The Group established quantifiable carbon neutrality action targets tailored to its operational context, with 2022 as the baseline year. Progress against these targets will be rigorously monitored. The Group also engaged an independent third-party consultant to provide on-site specialised training for staff from each department who were responsible for ESG data collection and reporting, thereby laying a solid foundation for the Group to track and analyse target attainment level through internal capacities building.

The Board cordially invites shareholders and stakeholders to review this report and oversee the Group's steadfast advancement in sustainable development, anchored in integrity and sustainability.



About the Report

This report constitutes the fifth Sustainability Report (the "Report") by COPL. The Report summarises COPL's progress and vision in its sustainable development and enhances information transparency for stakeholders by disclosing qualitative and quantitative data.

The Group commits to annually reporting its efforts and achievements in sustainability through an independent report. The Report is published in both Chinese and English and is accessible on the websites of the Stock Exchange and the Group, alongside our previous ESG reports. Should there be any contradictions or inconsistencies between the Chinese and English versions, the Chinese version shall prevail.

Reporting Scope and Boundary

The Report's reporting cycle aligns with COPL's financial year and reports on COPL's sustainability performance for the period from 1 January 2025 to 31 December 2025 (the "Year"). It encompasses information related to all of the operations, including COPL's headquarters, property management services, residents and non-residents value-added services, and car parking space trading business across Chinese Mainland, Hong Kong, and Macau. The scope of reporting is chosen based on COPL's operating and management rights, and is therefore set to broaden in step with our operational growth, providing a fuller portrayal of the Group's performance.

During the Year, COPL managed a total of 2,356 property management projects across 164 cities, including Chinese Mainland, Hong Kong, and Macau.





About the Report (Continued)

Reporting Standards

The Report adheres to the Environmental, Social, and Governance Reporting Code (the “ESG Code”) as outlined in Appendix C2 of the Main Board Listing Rules of the Stock Exchange and is presented with reference to the 2021 Global Reporting Initiative Standards (“GRI Standards”) published by the Global Reporting Initiative (“GRI”). An appendix within the Report lists the indices of the ESG Code and GRI Standards, facilitating easy reference to each standard’s application. In order to present this Report in an authentic and objective manner, COPL has applied the reporting principles of the ESG Code and GRI Standards as follows:



Materiality and Stakeholder Inclusiveness

COPL places great emphasis on stakeholders’ opinions, through active communication thoroughly understands their concerns and makes them a central focus in the materiality assessment process. During the Year, we conducted peer benchmarking on the material sustainability topics of COPL and reviewed findings from previous stakeholder engagement surveys. For details, please refer to the “Material Topics” section.



Quantitative

Each department in COPL works together to collect and record environmental and social quantitative key performance indicators. The Group has appointed a consultant to measure carbon emissions and other key environmental performance indicators in accordance with local guidelines and international standards, and to provide comparative data. The Group ensures that key performance indicators are measurable and explains the standards and methodology used under the “Performance Data Summary” section.



Balance

COPL discloses its sustainability performance in an impartial and objective approach for readers to make reasonable judgements about the Group’s overall performance.



Consistency and Comparability

The Group adopts consistent methodologies and assumptions in data collection and report preparation to facilitate comparison of the Group’s performance by stakeholders. In the event of any changes in data collection and assumption, the Group will set out reasons in the Report.



About the Report (Continued)

Reporting Standards (Continued)



Sustainability Context

The Report discusses COPL's contribution to sustainable development in the industry and in the operating regions with linkages to its long-term strategies, risks, opportunities, and objectives.



Completeness

The Report responds to the material topics identified during the Year without any omission of any aspects that are material to stakeholders.



Accuracy and Verifiability

The information presented in the Report comes from official documents and statistics. COPL is committed to meticulously upholding the truthfulness of the information and ensuring its traceability for stakeholder evaluation.



Clarity

The Report is written in a manner that is comprehensible and accessible to stakeholders.



Timeliness

The content of the Report is based on COPL's financial year and is presented in a separate report each year.

Approval of the Report

The Board bears the overall responsibility for the content of the Report, ensuring the completeness and reliability of the reported content for stakeholders to accurately understand the operation of COPL. Information presented in the Report is sourced from official documents and data of the Group. It has been reviewed based on internal monitoring mechanisms and review procedures. The Report was reviewed and approved by the Board in March 2026.

Feedback

Your opinions and feedback are valuable to the Group in formulating future sustainability strategies. For any enquiries and suggestions, please contact the Group at copl.ir@cohl.com.



About COPL

About COPL

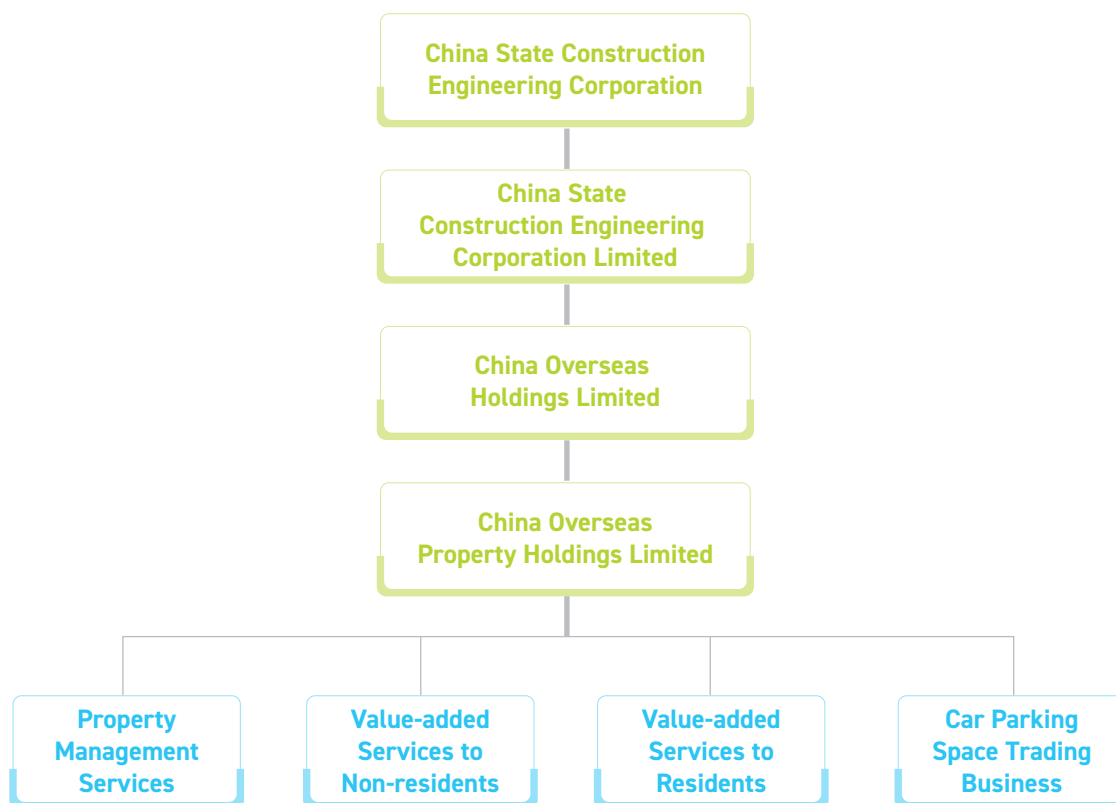
As a subsidiary of China Overseas Holdings Limited ("COHL") under China State Construction Engineering Corporation ("CSCEC"), COPL is one of China's first property management brands to receive Class I qualification. It began providing property services in Hong Kong as early as 1986, starting a journey of nearly four decades in the Hong Kong and Macau markets, and entered the Chinese Mainland market in 1991. On 23 October 2015, COPL was listed on the Main Board of the Stock Exchange (stock code: 2669.HK). COPL is the only property service provider in China to be recognised by the State-owned Assets Supervision and Administration Commission of the State Council as an Outstanding Service Brand in the Central Enterprise Brand Leadership Action. It is also the largest property management service provider in the Hong Kong and Macau regions. Headquartered in Hong Kong, COPL has established offices in major cities in Chinese Mainland to continuously expand its business. To meet customers' demands for smart property management and technology-based services and our vision to be an outstanding global service provider in asset management, COPL accelerates the development of diversified business beyond traditional property management services. COPL's subsidiaries Shenzhen Xinghai Wulian Technology Co., Ltd. ("Xinghai Wulian"), Shenzhen Haibo Engineering Technology Co., Ltd. ("Haibo Engineering") and Shenzhen UN+ Internet Technology Co., Ltd. ("UN+") bring together experts from diverse business sectors, including public assets, culture and tourism, leasing and sales, smart parks, energy management, engineering operations and maintenance, as well as renewals and renovation, with a focus on offering customers a wider range of value-added property management services.





About COPL (Continued)

Corporate Structure



Business Segments

| | |
|--|--|
| Property Management Services | Engaging in the provision of property management services such as security, repairs and maintenance, cleaning and greening, for residential communities (including integrated mixed-use properties), commercial properties, government properties and construction sites. |
| Value-added Services to Non-residents | Engaging in the provision of engineering, vetting of building plans, facilities and equipment evaluation proposals, pre-delivery (such as security, cleaning and repair and maintenance services for display units in pre-sale offices for developing properties), move-in assistance, delivery inspection, engineering service quality monitoring and consulting services, etc. to property developers and other property management companies. |
| Value-added Services to Residents | Engaging in the provision of community asset management services (e.g., rental assistance, agency and custody for real estate transactions, common area rental assistance, retail asset management services and rental of self-owned properties), living service operations (to meet the various needs of residents of the properties), and commercial service operations (to meet the needs of business users). |
| Car Parking Space Trading Business | Engaging in the trading of car parking spaces. |






About COPL (Continued)

Business Segments (Continued)

The following are COPL's sub-brands that support its extensive business operations:

| Sub-Brands | Brand Profile |
|--------------------------|--|
| Hainawanshang | A specialised subsidiary focused on the commercial and office building sector, tapping into cities with advantageous resources, and responsible for the operation and management of projects such as commercial complexes, office buildings, and shopping centres. |
| UN+ | A specialised company focused on the full lifecycle demands of community households, actively exploring the "Property Management + Living Services" model, and offering diversified value-added services such as property rental and sales, home renovation, home services, quality merchandise, travel and leisure, and community elderly care. |
| Xinghai Wulian | A digital property services provider that has built a "core business empowerment" system around the "Xingqi Intelligent Property Management Integrated Technologies", empowering the full-chain development of the Group's core property business, while advancing the Group's digital transformation and technological innovation. |
| Haibo Engineering | A property engineering company that offers innovative value-added services throughout the entire building lifecycle, including real estate services, intelligent operation and maintenance, energy management, and material procurement. Focusing on sustainable development businesses, it builds differentiated competitive advantages and cooperates with owners to create a mutually beneficial service ecosystem. |

Honours and Ratings

| No. | Rating Category | Rating Performance |
|-----|--|---------------------|
| 1 |  Hang Seng Corporate Sustainability Index | A |
| 2 |  Sustainalytics Rating on ESG Risk | 13.88 (Low Risk) |
| 3 |  WIND ESG Rating | A |



About COPL (Continued)

Honours and Ratings (Continued)

| No. | Name of Award | Issuing Authority |
|-----|---|--|
| 1 | 2025 China Excellent Property Management Company by ESG Development | Beijing China Index Academy |
| 2 | TOP 1 of 2025 Best Employer in China's Property Management Industry | Beijing China Index Academy |
| 3 | TOP 2 of 2025 China Leading Property Management Companies in terms of Social Responsibility | Beijing China Index Academy |
| 4 | 2025 China Leading Property Management Company in ESG and Sustainable Development | CRIC Property & Management Division |
| 5 | 2025 Leading Listed Company of Property Management Service by High-quality Development | CRIC Property & Management Division |
| 6 | TOP 3 of 2025 Leading Enterprise in Low-Carbon Operations in China Property Industry (Haibo Engineering) | CRIC Property & Management Division |
| 7 | TOP 2 of 2025 Leading Enterprise in FM Facility Management in China Property Industry (Haibo Engineering) | CRIC Property & Management Division |
| 8 | 2025 Leading Enterprise in Low-Carbon Operations in China Property Industry (Haibo Engineering) | CRIC Property & Management Division |
| 9 | 2025 Leading Enterprise in FM Facility Management in China Property Industry (Haibo Engineering) | CRIC Property & Management Division |
| 10 | 2025 Model Enterprise for High-Quality Development in Property Industry | Leju Finance |
| 11 | ESG Corporate Communication Award | Master Insight x ESG Research Centre, Hang Seng University |
| 12 | 2025 China Listed Companies Yinghua Award Hong Kong Stock ESG Exemplary Case | China Fund |
| 13 | Outstanding Award of ESG | Organising Committee of the Outstanding Award of ESG |
| 14 | Outstanding ESG Corporate Award | HK01 |
| 15 | Award of Excellence in ESG | The Chamber of Hong Kong Listed Companies |
| 16 | TVB ESG Awards | Television Broadcasts Limited |
| 17 | ESG Leading Enterprise | Bloomberg Businessweek/Chinese Edition |
| 18 | Energy and CleanTech | Bloomberg Businessweek/Chinese Edition |

Membership

| No. | Membership |
|-----|--|
| 1 | Vice President of China Property Management Institute |
| 2 | Executive Member Unit in Urban Renewal and Operation Branch, China Civil Engineering Society |
| 3 | Chief Supervisor Unit in Guangdong Property Management Industry Institute |
| 4 | Board Member Unit in Federation of Shenzhen Commerce |
| 5 | Vice President Unit in Shenzhen City-Industry Integration Promotion Association |



Governance Navigation





Governance Navigation

Management Approach

COPL is committed to improving its sustainability governance structure by embedding such efforts into daily operations and management across all regions, pursuing measurable improvements in ESG performance. To ensure effective sustainability management, COPL has established a Sustainability Steering Committee and set out its terms of reference, defining its responsibilities, authority, and functions within the sustainability governance structure. This structured approach drives the steady implementation of sustainable development systematically from the top down while actively fulfilling our corporate social responsibility. The Group places great emphasis on and strictly complies with laws, regulations, and business ethics in all operating regions. We conduct regular reviews to identify any potential violations, promptly share regulatory updates with regional teams, and offer targeted guidance and support where needed. In terms of stakeholder communication, COPL consistently maintains open dialogue across multiple channels and collaborates with internal and external stakeholders to foster long-term shared value. COPL has developed relevant policies and measures to systematically manage sustainability-related matters in the following areas:

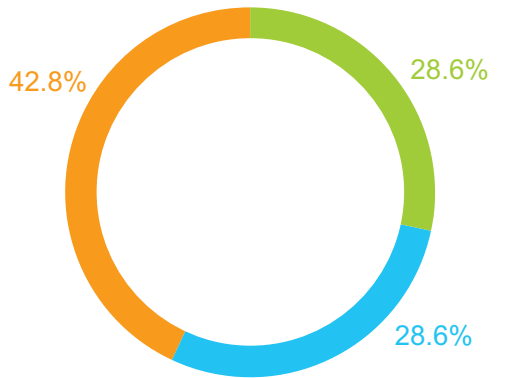
| //////////////////// | |
|---------------------------------------|---|
| Area | |
| Defined Authority | Terms of Reference of Sustainability Steering Committee |
| Corporate Governance | Memorandum of Association and Articles of Association Terms of Reference of Audit Committee Terms of Reference of Remuneration Committee Terms of Reference of Nomination Committee Nomination Policy Board Diversity Policy Inside Information Disclosure Policy Shareholders Communication Policy Dividend Policy Corporate Governance Policy Manual Model Code for Securities Transactions by the Relevant Employees Director Remuneration Policy Guidance on Connected Transaction Review Procedures Director Appointment, Election, and Removal Procedures Procedures of Director Candidate Nomination by Shareholders |
| Compliance and Risk Management | Rules of Procedure of Risk and Compliance Management Committee Compliance Obligation Source Inventory General Compliance Management Responsibility Inventory Major Violation Review Standard Inventory 2025 Annual Risk Inventory Compliance Guidelines for the Hong Kong Property Industry Compliance Management Regulations |



Governance Navigation (Continued)

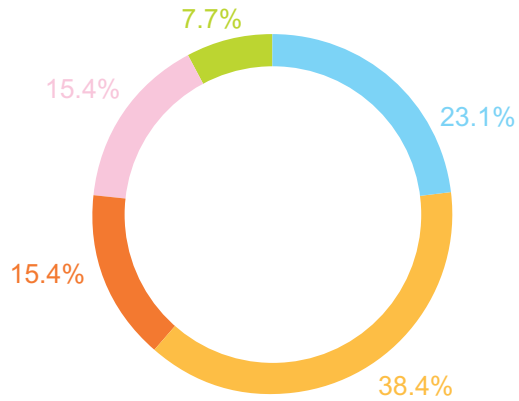
2025 Data Disclosure

Director Independence Percentage



Executive Directors Non-executive Directors Independent Non-executive Directors

Percentage of Directors with Professional Backgrounds¹



Finance & Accounting Architecture
Corporate Management Sustainability
Engineering

¹ Certain Directors have more than one professional experience and knowledge

Sustainability Governance Structure

COPL stipulates that the Board of Directors assumes ultimate responsibilities concerning ESG matters. Moreover, we have established a Sustainability Steering Committee (the "Committee") to assist the Board in formulating and reviewing sustainability strategies and policies, as well as monitoring the Group's sustainability performance. The Committee has been authorised by the Board to oversee and manage sustainability-related matters. Its members are designated directors appointed by the Board, including the Chairman of the Board, the CEO, and independent non-executive directors, with independent non-executive director chairing the Committee. Detailed biographies of the members can be found in the Company's annual report and official website.

The Committee holds two regular meetings each year, at which it reports to the Board on the progress of COPL's sustainability efforts, including sustainability strategies and future goals, facilitating the Board in integrating sustainability considerations into business decision-making processes from the top down. The Board plays a leading role and assumes corresponding responsibilities in sustainability matters, as detailed in the "Board Statement" section in this report. COPL continually monitors sustainability trends and practices in the market and industry to stay abreast of developments and gains experience for future updates of our sustainability management approach.



Governance Navigation (Continued)

Sustainability Governance Structure (Continued)

To enhance its sustainability governance system, COPL has established a Sustainability Coordination Group and a Sustainability Working Group to report relevant work to the Committee, forming a comprehensive governance structure as follows:



Sustainability Strategy

Sustainable development is of profound importance to the Group in creating long-term value in our operations. The Group prioritises its stakeholders and business framework, steadfastly fulfilling its social responsibilities while actively exploring business models that align with the principles of sustainability. During the Year, based on the carbon neutrality targets and commitments set out in the "Carbon Neutrality White Paper", and in conjunction with the existing ESG indicator system, the Group further conducted climate-related risk and opportunity assessments and continued to advance carbon footprint assessment. For specific details, please refer to the relevant subsequent sections of this Report. The following outlines our key initiatives implemented by the Group in the sphere of sustainability:



Governance Navigation (Continued)

Sustainability Strategy (Continued)

Key Sustainability Initiatives during the Year

| Key Initiatives of the Year | Significance |
|---|---|
| Conducting Climate-Related Risk and Opportunity Assessments | Further conducted climate-related risk and opportunity assessments. Building upon the results of climate risk and opportunity identification and climate scenario analysis from the previous year, we assessed the financial impact of climate risks and opportunities on the Group and shared the assessment results and findings with relevant departments and platform companies to enhance understanding and response capabilities regarding climate risks. |
| Carbon Footprint Assessment | Continued to conduct another assessment of Scope 1 and Scope 2 greenhouse gas emissions across all properties and professional platform companies within the Group's operating and management rights. Comprehensive data and documentation from 1,390 projects were collected and analysed, culminating in the carbon footprint assessment report for the FY2024. This report provides an in-depth analysis of the Group's carbon emissions for the FY2024, from boundary setting and activity analysis to carbon emission quantification as well as energy-saving and emission reduction information. It also offers targeted recommendations for the future optimisation of carbon assessment and emission reduction efforts in light of the latest policies and industry trends. |
| Creating a Near-Zero Carbon Project | Promoted the deep integration of green buildings and smart operations to create a near-zero carbon campus – the Smart Campus Project of Tongzhou Campus of Renmin University of China, which was officially put into use during the Year. It achieves energy conservation and carbon reduction throughout the entire lifecycle, covering campus planning, architectural design, equipment selection, smart operations, and faculty-student participation. |
| Carrying out Special Rectification of Exposed Soil | Continued to carry out special rectification of exposed soil across its projects under management, covering a total of 1,108 projects. Through systematic restoration efforts, the area of bare soil decreased by over 240,000 sq.m. achieving the goal of "green views from windows". This initiative contributes to the health and stability of community ecosystems. |
| Supporting Rural Revitalisation | Continued to advance the implementation of various rural revitalisation initiatives, injecting robust momentum into enhancing people's well-being and promoting economic development in three counties of Gansu and Changting, Fujian. This demonstrates the leading role of central state-owned enterprises in fulfilling social responsibilities, with the annual assistance benefiting over 5,900 households. |
| Enhancing Data Governance Capabilities | Achieved another breakthrough in customer information security and privacy protection and successfully obtained ISO 27701 Privacy Information Management System Certification, marking that our customer information management capabilities are in line with international standards and establishing a more robust barrier for customer privacy and security. |
| ESG Data Collection Training | Engaged an independent third-party consultant this Year to deliver in-depth, detailed and efficient specialised training for frontline staff responsible for reporting ESG data. The training systematically outlined the regulatory requirements and key operational procedures for data collection. Through case studies and interactive discussions, participants strengthened their understanding and application skills, laying the groundwork for continuously enhancing ESG data quality. |
| ESG Capacity Building Training for Directors and Senior Executives | Engaged an independent third-party consultant to brief directors and senior management on the latest ESG trends, including industry and regulatory developments, material ESG issues and approaches to addressing climate change. This initiative aims to enhance their understanding of and ability to respond to ESG and climate-related risks and opportunities, ensuring preparedness for the Stock Exchange's latest climate disclosure requirements. |




Governance Navigation (Continued)

Sustainability Strategy (Continued)

Sustainable Development Goals

COPL continually improves its sustainability system, strengthens Board engagement in sustainability-related matters, and maintains an effective reporting mechanism. The Group has identified five priority UNSDGs most aligned with COPL and has integrated them into daily operations. Furthermore, the Company continues to advance initiatives under the Task Force on Climate-related Financial Disclosures (“TCFD”) framework, including developing climate change policies, identifying climate-related risks and opportunities, conducting climate risk impact assessments and disclosing TCFD response plan, and continuously conducts reviews to track progress in all operational areas, ensuring alignment with the UNSDGs.

| Sustainable Development Goals | Relevance to COPL | Related Initiatives |
|--|--|---|
|  | <p>Safeguarding the health and well-being of COPL employees:</p> <ul style="list-style-type: none"> • Enhancement of employee welfare by launching an employee care programme to ensure that care initiatives in seven areas cover all positions and boost employees' sense of happiness and belonging. • Implementation of health and safety measures to mitigate occupational and safety risks faced by employees in their daily tasks. • Provision of medical insurance for all staff members to alleviate the burden of medical expenses. | <ul style="list-style-type: none"> • Continuously foster a corporate health culture and meet the health needs of our employees and our achievements in harmonising corporate growth and the well-being of our people. • Caring for employees' physical and mental health, organising regular annual health check-ups, hosting wellness seminars and offering various wellness activities and fitness programmes; providing psychological counselling for frontline employees and role-based mental health safety training for employees; launching the "Happiness at 9:30" staff care activities, organising various forms of supper for employees working overtime and providing logistic support to them. • Creating an appealing office environment with comfortable, eco-friendly, and healthy workspaces; setting up convenient first-aid kits, coffee stations and other facilities to meet employees' daily needs; organising themed afternoon teas and adjusting catering according to seasons and holidays to provide healthy dining options for employees. • Comprehensive coverage of basic medical insurance for all employees, with an additional health insurance scheme for executive staff. • Proactively undertaking occupational health measures to prevent, control, and eliminate occupational hazards; applying for occupational health enterprise accreditation to safeguard employee health and related rights. |



Governance Navigation (Continued)

Sustainability Strategy (Continued)

Sustainable Development Goals (Continued)



| Sustainable Development Goals | Relevance to COPL | Related Initiatives |
|---|--|---|
|  <p>Goal 8 Decent Work and Economic Growth</p> | <p>Leveraging technological innovation as the main driver to promote the Group's economic growth, while continuously creating employment opportunities for society; safeguarding employee rights, and providing diverse training mechanisms.</p> | <ul style="list-style-type: none">• Subsidiaries such as Xinghai Wulian, Haibo Engineering, and UN+ advance economic productivity through technological upgrades and innovation, driving the development of a green economy.• Strict adherence to relevant labour laws and regulations, eliminating child labour and forced labour; following the principles of "Fairness, Openness and Equity" in recruitment, ensuring that selection is not influenced by subjective factors.• Actively fulfilling the social responsibility of a central enterprise by recruiting talented individuals through two key recruitment brands, "Management Trainees" and "Hai Na".• Focusing on talent development and introducing the "1269" talent development system with COPL's characteristics; establishing a learning and development roadmap for COPL's managers, which is tailored for managers at all levels and the whole employment lifecycle.• Establishing an internal tutor team to help employees achieve both personal and business growth; providing an online learning platform, offering diverse and targeted courses to employees. |



Governance Navigation (Continued)

Sustainability Strategy (Continued)

Sustainable Development Goals (Continued)

| Sustainable Development Goals | Relevance to COPL | Related Initiatives |
|---|--|---|
|  <p>Goal 11 Sustainable Cities and Communities</p> | <p>Promoting sustainable cities and communities in the properties under management:</p> <ul style="list-style-type: none"> • Introduction of intelligent property management systems and facilities to enhance community living. • Diversification of community services to improve residential management and foster communal harmony. • Modified communities' energy-saving facilities and developed custom energy policies. Haibo Engineering introduced renewable energy to meet community needs and reduce carbon emissions, thereby developing sustainable communities. | <ul style="list-style-type: none"> • Management of multiple LEED and WELL-certified projects, continuously elevating the standard of green building management. • Passed third-party audits for environmental management systems and energy management systems, and continuously contributed to the innovative development of green properties in the projects under management. • Organising various environmental protection campaigns in community buildings, helping us and customers develop good habits in environmental protection and low-carbon travel. • Actively conducting energy audits, analysing progress of target achievement, and achieving scientific energy management throughout the entire lifecycle of each project. • Innovatively establishing a "Six Ones" service system, deeply integrating the hardware standards of "Good Housing" with the software strengths of "Good Services" to enhance community management and elevate the residential experience. • Promoting the development of age-friendly communities, actively exploring and innovating elderly care business models, and vigorously progressing elderly friendly renovations to meet the diverse living needs of the elderly in the community. • Providing diverse services and establishing the "Lifestyle Service Officer" system; strengthening community service connections through regular sharing of business updates, promotional posters for top-selling products, operational video accounts and other channels; exploring new scenarios for community retail and value-added services by advancing the implementation of innovative business initiatives. • Deepening the R&D of green and low-carbon products and services, steadily advancing the "Two Piles, One Light" initiative, carrying out smart energy-saving lighting retrofits and providing charging facilities for electric motorcycles and new energy vehicles to property owners, thereby contributing to a zero-carbon community. |





Governance Navigation (Continued)

Sustainability Strategy (Continued)

Sustainable Development Goals (Continued)



| Sustainable Development Goals | Relevance to COPL | Related Initiatives |
|---|--|---|
|  <p>Goal 12 Responsible Consumption and Production</p> | <p>Sustainable resource utilisation (management of water resources and waste):</p> <ul style="list-style-type: none"> • Development of policies and measures for managing day-to-day operations. • Commitment to enhancing water resource management and the efficient use of other natural resources. | <ul style="list-style-type: none"> • Rigorously implementing the “Responsibility Management Regulations on Ecological and Environmental Protection”, advancing eco-environmental protection, conducting publicity campaigns on energy conservation, environmental protection and waste recycling in communities and buildings, eliminating wasteful practices, and advocating a green lifestyle. |
|  <p>Goal 13 Climate Action</p> | <p>Focusing on the financial impacts of climate change (e.g., profits, liabilities, cash flows):</p> <ul style="list-style-type: none"> • Physical risks: Property damage from extreme weather events like torrential rains and floods, and threats to the safety of employees and building users from rising temperatures and heatwaves. • Transition risks: Regulatory, litigation, market, technological, and reputational risks associated with the global shift towards a low-carbon economy. | <ul style="list-style-type: none"> • Guided by the “Carbon Neutrality White Paper”, pledging to fully promote and apply low-carbon operational technologies and reduce Scope 1 and Scope 2 carbon emissions per unit area by 15% compared to the baseline year (i.e. 2022) by 2030 and to achieve carbon neutrality within our operational boundaries by 2060 through comprehensive use of renewable energy in every segment. • Conducting impact assessments on climate risks, identifying material climate risks and their corresponding financial impacts. |



Governance Navigation (Continued)

Sustainability Strategy (Continued)

Sustainability Risks and Opportunities Management

COPL has continuously improved its risk management structure and established a “Three Lines of Defence Risk Management Model” to ensure systematic identification and management of sustainability-related risks, including those in operations and finance. Since 2021, COPL has been engaged in the identification and management of risks associated with sustainability, studying their impact and relevance to the overall business of the Company, and integrating them into the unified risk management system. In the Year, COPL further sought to establish a project-centred risk management model, launched risk management model projects, and developed a three-tier risk management mechanism from “headquarters to city-level organisations and projects” to enhance project risk prevention and handling capabilities at the project level. Meanwhile, COPL strengthened its dynamic monitoring of high-frequency risks and provided timely risk alerts.

Three Lines of Defence Risk Management Model





Governance Navigation (Continued)

Sustainability Strategy (Continued)

Sustainability Risks and Opportunities Management (Continued)

Identified Sustainability Risks

| Identified Risk | Risk Description | Management Approach |
|---|--|--|
| Climate Change-Induced Extreme Weather Events | The impacts of climate change on corporations are broad and varied, including compliance risks and increased costs due to changes in national policies. Particularly in the property management industry, the impacts of extreme weather events driven by climate change are prominent. Such events may cause physical damage to properties, resulting in financial losses to the Group and its clients, and even posing serious threats to the personal safety of tenants and owners. | To deal with different extreme weather situations, COPL has emergency response plans in place, conducts regular safety inspections, and reminds clients to take preventive measures to mitigate the impact of extreme weather on managed properties. In the future, COPL intends to carry out regular property assessments to ensure resilience against climate change-induced extreme weather events. |
| Eco-Environmental Risk | As the system of environmental protection laws and regulations continues to evolve, illegal emissions or eco-environmental pollution in property project operations will result in legal liabilities or financial penalties for corporations, causing significant damage to corporate assets, reputation, and credit. | Continuous efforts will be made to enhance environmental governance. Environmental assessments in accordance with national regulations are conducted prior to site takeover, to evaluate environmental risks and implement corrective measures; A comprehensive environmental compliance management system has been established, Ecological and Environmental Protection Target Responsibility Statement has been signed, the "Ecological and Environmental Responsibility Management Regulations" has been issued and an ecological and environmental protection task list has been developed. Annual eco-environmental risk identification and rectification campaigns are implemented to ensure all operational units thoroughly address and eliminate potential environmental hazards. |



Governance Navigation (Continued)

Sustainability Strategy (Continued)

Sustainability Risks and Opportunities Management (Continued)

Identified Sustainability Risks (Continued)

| Identified Risk | Risk Description | Management Approach |
|-----------------------------------|---|---|
| Climate Disaster Risk | Acute physical risks, such as typhoons, flooding, extreme cold, extreme heat, and heavy precipitation, may have potential impacts on the business, including but not limited to damage to property facilities and equipment, increased repair costs, operational disruptions, and financial losses. | Established specific contingency plans for various meteorological disaster risks, including the "COPL Typhoon Emergency Response Standards", "Twelve Mandatory Rules on Flood Prevention", and the "Special Contingency Plan for Flood Prevention", which outline response procedures. Subsidiaries at all levels and projects have formulated meteorological disaster response plans tailored to the climate characteristics of their locations, stocked disaster relief supplies, regularly inspected potential hazards, and organised emergency drills for employees and subcontractors. |
| Safety Production Technical Risks | The daily operations of property management services may involve various technical risks in safety production, including potential hazards from maintenance work and the use of public area facilities. These risks may lead to serious accidents that are likely to cause severe harm to human life. | Performed periodic evaluations of major hazard sources, with the preparation of a "Summary List of Identified Major Hazard Sources", followed by the development of specific management measures to address potential safety hazards in all departments. Moreover, COPL regularly provides safety education and training for employees to further mitigate these risks. |
| Security Risks | The security situation in property management areas is positively correlated with residents' sense of safety and satisfaction. | Developed visualised Standard Operating Procedure (SOP) system for all security positions. Through structured onboarding training and ongoing professional development programmes, the comprehensive competencies and operational proficiency of security personnel will be systematically enhanced. Emergency response plans covering all categories of security incidents have been developed, with quarterly drills conducted to improve emergency response capabilities. Additionally, a police-community partnership mechanism has been established to strengthen collaboration with local law enforcement agencies, ensuring the collective maintenance of public order and community security. |



Governance Navigation (Continued)

Material Topics

In order to continuously refine the sustainability strategy and fully grasp current and future factors that may impact its progress towards sustainability goals, COPL actively engages with both internal and external stakeholders and consider the identification and updating of material topics as crucial processes in sustainability governance.

Stakeholder Engagement

COPL consistently maintains ongoing multi-channel stakeholder engagement, with particular emphasis on collecting and implementing sustainability-related feedback. All stakeholder input undergoes feasibility assessment prior to operational integration, followed by timely feedback mechanisms that continue to strengthen communication with stakeholders and develop plans to engage in proactive and systematic dialogue with a broader group of relevant stakeholders.

Identification of Stakeholders

COPL refers to the following stakeholder engagement principles outlined in the "AA1000 Stakeholder Engagement Standard 2015":

| | |
|-------------------------|--|
| 1 Inclusivity | Ensuring the level of engagement of stakeholders in developing and implementing COPL's sustainability strategies. COPL embraces diverse viewpoints and takes accountability for its impacts. |
| 2 Materiality | Identifying topics of significance to COPL and its stakeholders, as material topics influence stakeholder decisions, actions and performance. |
| 3 Responsiveness | Responding to issues that impact COPL's sustainability performance through active stakeholder engagement, informed decision-making, tangible actions and transparent performance reporting. |

Criteria for Identifying Key Stakeholder Groups

| | |
|--|---|
| 1 Multidimensional Perspectives | Individuals or bodies bring new understandings to a situation based on their different perspectives. |
| 2 Dependency | Any individual or body directly or indirectly dependent on COPL, including any individual or body upon whom COPL depends for normal operations. |
| 3 Tension in Relationship | Individuals or bodies who require immediate attention from COPL on financial, economic, social or environmental issues. |
| 4 Influence | Individuals or bodies that influence the strategic or operational decisions of COPL or stakeholders. |
| 5 Liability | Individuals or bodies owned by COPL or who may be legally, commercially, operationally, or ethically/morally responsible for in the future. |



Governance Navigation (Continued)

Material Topics (Continued)

Stakeholder Engagement (Continued)

| | Stakeholder Groups | Major Communication Channels |
|-----------------------|---|--|
| Internal Stakeholders | Directors | Board meetings, documentation and reports, emails, and written correspondence |
| | Senior Management | CEO's mailbox, management surveys |
| | Middle Management | Meetings, interactive sessions |
| | Foundation Management | Online chat groups |
| | Clerical Staff | Chat groups, meetings, ad-hoc discussions |
| | Frontline Staff | Chat groups, meetings, ad-hoc discussions |
| External Stakeholders | Customers/Owners | Communication with owners (e.g., WeChat groups, meetings, butler home visits, notice boards, 24-hour service lines, UN+ App) |
| | Suppliers/Contractors/Service Providers | Supplier forums, feedback lines, routine performance reviews, annual evaluations, supplier audits |
| | Shareholders/Investors | General meetings, results announcements, financial and sustainability reports, interactive sessions |
| | Government/Regulatory Bodies | Visits and meetings |
| | Non-profits Organisations | Community activities (e.g., volunteer activities, poverty alleviation and study aid, charitable projects) |
| | General Public | Media coverage |
| | Research/Academic Institute | Collaborative R&D |
| | Professional Bodies | Industry conferences, regular communication |

Identifying Material Topics

COPL adheres to a stakeholder-centric approach and establishes a list of material topics through desktop research and peer benchmarking. By reviewing past stakeholder feedback and systematically organising core topics concerned by both internal and external stakeholders, we identify, review and update the material sustainability topics to ensure that they genuinely reflect the concerns and expectations of all parties. Based on stakeholders' assessment of the actual and potential impacts of each sustainability topics on the economy, environment, and society, the Group identifies and evaluates material topics from two dimensions: "Importance to COPL" and "Importance to Stakeholders". This process helps us prioritise the topics and ultimately form a materiality matrix.

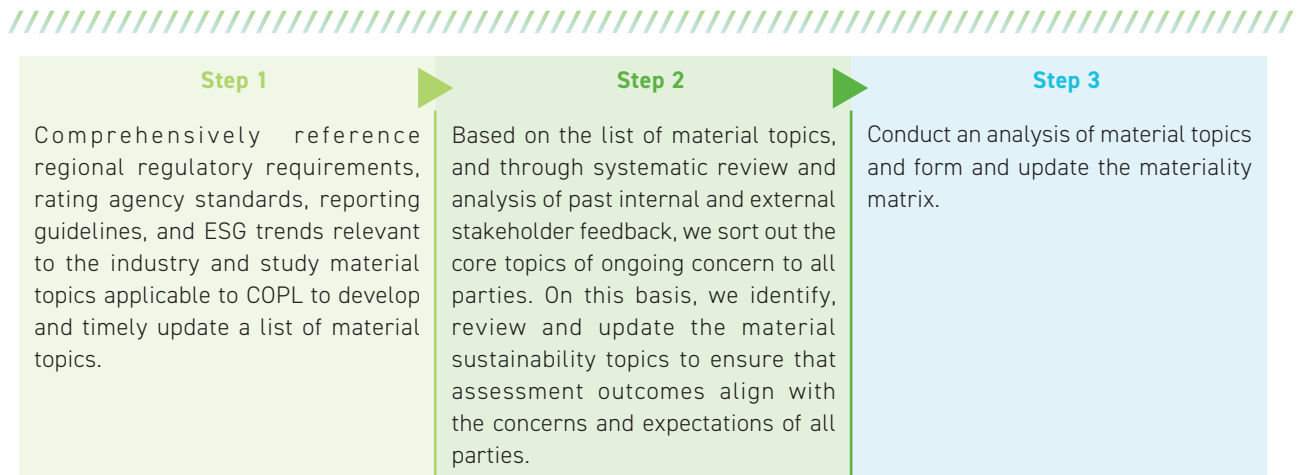


Governance Navigation (Continued)

Material Topics (Continued)

Identifying Material Topics (Continued)

Steps to Identify Material Topics



Summary of Material Topics in 2025

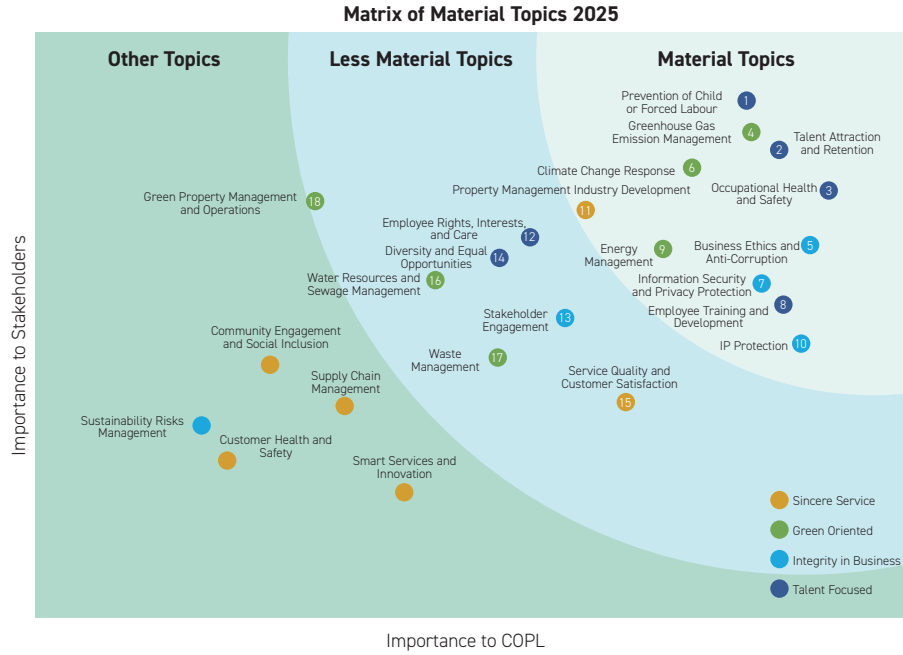
| Material Topics | Less Material Topics | Other Topics |
|---|---|---|
| Prevention of Child or Forced Labour | Employee Rights, Interests, and Care | Supply Chain Management |
| Talent Attraction and Retention | Stakeholder Engagement | Smart Services and Innovation |
| Occupational Health and Safety | Diversity and Equal Opportunities | Community Engagement and Social Inclusion |
| Greenhouse Gas Emission Management | Service Quality and Customer Satisfaction | Sustainability Risks Management |
| Business Ethics and Anti-Corruption | Water Resources and Sewage Management | Customer Health and Safety |
| Climate Change Response | Waste Management | |
| Information Security and Privacy Protection | Green Property Management and Operations | |
| Employee Training and Development | | |
| Energy Management | | |
| IP Protection | | |
| Property Management Industry Development | | |



Governance Navigation (Continued)

Material Topics (Continued)

Identifying Material Topics (Continued)



Environmental and Social Impacts of COPL

| Material and Less Material Topics | Material Topics (✓), Less Material Topics (◆) | Topics Where the Group Can Make a Positive Contribution | Corresponding Sections |
|---|---|---|------------------------|
| 1 Prevention of Child or Forced Labour | ✓ | | Talent Focused |
| 2 Talent Attraction and Retention | ✓ | | Talent Focused |
| 3 Occupational Health and Safety | ✓ | | Talent Focused |
| 4 Greenhouse Gas Emission Management | ✓ | | Green Oriented |
| 5 Business Ethics and Anti-Corruption | ✓ | | Integrity in Business |
| 6 Climate Change Response | ✓ | | Green Oriented |
| 7 Information Security and Privacy Protection | ✓ | | Integrity in Business |
| 8 Employee Training and Development | ✓ | * | Talent Focused |
| 9 Energy Management | ✓ | | Green Oriented |
| 10 IP Protection | ✓ | | Integrity in Business |
| 11 Property Management Industry Development | ✓ | * | Sincere Service |
| 12 Employee Rights, Interests, and Care | ◆ | | Talent Focused |
| 13 Stakeholder Engagement | ◆ | | Governance Navigation |
| 14 Diversity and Equal Opportunities | ◆ | | Talent Focused |
| 15 Service Quality and Customer Satisfaction | ◆ | * | Sincere Service |
| 16 Water Resources and Sewage Management | ◆ | | Green Oriented |
| 17 Waste Management | ◆ | | Green Oriented |
| 18 Green Property Management and Operations | ◆ | | Green Oriented |



Integrity in Business





Integrity in Business

Management Approach

COPL is committed to establishing an honest and compliant corporation that adheres to business ethics and integrity standards, ensures its compliance with the requirements of laws and regulations in operations, and promotes the sustained and steady development of the enterprise. COPL has developed corresponding policies and measures in the following areas to regulate employees' behaviours, serve customers' needs, and provide guidance to partners for cooperation:

| Area | Internal Management Systems | External Management Systems |
|---|--|--|
| Anti-Corruption | Detailed Implementation Rules for Employees' Integrity and Self-Discipline Employees Code of Conduct Employee Handbook Anti-Fraud and Anti-Bribery Policy Whistle-Blowing Policy | Open Letter to Subcontractors and Suppliers of COPL Integrity and Confidentiality Agreement |
| Customer Data Protection and Privacy | Customer Profile Management Cybersecurity Incident Contingency Plan Network and Information Security Management Measures Cybersecurity Risk Management Guidelines Guidelines for Standardised Construction of Networks Management Guidelines for Data Security Grading and Classification | Property Control Procedures for Customer and External Parties |
| Intellectual Property Rights | Intellectual Property Management Procedures Trademark Operation and Management Guidelines | |
| Advertising and Labelling | News and Publicity Management Procedures | |

2025 Data Disclosure



Violation Cases of Anti-Corruption and Anti-Competition

0



Infringement and Breach Cases for Intellectual Property Rights

0



Integrity in Business (Continued)

Business Ethics and Anti-Corruption

The Group fully complies with applicable national and industry laws and regulations, where the Legal Compliance Department is responsible for the overall coordination of compliance matters, and strictly implements the Compliance Management Regulations to firmly safeguard the Group's business ethics. The Group firmly opposes all forms of corruption and unethical behaviour, including but not limited to bribery, extortion, fraud, and money laundering, and maintains a zero-tolerance policy against such behaviour. During the Year, no concluded corruption-related litigation or any supplier dismissals as a result of corruption occurred in the Group. The followings are the Group's preventive measures and monitoring mechanisms against corruption and unfair competition:

Anti-Corruption

- Clearly define improper conduct within policies, establishing standardised procedures for handling such actions.
- Provide employees with clear guidelines, updating them on common situations such as conflicts of interest, acceptance of gifts, and hospitality.
- Administer appropriate sanctions for explicit violations.
- Regularly update policies in line with market and business needs to ensure an effective accountability mechanism.
- Carry out integrity-related education activities.
- Carry out the evaluation of the dynamic risk prevention and control model for the integrity practice of primary-level staff in COPL in 2025, and conduct employee integrity risk assessments in over a thousand management projects nationwide by applying the "Integrity Index".

Combating Unfair Competition

- Ensure business practices comply with laws and regulations against unfair competition.
- Uphold fair competition in tendering processes, opposing monopolistic and malevolent competitive practices.
- Routinely review supplier engagement to ensure no instances of bid rigging or other unfair practices occur.



COPL and its subsidiaries have passed both the international and national standard assessments of ISO 37301: 2021 "Compliance Management Systems—Requirements with Guidance for Use" and GB/T35770-2022 "Compliance Management Systems - Requirements with Guidance for Use", receiving compliance management system certification, which marks the successful review on the effectiveness of systems during the Year.

Anti-Corruption Whistle-Blowing Channels

To strengthen the handling of reports from internal and external sources, protect the legitimate rights and interests of whistle-blowers, and effectively prevent and investigate fraudulent behaviour, the Group has established a violation reporting mechanism, providing various reporting channels, including reporting phone numbers, email addresses, and postal addresses to ensure that there are clear avenues for reporting and that reports are handled according to standard procedures, and that corruption, bribery, taking advantage of their positions for personal benefits, money laundering, and other illegal and irregular behaviours are addressed in a responsible and efficient manner.

Our Supervision Department has set up a platform for reporting violations that lists dedicated phone lines, email addresses, and physical mailboxes for reporting violations, along with a ledger of clues for reported cases. When a potential violation is initially identified, the information would be handed over to relevant departments for acceptance according to responsibilities and authorities, and investigations and processing will be carried out regarding the reported matters. For fraud-related reports, we have formulated a detailed and comprehensive whistle-blowing response mechanism, assigning a dedicated investigator to each case. If a report is substantiated, it will be dealt with in line with relevant regulations, and severe cases will be escalated to judicial authorities.

Additionally, the Group resolutely protects the personal safety and personal information security of whistle-blowers, prevents retaliation in any form, and defends their legitimate rights and interests. Appropriate rewards will be given to those whose reports are substantiated.



Integrity in Business (Continued)

Business Ethics and Anti-Corruption (Continued)

Anti-Corruption Whistle-Blowing Channels (Continued)

| | |
|---------------------------------|---|
| Reporting Phone Line | +86 (0755) 8289 0325 |
| Reporting Email | copmjubao@cohl.com |
| Reporting Postal Address | 15-16 Floor, China Overseas Building, No. 1688 Chuangye Road, Yuehai, Nanshan District, Shenzhen, Guangdong |

Anti-Corruption Training

To foster a corporate ecology of integrity, enhance the theoretical literacy and anti-corruption awareness of management, and raise employees' awareness of legal risk prevention, COPL provided special anti-corruption training for Board members and all employees and have policies in place to regulate ethical business conduct of suppliers:

| | | |
|------------------------------------|--|--|
| Board Members and Employees | <p>Arranged anti-corruption training organised by the Independent Commission Against Corruption, Hong Kong (ICAC), covering:</p> <ul style="list-style-type: none"> • Definitions of corruption, bribery, extortion, fraud, and money laundering, along with corresponding penalties. • Case studies to enhance employees' awareness and understanding of various of misconducts. <p>Raised anti-corruption awareness among employees through informational columns, including:</p> <ul style="list-style-type: none"> • Various integrity publications, including different cases of illegal activities and corresponding handling guidance. • Case examples of typical corruption risks. | <p>100% of Board members have completed the anti-corruption training.</p> <p>100% of frontline staff have signed a "Commitment to Integrity in Projects", pledging not to accept kickbacks or gifts.</p> |
| Suppliers | <ul style="list-style-type: none"> • Suppliers are required to follow the guidelines provided by COPL. • Integrity is included as one of the criteria for supplier selection. • Suppliers must sign an "Integrity and Confidentiality Agreement". • Suppliers' integrity is reviewed in their annual performance evaluations. | <p>100% of suppliers have signed the "Integrity and Confidentiality Agreement".</p> |



Integrity in Business (Continued)

Business Ethics and Anti-Corruption (Continued)

Intellectual Property Management

Beyond strict compliance with laws and regulations, the Group has developed a sound intellectual property management system, and it has formulated and published the "Intellectual Property Management Procedures", clarifying that intellectual property related activities of the Group shall be under overall management of the dedicated intellectual property office established by the Legal and Compliance Department. Each functional department and subordinate unit shall deploy dedicated positions responsible for the implementation and coordination of intellectual property related affairs. To standardise the development and operation processes of intellectual property, the Group has officially launched and operated the "Intellectual Property Development and Operation Approval Process" within the management framework. Moreover, the Group has developed standardised operational workflow documents to ensure systematic and standardised patent, trademark, and copyright searches, applications, and maintenance. During the Year, the Group has formulated and implemented the "Trademark Operation and Management Guidelines", with an aim to refine the requirements for trademark operation and management.

The Group continuously promotes patent mining and trademark monitoring through regular communication mechanisms and adopts legal actions for rights protection against the identified infringements. In addition, in order to enhance the awareness of intellectual property protection across its employees, COPL regularly schedules training related to intellectual property and continuously enriches employees' knowledge of intellectual property, and thereby collectively protecting intellectual property rights. Moreover, the Group has developed and issued the "Notice on Regulating Trademark and Trade Name Management and Stringent Control on Franchise Authorisation" to further strengthen the management of trademark and trade name usage, systematically conducting the maintenance and management of domestic and foreign trademarks.

As of December 2025, the Group held:

 **Patents 203**

 **Trademarks 450**

 **Copyrights 288**

Intellectual Property Management Works

1. Strategic Planning and System Development:

- Develop strategic plans for IP management
- Establish systems and procedures for IP management

2. Application Processes:

- Patent applications
- Trademark applications
- Copyright registration

3. Risk Monitoring and Maintenance:

- Monitor IP risks
- Address IP disputes
- Maintain IP rights

4. Operations:

- IP licensing
- IP transfer
- IP-backed financing

5. Contract Management:

- Create templates for IP contracts
- Engage in the signing and review of contracts
- Maintain a record of IP contracts

6. Promotion and Training:

- Conduct IP promotional campaigns
- Provide employee training to enhance awareness

7. Archive Management:

- Manage IP-related archives

8. Other IP-related Activities:

- Other IP management works



Integrity in Business (Continued)

Protecting Customer Rights

The Group deeply understands the core value of data security and privacy in property management services and continuously prioritises the legal and compliant use of customer information. As the highest authority of the decision and supervision on the Group's information security, the Digital and Network Security Committee is responsible for the review and supervision of relevant strategies, while the Information Technology (IT) Department, which is the primary department responsible for network and information security, takes the lead in planning, construction, training, policies formulation, and day-to-day operation and maintenance. It is equipped with positions dedicated to cybersecurity to ensure strict implementation of requirements regarding the network and information security. The Group has established sound data privacy protection policies and operational guidelines. Throughout the Year, we promoted network and information security operations and carried out special inspections of digital assets to systematically identify and control cybersecurity and personal data leakage risks. Relying on cross-departmental collaboration, we collectively built a sound corporate defence system for information security, strive to offer a secure and reliable service experience for customers, and enhancing their trust and sense of security in using services.

Protecting Customers' Personal Information

The Group has systematically built a policy-based, measure-supported, and performance-oriented management system surrounding the entire lifecycle of customer information. At the policy level, centered on the "Network and Information Security Management Measures", we have refined full-process operational standards in accordance with the ISO 27701 standard and concurrently enhanced supporting management guidelines. At the measure level, by deploying technical protections like key management and permission grading, we have integrated the principle of data minimisation into business processes, upgraded the dynamic monitoring mechanism for privacy risks, and conducted regular training and drills and process optimisation. At the performance level, the Company has effectively established a robust barrier for customer privacy security, providing solid support for business development, with significant results achieved in related work.

During the Year, COPL and its various professional subsidiaries completed the upgrade and certificate renewal of the ISO 27001 Information Security Management System, and completed the initial certification of the ISO 27701 Privacy Information Management System, achieving the integration and implementation of the dual systems of information security and privacy information management, and comprehensively enhancing its data security governance capabilities. On this basis, the Group has carried out privacy compliance inspections and the rectification and optimisation of privacy protection functions in business systems, combining with network security operations and ISO 27701 privacy protection assessment certification, it has initiated the encryption transformation of customer privacy in business systems, and completed the privacy data encryption storage transformation under the data security structure of the Zhonghai Youxing system. Through internal and external collaboration, COPL has completed the construction of a full-lifecycle privacy protection assessment mechanism, strengthened the management and control processes for sensitive data, and provided compliance guarantees for the digital transformation of the Company.

The Group safeguards customer data and establishes an information security system adhering to four main principles: autonomy in choice, confidentiality of communications, necessity and proportionality, as well as clarity and transparency. The management practices adopted in the course of daily operations include:

- (1) Customer Data Protection:
 - (a) **Establishing Standardised Documents:** We have formulated the "Network and Information Security Management Measures" as an overarching guiding document, complemented by supporting documents such as the "Cybersecurity Risk Management Guidelines", "Cybersecurity Incident Contingency Plan", "Guidelines for Standardised Construction of Networks", and "Management Guidelines for Data Security Grading and Classification". Collectively, these documents define the implementation standards and operational guidelines to ensure that the organisation's networks and systems comply with best practices and pertinent regulations.
 - (b) **Standardised Data Operations:** We have established a digital and network security committee to oversee and manage network security matters. We also have emergency plans in place and identify and manage network risks, achieving standardised responses to network security incidents. In close cooperation with relevant departments, we ensure swift response and appropriate measures taken in the event of security incidents. Moreover, we have enhanced training for employees on network security knowledge and awareness. Every year, we launch training and campaigns through online and offline means such as posters, videos, and training sessions. These activities aim to enhance the entire workforce's cybersecurity awareness, focusing on the "Cybersecurity Law", the "Data Security Law", and the "Personal Information Protection Law". We also organise phishing email drills, allowing employees to engage in simulated security attacks and defence to proactively address potential security risks. Moreover, we conduct regular checks on the security of internal server networks and external connections to assure the confidentiality, integrity, and availability of data. A suite of security measures, such as access controls, security audits, and daily backups of databases, are implemented to safeguard against data breaches, alterations, or loss.



Integrity in Business (Continued)

Protecting Customer Rights (Continued)

Protecting Customers' Personal Information (Continued)

- (c) **Routine Customer Engagement:** We have defined standard specifications for technologies used within our systems and have introduced rigorous controls over permission allocation and information collection methods, which are integrated into the user privacy policies of our application systems, apps, and mini-programmes/microservices. We outline procedures for service providers regarding the collection and storage of customer personal data, ensuring that they gather only the minimal required customer data, thereby safeguarding customers' rights to be informed about their information's storage and usage. Moreover, customer personal data will be deleted in alignment with user agreements upon account cancellation to protect privacy.
 - (d) **Compliance in Cross-Border Data Transfer:** We collaborate with consultants from law firms for due diligence on the data exchange methods of our business systems to identify cross-border data risks in our business systems in accordance with the cross-border data regulatory policies of Hong Kong and Macau, thus ensuring that all current data exchanges comply with cross-border compliance requirements.
- (2) Improving the Security System: By deploying multi-layered technical protection measures, real-time monitoring, accurate identification, and rapid response to network threats are achieved. The defense mechanism constructed by the Company includes the comprehensive application of key technologies such as firewalls, intrusion detection systems, and anti-virus software, which can effectively detect and block malicious attack actions, and ensure the safe and stable operation of the network system.
- (a) **Network Layer:** Established a three-tier network communication structure, utilising firewalls for logical segmentation and communication control, supplemented by advanced protective measures like next-generation firewalls, WAFs, and network APT systems.
 - (b) **Host Layer:** Deployed host intrusion detection systems and privileged account systems, alongside operation and maintenance automation platforms, to standardise and oversee system baselines and permission configurations, ensuring robust internal security monitoring.
 - (c) **Operation and Maintenance Layer:** Implemented bastion host management systems to segregate user and backend management permissions within the production environment, facilitating thorough authentication, authorisation, and auditing of operation and maintenance actions.
 - (d) **Code Layer:** Deployed a source code inspection system to strictly control the business development and release processes. Additionally, we use a vulnerability scanning system to regularly monitor our systems, providing effective security assurance for our business systems.
 - (e) **Professional System Certification:** Obtained ISO 27001 Information Security Management System certification and ISO 27701 Privacy Information Management System certification, attained Level 2 and Level 3 national information security certifications in key internet business systems. Xinghai Wulian has been rated CMMI Level 5.

During the Year, the Group did not receive any confirmed complaints regarding the infringement of customer privacy or loss of customer data.



Integrity in Business (Continued)

Protecting Customer Rights (Continued)

Protecting Customers' Personal Information (Continued)

Information and internet security ratings and certifications



Spotlight Case: Cybersecurity Promotion Week

In September 2025, COPL carried out a Cybersecurity Promotion Week initiative, combining online training with offline publicity to disseminate cybersecurity knowledge and raise cybersecurity awareness. During the event, the Company leveraged its online platforms to deliver multiple live training sessions on cybersecurity topics, reaching a total of over 10,000 employees and associated personnel. The training was closely linked to practical scenarios, ensuring the content was both professional and practical. An accompanying online examination for all participants was completed with outstanding results, fully reflecting the depth and effectiveness of the training.

Online Training



Offline Promotion





Integrity in Business (Continued)

Protecting Customer Rights (Continued)

Responsible Marketing

COPL continuously strives to deliver truthful and objective promotional information to customers, and has developed a media advertising management system covering brand positioning, media oversight, brand events, and market disclosures. Across our various operating regions, advertising information is disseminated in accordance with the Group's unified media message publication standards. All marketing materials, including product manuals, brochures, posts on social media, and marketing collaterals, are rigorously reviewed by the Quality Management Department before release, with an aim to ensure the accuracy and reliability of information and prevent any distortion or exaggeration in advertising content, and to avoid misleading customers, investors and other stakeholders.

Expanding on responsible marketing principles, COPL is steadfast in its dedication to value-added community services. The focuses for 2025 are as follows:

1. Rental and Sales Services:

- Through normalised internal control and compliance management, we strengthen the defense line for internal control and compliance. Particularly, we organise regular self-inspections, self-corrections, and on-site inspections, covering areas such as employee collection of payments, late entry of property and client information, business qualification filing, operational standards, and community promotions. In response to violations, mystery customer inspections were carried out in six regions.
- At the heart of operations is the "COPL Rental and Sales Broker Code of Conduct", reinforcing the responsible sales framework. It requires all brokers to sign the "Red Line Behaviour Commitment", ensuring the sales process aligns with established norms. Revising the "Management Measures for the Assessment of Leasing and Sales Business Personnel" to clarify the work standards for various positions, helping the team and business grow in sync and together.
- In the second-hand housing sector, COPL underscores transparency by implementing the "COPL Rental and Sales Store Public Disclosure Management Standards". This initiative guarantees that information is transparently conveyed through various channels, fully safeguarding customers' right to be informed.
- In response to latest policy requirements, we standardise the content of contract of leasing and sales business, and have revised 19 contracts to ensure consistency between contract terms and business operations.

2. Home Renovation:

- Upgrade the operational system of home renovation to achieve comprehensive online management and control of merchants, products, and orders, ensuring the standardisation and transparency of business processes.

3. Inspection Management:

- We combine routine and special inspections, such as self-inspections, random checks, and cross-audits, along with a three-tier authorisation mechanism, to supervise process control and identify business risks.
- In rental and sales services, we use a combination of "mystery shopper" checks and routine inspections to closely monitor customer experience and service process quality. This approach allows for the timely correction of any non-standard practices.

4. Training Management:

- We actively organise business campaigns and training in various forms, as well as red-line warning education, to enhance employees' professionalism and compliance awareness. These initiatives effectively help prevent risks.
-



Talent Focused





Talent Focused

Management Approach

COPL demonstrates the performance of modernised management through the "Talent Team and Corporate Culture", adheres to the talent concept "To Assemble the Enterprising Ones and Motivate the Promising Ones" and views employees as the cornerstone for the Group's development. Thus, COPL provides a healthy and safe working environment, along with comprehensive training and career development pathways, and protects employees' rights and interests on all fronts, building an outstanding employer brand image. In addition to strict compliance with the laws and regulations of the operating regions, the Group has also established internal policies and management guidelines, where Human Resources Department spearheads the coordination among business departments to manage employee-related issues such as employment, occupational health and production safety, training and development, and labour standards.



| Area | |
|---|---|
| Human Resources Management | Employee Positioning System Management Measures for Posts and Ranks Management Measures for Leadership Personnel Selection and Appointment Measures for Middle Management Qualification Measures for Middle Management Management Measures for Overseas Internal Staff Management Trainee Regulations Management Measures for Employee Certification Subsidies (Trial) Management Measures for Labour Dispatch and Outsourcing Employee Handbook (2024) Management Regulations on Employee Attendance Management Measures for Process Evaluation Management Measures for Interregional Exchanges of Employees Guiding Opinions on Employee Meal Subsidy Standards Award Management Measures Management Measures for Employee Relations |
| Occupational Health and Production Safety | Safety Production Management Manual (2025) Guiding Opinions on the Analysis, Classification and Reporting of Operational Emergencies Information Safe Production Management Manual of Shenzhen Haibo Engineering Technology Co., Ltd. (Trial) |
| Employee Development and Training | Management Measures for Talent Development and Cultivation Management Measures for Training |

2025 Data Disclosure



Number of Safety Responsibility Accidents

0



Number of Organised Training Courses

15,661

During the Year, the Group was not aware of any non-compliance in relation to employment, occupational health and production safety and labour standards.



Talent Focused (Continued)

Occupational Health and Safety

We have continued to improve our safety production management system, adhering to the following safety policies and deeply promoting safety culture philosophies to clearly define safety management goals and regulate safety production practices:

| | |
|--------------------------|---|
| Safety Management | Life and Safe Operation First |
| Safety Production | Safety-first with Prevention-oriented and Integrated Governance |
| Safety Culture | Everyone's Safety is COPL's Safety |

Based on the work-related injury rate per 1,000 workers and considering the characteristics of the property management industry, we have refined our 2026 safety management target system, which explicitly covers both employees (including labour dispatch) and contractor personnel, setting non-zero targets for the serious work-related injury rate per million square metres and the minor work-related injury rate per million square metres. This initiative drives the evolution of safety management toward precision and quantifiable governance, enhancing risk prevention and control capabilities and management efficiency.



Safety Management Targets for 2026

| | | |
|---------------------|--|-------|
| | Number of Safety Responsibility Accidents* | 0 |
| Chinese Mainland | Minor Work-related Injury Rate per Million Square Metres for Employees (Including Labour Dispatch) | ≤0.15 |
| | Serious Work-related Injury Rate per Million Square Metres for Employees (Including Labour Dispatch) | ≤0.05 |
| | Serious Work-related Injury Rate per Million Square Metres for Contractor Personnel | ≤0.05 |
| Hong Kong and Macau | Occupational Injury and Fatality Rate per 1,000 Employees | ≤20 |



Occupational Health and Safety Performance for 2025

| | |
|---|-------|
| Work-related Injuries (person) | 180 |
| Serious Work-related Injuries (person) | 11 |
| Work-related Injury Rate per 1,000 Workers | 4.7 |
| Work-related Injury Rate per 200,000 Working Hours | 0.42 |
| Days Lost Due to Work-related Injuries or Occupational Diseases | 8,334 |
| Safety Responsibility Accidents in the Past 3 Years | 0 |

* Safety Responsibility Accident refers to incidents occurring during the production and operation process that result in serious injury, death, or significant property loss due to poor management



Talent Focused (Continued)

Occupational Health and Safety (Continued)

Management System for Occupational Health

We have established a robust safety production management framework, developed a series of targeted operational guidelines, and successfully obtained the GB/T 45001-2020 and ISO 45001:2018 Occupational Health and Safety Management System certifications. Our comprehensive and systematic safety production management practices effectively ensure the health and safety of our employees. Concurrently, COPL has established a contractor safety performance evaluation mechanism for regular assessments of the contractors' historical safety performance and their safety management effectiveness during the cooperation period. The assessment results are applied to cooperation decision-making and ongoing management, driving the fulfillment of safety responsibilities across the entire value chain.



Safety Production Organisational Structure

COPL's framework for ensuring safety production is anchored by a three-tiered organisational structure: Safety Production Committee ("Safety Committee"), Safety Production Supervision and Management Departments, and Production Unit Safety Teams. These entities convene regular meetings to deliberate on strategies for enhancing COPL's health and safety practices within their respective remits. Moreover, full-/part-time safety directors and corresponding health and safety management personnel were designated for each city company and specialised company.

Safety Production Organisational Structure

Safety Committee

Set up at Shenzhen headquarters, city companies, and specialised subsidiaries, mainly responsible for:

- Reviewing reports on safety practices and analysing the safety production situations.
- Planning and deploying the safety production work.
- Making decisions on significant safety production matters.

Safety Production Supervision and Management Departments

Companies at all levels have specific functions according to their size or nature, main responsibilities include:

- Daily supervision of safety production.
- Implementing the Group's safety production policies and regulations.
- Organising or participating in drafting company-level safety regulations, procedures, and emergency response plans.
- Conducting safety hazard identification and management within project work environments, proposing rectification plans.

Production Unit Safety Teams

Formed by project management offices, main responsibilities include:

- Enforcing safety production policies and regulations.
- Identifying and resolving safety issues within production units promptly.

In 2025, the Group revamped its existing safety production framework, comprising one level 2 system, 13 level 3 systems and over 200 Standard Operating Procedure (SOP) documents, to establish an enterprise safety standards repository, integrating safety risk identification, analysis, and control requirements into every job role. This initiative ensures that the safety production requirements are clearly disseminated to everyone. Centered on the vision of "building an intrinsically safe enterprise", the Group continued to focus on the "three foundations" – foundation safety teams, foundation safety regulations, and foundation supporting facilities – to solidify the foundation of safety management. Aligning with the unique characteristics of the property management industry, the Group systematically controlled eight key safety risks. The Group continuously advanced the "four enhancements" – safety standards, safety mindset, safety management, and safety culture – to comprehensively elevate safety governance capabilities. And the Group rigorously implemented the "five commitments" mechanism – safety briefings, weekly safety meetings, monthly safety inspections, safety equipment verifications, and safety review sessions – to establish a closed-loop management system. Through the orderly advancement of the annual safety production improvement initiative and a series of pragmatic and effective safety management measures, the Group comprehensively fortified the protective barrier for employee occupational health and safety.

Occupational Health and Safety (Continued)

Management System for Occupational Health (Continued)

| Safety Management Measures | |
|---|---|
| Capabilities and Responsibilities | <ul style="list-style-type: none"> Clearly define the responsibilities of primary safety production officers across all units. Utilise checklist-based management elements and task lists to ensure that accountability is implemented with clear procedures and verifiable records. Develop and distribute a theoretical knowledge question bank and a practical simulation question bank. Establish a monthly assessment mechanism for fire control room, requiring them to master critical skills such as "locating alarm information" and "switching interlock control" to enhance initial fire response efficiency. Establish a closed-loop management mechanism for key safety production positions within the project, encompassing "training-assessment-improvement". |
| Occupational Health Management Plans | <ul style="list-style-type: none"> Annually identify and evaluate occupational disease hazards, creating a specific hazard inventory. Develop an annual occupational disease prevention and control plan and implementation strategy at the year's start. |
| Identification and Communication | <ul style="list-style-type: none"> Warning signs are placed in prominent positions at workplaces, job positions, and on equipment and facilities where occupational hazards may occur. Employees were informed about potential occupational health risks and consequences during employment contract signing and job allocation, including protective and emergency measures to be adopted during work. |
| Monitoring and Control | <ul style="list-style-type: none"> Conduct annual monitoring of occupational hazard factors in workplaces and operations as required by law, dynamically managing the intensity levels of occupational hazard factors. Tests in year 2025 confirmed that exposure levels to all occupational hazard factors met national standards. Conducted regular inspections, maintenance, and repairs of occupational disease prevention facilities to ensure their effectiveness and readiness. Develop the Guiding Opinions on the Reporting of Emergencies Information to clarify the reporting scope, handling procedures and main responsibilities, ensuring unimpeded flow of risk information and timely and effective handling. |
| Medical Examinations and Protection | <ul style="list-style-type: none"> Arranged pre-employment, in-service, and post-employment occupational health examinations for staff in hazardous roles, maintaining individual occupational health records. All employees undergo safety and occupational hazard training before starting their roles, covering operational methods for occupational disease prevention facilities and hazard factors specific to their positions. Established regulations and supervision measures to prohibit staff who do not wear or use protective gear as required from working. Limited overtime hours to prevent overwork, reducing the risk of accidents or occupational diseases. Provided workers with heatstroke prevention equipment and materials to mitigate the risk of heat-related illnesses. |
| Whole-Process Inspection of Health Records | <ul style="list-style-type: none"> Implemented all-encompassing monitoring, evaluation, control, and management of occupational diseases and key health risks. Organised annual health check-ups for employees who have been employed for at least one year; new employees who have been employed for less than one year are required to provide a health check-up certificate upon joining. |
| Dedicated Occupational Health Fund | <ul style="list-style-type: none"> Offered a corporate pension plan for voluntary employee contributions; cover employer liability insurance and offer optional medical and accident insurance. Allocated funds for employee health education, mental health counselling, and professional health services. Provided frontline staff with essential safety equipment free of charge, including protective clothing, emergency gear, safety helmets, reflective vests, masks, disinfectants, goggles, and insulation tools. Issued heat or cold allowances in accordance with local policies. Implemented mutual aid funds in some regions, creating a financial pool to support employees with serious illnesses. |



Talent Focused (Continued)

Occupational Health and Safety (Continued)

Hazard Identification

COPL regularly identifies hazards, proactively detects potential safety risks, and takes timely management measures. The Group launched the "5+5" safety inspection system, encompassing weekly inspections at the project level, monthly inspections by city companies, quarterly reviews by platform companies, random checks by the headquarters, special inspections, general inspections, leadership-led inspections, pre-holiday safety reviews, operations and maintenance safety inspections by third-party agencies, and "Four No's, Two Directs" inspections (no formal or informal notice in advance, no briefings, and no accompanying staff; direct access to the primary level and the site); to address major and significant safety hazards, a supervision mechanism was established to record such hazards in the OA system for active supervision. During the Year, over 500 major and significant safety hazards were logged and resolved, achieving an overall resolution rate of 99.6%.



| Hazards by Risk Level | Identification Criteria |
|----------------------------|--|
| Major Hazards | Hazards that could lead to substantial personal injuries or considerable economic losses (e.g., significant defects in fire-fighting equipment, elevators not inspected annually, hazards in public areas that could cause injury or death). |
| Significant Hazards | Hazards with considerable risk and complexity in rectification, which could lead to notable personal injuries or economic losses and are not immediately rectifiable upon discovery (e.g., specialised personnel working without proper certification, absence of a hazardous source inventory, incomplete fire safety records). |

Risk Assessment

The Group consistently prioritises risk assessment and management as the core component of its safety operations. Each year, units are organised to comprehensively identify various hazards and their risk levels present in the work process using the LEC (Likelihood, Exposure, Consequence) evaluation method, so as to dynamically monitor safety trends and development trajectories within the industry. At the project level, the relevant employees regularly compile safety conditions across equipment, facilities, buildings, public activity scenarios, and application scenarios and conduct monthly statistics on hazard discovery rates, existing hazard rates, emergency incident and risk incident occurrence rates, and synchronise the same with industry public safety data to achieve closed-loop information management.

In 2025, COPL systematically integrated risk incident data throughout the Year. Leveraging big data methods, it conducted in-depth analysis of incident causes, typical characteristics, and evolution patterns, enabling precise identification of eight key safety risk areas: fire protection systems, elevator operations, accumulation of debris in hallways, utility shaft management, illegal parking and charging of electric bicycles, personal injury incidents, gas usage safety, and seasonally prevalent risks. For each risk identified, targeted rectification plans were formulated and relevant rectification actions were implemented. By strengthening source control, deepening process oversight, and enforcing closed-loop management, we promoted early detection, early warning, and early resolution of potential hazards, effectively enhancing the systematic and forward-looking nature of safety governance. These comprehensive and rigorously executed governance efforts have effectively reduced risk occurrence probabilities, significantly improved hazard rectification rates and management response efficiency, and continuously strengthened grassroots safety prevention and control capabilities, thus providing robust support for building an intrinsically safe organisation.



Occupational Health and Safety (Continued)

Accident Investigation Procedures

| | |
|---|--|
| 1. Reporting | <ul style="list-style-type: none">• Complete the Quick Report Form of Employee Casualties and Accidents.• Report the incident to relevant departments within a set timeframe. |
| 2. Investigation | <ul style="list-style-type: none">• Establish an investigation team for the production safety accident.• The management team focuses on investigating the administrative causes of the accident; the technical team delves into deficiencies in technical standards, plans, and procedures, etc.• Prepare the "Investigation Report on Work-Related Casualties of Employees". |
| 3. Accountability | <ul style="list-style-type: none">• We have developed the "Detailed Rules on Accountability Management and Implementation for Safety Responsibility Accidents", outlining the accountability principles "those who oversee business must oversee safety and those who oversee production and operations must oversee safety", "those in charge must take responsibility", and "those who employ workers must take responsibility". Moreover, the policy serves as a deterrent by defining the proportion of financial penalties and administrative punishment requirements for individuals responsible for accidents of varying severity.• In case of recurrent similar accidents, issue a written notice within the system and conduct focused inspections on the Company and the project involved.• Accountability measures include interviews, financial penalties, and administrative sanctions. |
| 4. Rectification and introspection | <ul style="list-style-type: none">• Propose corrective actions based on analysis of design, technology, facilities, management systems, operational procedures, emergency plans, staff training, etc.• Follow up and verify the implementation of corrective measures.• Create educational materials and case studies on accidents as warnings and lessons for the future. |



Talent Focused (Continued)

Occupational Health and Safety (Continued)

Safety Production Training Mechanism

COPL has established a comprehensive safety training system that covers all levels and the entire value chain, achieving full coverage of the management, functional departments, and frontline project employees, with clear training frequency requirements mandated for different levels. The training formats are flexible and diverse, integrating online learning with offline practical exercises, with the wide adoption of innovative methods like simulation training, immersive experiences, and multimedia interactions. The curriculum covers safety production laws and regulations, company safety management systems, and warning education on typical accident cases, effectively reinforcing the safety awareness and emergency response capabilities of all employees.

For the management team, COPL strictly enforces induction safety training policy for newly appointed managers, ensuring completion of systematic safety education before assuming duties. Heads of safety management lines are required to regularly attend professional safety training sessions, and industry associations to continuously enhance professional competence. We conducted the "Talking about Safety Every Day" initiative for general managers and safety directors, and organised "Experienced Safety Officer" certification assessments for mid-level safety management backbone personnel.

For employees, we have developed a standardised safety training curriculum for different positions and developed video courses on position-specific safe operations. New employees (including subcontracted personnel) must watch the videos and pass an assessment before starting their work. This ensures enhanced awareness of safety in their respective roles. We conducted the "Safety Little Trumpet" promotional campaigns for frontline project staff through pre-shift meetings. We also prioritise mental health, offering dedicated training courses for all employees and subcontractors.

For key areas of engineering business, COPL developed a training brand, the Engineering Craftsmanship Hall. We organised and launched 26 training sessions in 2025. The brand encompasses two main series, namely, "Golden Screw" for engineering and "Four Seasons in Order" for landscaping. The training sessions focused on key areas such as fire safety, power supply and distribution, elevators, safety, and landscaping, further enhancing professional competence in engineering and landscaping operations.

Occupational Health and Safety (Continued)

Safety Production Training Mechanism (Continued)

| Annual Highlights in Safety Production | |
|--|---|
| Standardisation of Safety Production | <ul style="list-style-type: none"> We are committed to promoting the standardisation of production safety. During the Year, obtained one new highest level of safety production standardisation certification in the property industry – the Provincial level (Grade 2), bringing its total certifications to four. Additionally, accumulatively 25 projects have obtained the prefecture-municipal-level (Grade 3) production safety standardisation certification. |
| Implementing Safety Production Mechanisms | <ul style="list-style-type: none"> We hold regular safety production meetings, where we promote safety production with monthly or quarterly priorities, report on special tasks, and update the progress of safety rectification actions. We carry out safety inspections before holidays, focusing on identifying and eliminating risks and hazards in facilities, equipment, charging operations, and other critical segments to prevent safety production accidents. For critical frontline positions such as fire control room operators, we established a dedicated examination database integrating theory and practical skills, conducting monthly routine assessments to ensure operational proficiency and emergency readiness. We deployed an intelligent firefighting monitoring system, which incorporated over 80 projects; we also implemented an intelligent elevator management system, with 19,184 elevators placed under periodic supervision. |
| Establishing Safety Culture Communication Mechanism | <ul style="list-style-type: none"> To highlight the unique safety culture, “Everyone’s Safety is COPL’s Safety”, and to fully leverage its influence, motivation, constraint, and guidance, we have launched our safety brand logo, Safety Little Trumpet, and successfully applied for a national registered trademark. This initiative aims to integrate safety culture into the whole process and every aspect of property management and enhance frontline staff’s safety awareness. Utilise the intranet, WeCom, and TikTok to disseminate monthly safety messages. Projects promote safety knowledge regarding fire, electricity, and gas usage through notice boards, posters, banners, and digital screens, fostering a shared safety culture. |
| Conducting Safety Culture Activities | <ul style="list-style-type: none"> During the National Safety Production Month, we strengthened community outreach through a range of activities, including practical fire equipment operations, emergency response drills, fire accident education, and safe lift use. Safety drills have been conducted regularly, with over 1,600 fire and elevator safety drills held throughout the Year. By inviting owners to participate in fire drills and gas equipment inspections, among other safety activities, we effectively strengthened employees’ and owners’ self-rescue and mutual aid skills and enhanced overall community safety awareness. We established an “Industry Safety Responsibility Incident Case Database” and conducted systematic learning of 22 subcategories of typical cases across 8 major categories through platforms such as Safety Committee meetings. A total of 4,356 person-times of safety production knowledge trainings have been carried out to achieve the goals of learning from cases, promoting learning through cases, and driving improvements through cases, thereby comprehensively enhancing the safety awareness of all employees. |
| Enhancing Leadership Role | <ul style="list-style-type: none"> In collaboration with third-party professional institutions, we organised an “Experienced Safety Officer” certification event. A total of 67 safety management staff and key employees of the engineering line from functional departments of units at all levels successfully passed the assessment, ensuring that backbone personnel are licensed to work. The Group’s senior leadership personally presented the safety production responsibility letters to the heads of units. A leadership-led inspection system is implemented, with 167 such inspections already completed. We invited local government property supervision personnel for safety education, setting examples for safety culture construction, and leading staff in advancing safety culture. |



Talent Focused (Continued)

Occupational Health and Safety (Continued)

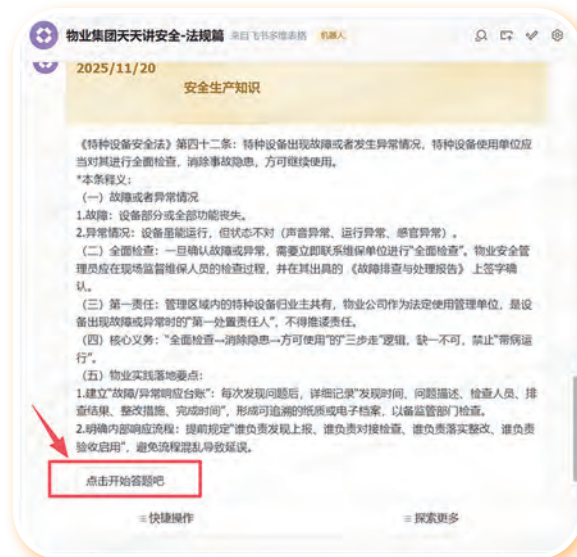
Safety Production Training Mechanism (Continued)

Spotlight Case: “Talking about Safety Every Day” Held by the Safety Director

To enhance the safety production awareness and management capabilities of the heads of units and the Safety Director, COPL launched the “Talking about Safety Every Day” special activity in August 2025, which was designed as an ongoing action to enhance the safety competencies of the general managers and the Safety Directors across all regions and project companies within the Group.

The activity delivers one piece of safety-related knowledge daily via the Zhonghai Connect platform, accompanied by a corresponding quiz. The content encompasses safety production-related laws and regulations, company policies, accident case studies, and management experience sharing, promoting the integration of safety knowledge into routine and scenario-based learning. Achieving full participation across all key positions, the Group implemented an assessment mechanism to ensure the effectiveness of the activity, with participation statistics compiled and reported quarterly and centralised examinations organised biannually. Examination results are presented at the Group’s annual Safety Committee meeting, serving as a critical reference for evaluating safety performance.

Through continuous learning, the participants’ safety awareness and management capabilities have been substantially enhanced, effectively translating safety concepts into practical management and providing robust support for the fulfillment of the enterprise’s primary responsibility for production safety.



Talking about Safety Every Day Knowledge Push and Quizzes

Occupational Health and Safety (Continued)

Safety Production Training Mechanism (Continued)



Spotlight Case: Innovation in Educational Platforms for Safety Production Month

In 2025, various platform companies launched a diverse range of activities for the Safety Production Month. Companies in Nanchang, Foshan, Xi'an and Huizhou shifted away from traditional lecture-based approaches, enhancing training effectiveness by organising key personnel to visit emergency science museums.

The Nanchang company leveraged the municipal-level safety production educational warning base to conduct immersive learning sessions for safety management professionals. The Foshan company distinguished itself with a "true skills" approach to safety practice, comprehensively improving the safety response capabilities of both employees and property owners through fire evacuation drills, experiences at emergency science museums, and skills assessments for critical positions. The Xi'an company emphasised "promoting prevention through practice, enhancing effectiveness through testing", evaluating and enhancing the rapid response and collaborative handling capabilities of the frontline teams through standardised responses to simulated emergencies. The Huizhou company adopted a refined management approach to focus on high-risk landscaping operations, integrating safety management into routine maintenance and community activities through specialised training, hazard inspections and creative interactive education.

Through innovative practices involving multiple scenarios, diverse roles and various formats, each platform company effectively enhanced participation and effectiveness of the Safety Production Month activities, driving the implementation of safety concepts into tangible, actionable and sustainable daily management behaviours.



Nanchang Company Paid a Visit to Municipal-level Safety Production Educational Warning Base



Foshan Company Organised a Visit to Emergency Science Museum



Talent Focused (Continued)

Human Capital Development

Consistently guided by COPL's talent concept, "To Assemble the Enterprising Ones and Motivate the Promising Ones", COPL strives to foster a positive and collaborative work atmosphere and establish clear and seamless career development pathways, aiming to continuously optimise the environment for talent growth. Through robust incentive mechanisms and comprehensive support systems, COPL effectively enhanced employees' sense of fulfillment, happiness, and belonging, aligning individual aspirations with corporate vision to drive mutual benefit and collaborative growth for both employees and the Group.

Employment Practices

In addition to strict compliance with local laws and regulations, the Group has established robust policies and management systems covering compensation management, recruitment and promotion mechanisms, labour standards, equal opportunity and anti-discrimination, harassment prevention, diversity and inclusion, among other areas. By staying attuned to regular employee feedback and market trends, the Group regularly optimises and refines these management measures to continuously standardise employment practices across the entire closed-loop management lifecycle spanning from talent attraction, recruitment and selection, training and development to retention and incentivisation.

Six Key Employment Practices

| | |
|---|--|
| 1. Compensation | We are dedicated to offering competitive remuneration packages. We conduct annual appraisals for all employees, adjusting salaries based on various factors, including market trends, qualifications, performance, and job position. Employees demonstrating exceptional performance will receive promotions, salary increases, and distinguished recognitions. |
| 2. Recruitment and Promotion | The Human Resources Department is responsible for recruitment. At the end of each year, the department analyses the staffing needs of each department and devises an annual recruitment work plan. During the recruitment process, candidates are invited to an interview for assessment, and the selection process is independent of other subjective factors (e.g., gender, marital status, pregnancy, disability, family status, and race). Four principles shall be followed in employee positioning, namely "Standard Consistency", "Position Compatibility", "Fairness, Openness and Equity", and "Recusal Principle". |
| 3. Labour Standards | Understanding the performance of our employees through annual appraisals, we would promote employees with outstanding performance fairly and justly in recognition of their contribution. |
| 3. Labour Standards | We strictly comply with the laws and regulations in relation to labour standards against the employment of child labour or forced labour. Candidates will be hired and approved only after their identity documents are verified to ensure that they have reached the statutory working age. |
| 4. Equal Opportunity and Anti-Discrimination | In terms of the avoidance of forced labour, employees are not required to pay any deposit or surrender identification documents upon joining the Group, nor will we withhold wages, benefits, property or other remunerations from employees to force them to work continuously. We arrange reasonable working hours for our employees, and compensation and allowance will be provided for any necessary overtime work based on the overtime arrangement. During the Year, we did not experience any employment of child labour or forced labour. |
| 5. Prevention of Sexual Harassment | We value human rights by adopting a zero-tolerance approach to inequality and discrimination in the workplace. Employees are free to report any cases of discrimination or inequality at any time, and we will handle each case seriously with remedies to be contemplated. |
| 5. Prevention of Sexual Harassment | We maintain a strict zero-tolerance policy towards sexual harassment in the workplace. A clear policy is in place, defining what constitutes sexual harassment. Should any instances of sexual harassment be identified, all necessary measures will be promptly undertaken to address and prevent such conduct. |
| 6. Diversity and Inclusion | We respect diversity and embrace the varied characteristics and backgrounds of our employees, recognising that diverse skills, experiences, styles, and backgrounds contribute to innovation, change, and long-term growth. |

Human Capital Development (Continued)

Employee Attraction and Retention

We are dedicated to fulfilling our social responsibilities as a central enterprise and fostering a strong employer brand, which is crucial for attracting top talent. Our “Management Trainee” and “Hai Na” recruitment brands are designed to appeal to high-potential graduates and established industry professionals. These programmes are supported by competitive compensation and benefits, reflecting our philosophy of “To Assemble the Enterprising Ones and Motivate the Promising Ones”. Furthermore, we have expanded partnerships with universities in 2025, completed the 2025 campus recruitment and started organising the 2026 campus recruitment, attracting a total of approximately 150,000 fresh graduates to submit their resumes, demonstrating our full commitment to helping secure employment for fresh graduates.

In terms of employee retention, we have developed various initiatives to improve our employee development mechanism and increase retention rates:

1. Enhance our employee communication system to strengthen engagement, ensuring that employee concerns are addressed promptly to improve satisfaction. Regular team-building activities are organised to help everyone feel part of the team;
2. Prioritise employee welfare and provide a favourable work environment and competitive benefits to ensure their personal and professional needs are met; and
3. Focus on employee development and training, offering opportunities for learning and growth for employees to continuously enhance skills and meet career advancement needs.

These efforts aim to build loyalty and commitment among employees, thereby increasing retention rates and laying a solid foundation for the Group’s stable development.

Employee Overview

| Total Number of Employees: 38,042 | | |
|-----------------------------------|----------------|------------|
| Number of Employees by Gender | | Percentage |
| Male | 21,270 persons | 55.9% |
| Female | 16,772 persons | 44.1% |
| Number of Employees by Rank | | Percentage |
| General Staff | 35,508 persons | 93.3% |
| Foundation Management | 2,320 persons | 6.1% |
| Middle Management | 179 persons | 0.5% |
| Senior Management | 35 persons | 0.1% |
| Number of Employees by Region | | Percentage |
| Chinese Mainland | 25,923 persons | 68.1% |
| Hong Kong | 11,259 persons | 29.6% |
| Macau | 860 persons | 2.3% |



Talent Focused (Continued)

Human Capital Development (Continued)

Employee Training and Development

COPL regards employees as the core driving force behind our sustainable growth and value creation. An all-level talent development framework has been established, where the institutional support and resource guarantees are solidified, elevating employees' professional capabilities and overall competence and cultivating a high-caliber workforce that aligns with the goal of the COPMPM. The training system covers all existing employees, including subcontracted and labour-dispatched existing employees, ensuring that service standards and professional competencies remain consistent, standardised, and improved across all positions.

The Group organised centralised training for contractors and labour-dispatched workers on a range of general knowledge modules, including corporate culture promotion, basic property management standards, fire safety regulations (including the operation of firefighting equipment and emergency evacuation drills), and response procedures for emergency incidents. Furthermore, trainings on safe operations standards were conducted based on role-specific requirements, with focus on risk identification during equipment use, environmental safety protection measures, and self-rescue and mutual aid skills, effectively enhancing safety awareness and standardised operational capabilities in practical work and ensuring that their work behaviours fully comply with property safety management requirements.

This comprehensive talent development system continuously solidifies the foundation of talent echelon construction, providing robust support for the Group to build a professional, standardised and sustainable property management team.

Development Strategies

COPL deeply implemented its talent-driven empowering strategy. With the philosophy of "To Assemble the Enterprising Ones and Motivate the Promising Ones", we seek to deeply integrate individual growth with corporate vision, driving the enterprise toward excellence with outstanding talent. The Group actively led and united frontline staff, stimulating their initiative and creativity to inject sustained momentum into our high-quality, sustainable development. This Year, the Group continued to optimise the three-tier (headquarters - city-level organisations - projects) collaborative management mechanism and deepen reforms in the employee development system, comprehensively enhancing organisational effectiveness and sustainable development capabilities.

Centering on key aspects of talent development and focusing on four core initiatives to establish a comprehensive talent development chain encompassing identification, cultivation, deployment and evaluation, forming a closed-loop management mechanism that continuously enhanced the systematic and forward-looking nature of talent management, thus providing robust talent support for our long-term growth.



The Group implements a "tiered and joint training" mechanism. Each department and unit at the headquarters coordinates talent development efforts according to their respective responsibilities. Units conduct annual demand assessments, which serve as the basis for developing annual training and development plans as well as organising and hosting training sessions. Through four key steps: talent demand planning, talent review, talent supply planning, and talent training, an integrated talent development chain and a closed-loop management process are formed.



Talent Focused (Continued)

Human Capital Development (Continued)

Employee Training and Development (Continued)

In 2025, COPL focused on its core responsibilities and business, comprehensively advancing the development of its project coordinator team. By leveraging a full lifecycle management approach centered on "selection, cultivation, utilisation and retention", COPL optimised its talent allocation structure. It selected and appointed project managers and urban service project directors, adding young backbone to the project manager team, with the formation of talents succession scheme attaining excellent outcomes. The Company implemented the "Navigation Programme", which reached over 1,400 participants, compiled the Project Manager Handbook and developed an AI-powered knowledge assistant for project managers, effectively enhancing job competency. Concurrently, it optimised the assessment and evaluation mechanism by introducing a differentiated indicator system, helping maintain industry-leading customer satisfaction.

Training Strategies

COPL has established a systematic talent development system with its own characteristics that focuses on nine key talent groups, including leadership personnel, project coordinators, management trainees, functional experts, value-adding experts, and more. We have customised special development programmes to enhance the precision and effectiveness of talent development and accelerate the cultivation and growth of key employees.

To strengthen the managerial workforce and effectively enhance leadership competencies, the Group designed and launched a comprehensive, career lifecycle-aligned learning and development roadmap for management personnel at all levels—the "Youth" and the "Sail" Programme, systematically advancing cadre competency enhancement and reinforcing the foundation for building a robust management talent pipeline.

| Programme | Target | Objective | Training Content |
|---|-------------------------|---|---|
| "Sail" Specialised Training Programmes | | | |
| Leadership Programme | Senior managers | To help enhance the capabilities of middle and senior management. | Leadership and quality development of senior management, including but not limited to strategic thinking, operation management, team leadership, etc.. |
| Navigation Programme | Middle managers | To elevate the capabilities of middle management. | Management capabilities and integrated quality development of middle management, including but not limited to property operation management, team management, financial management, human resources management, etc.. |
| Voyage Programme | Foundation managers | To improve the skills and quality for the current positions. | Enhancement of general professional skills and qualities, including project management, problem analysis and resolution, emotional and stress management, etc.. |
| Sailing Programme | New management trainees | To familiarise trainees with the Company's business and culture, and to enhance professional qualities. | Including but not limited to business overview of the Group, corporate culture, professionalism, general skills, etc.. |



Talent Focused (Continued)

Human Capital Development (Continued)

Employee Training and Development (Continued)

Training Strategies (Continued)

| Programme | Target | Objective | Training Content |
|---|------------------------------------|--|---|
| “Youth” Specialised Training Programmes | | | |
| Youth Leader Training Scheme | Middle managers | To help young leaders unleash their potential and enhance their readiness for leadership roles at their unit. | Based on the competency model for mid-to-senior managers, including but not limited to strategic planning, business thinking, and market expansion. |
| Young Manager Training Scheme | Foundation managers | To help young managers unleash their potential and enhance their readiness for project coordinators or heads of functional departments at their unit. | Based on the competency model for middle managers, including but not limited to target management, team building, and synergy. |
| High-Potential Management Trainee Acceleration Camp | High-potential management trainees | To enhance the competence and capabilities of management trainees and help high-potential management trainees develop into foundation managers at regional companies based on their personal conditions. | Based on the competency model for foundation managers, including but not limited to project management, finance, and human resources. |



Talent Focused (Continued)

Human Capital Development (Continued)

Employee Training and Development (Continued)

Training Strategies (Continued)

This Year, in accordance with our talent development system, we provided targeted training for employees at all levels, from primary-level staff to middle and senior management, as well as technical professionals, to strengthen their capabilities and propel their development.

| | |
|---------------------------------|--|
| Senior Team Development | <ul style="list-style-type: none"> Organised and conducted the "Fourth Quarter Sprint Bootcamp" to further focus on achieving annual targets, systematically review business progress, strengthen business synergies, and build consensus for the final push. |
| Middle Team Development | <ul style="list-style-type: none"> Organised Leadership Programme in 2025. |
| Primary-Level Employee Training | <p>Organised a variety of training sessions tailored to business needs. Among the primary-level employees, over 227,000 participants took part in training, accumulating about 583,000 hours of learning. Our main training programmes are as follows:</p> <ul style="list-style-type: none"> Organised project coordinator training for key projects, with 76 project coordinators participating, further enhancing the management capabilities of those in charge of key and high-end projects. Organised the Navigation Programme across regional companies, targeting over 1,400 participants to cultivate project teams proficient in operations, management, compliance and ethical standards. Shenzhen Haibo Engineering Technology Co., Ltd. (Haibo Engineering) hosted a training camp for the engineering line to further improve the comprehensive abilities of key positions at the engineering office. Shenzhen UN+ Internet Technology Co., Ltd. (UN+) has established a dedicated talent development system, launching the "UN+ Lifestyle Service Officer" training series and organised business boot camps focused on lifestyle services and community asset empowerment to enhance professional capabilities and drive the growth of value-added services. |
| Skilled Talent Development | <ul style="list-style-type: none"> Hosted the Final Review Meeting for the National Occupational Standard for Parking Attendants, which was successfully approved by the expert panel, significantly enhancing practitioner competency, promoting healthy industry development, and elevating service standardisation across the sector. Organised the occupational skill certification for property managers and parking attendants, with 260 employees successfully passing the assessments. Conducted certification for supervisors and assessors, with over 300 employees successfully certified, representing a 15-fold increase compared to the prior period. Organised activities such as the "Golden Dandelion" Five-Star Butler Certification Training Camp, Security Management Training Camp, and Engineering Skill Competition to enhance the occupational skills of frontline employees. |
| Professional Talent Development | <ul style="list-style-type: none"> Organised seminars on the campus business operations to advance research projects on the campus business operations management and consolidate best practices in this regard. Continued to cultivate leading technological experts by completing the annual and term-based assessments for COPL's leading technological experts, facilitating the leadership and participation of technology talents in developing 15 industry standards. Organised special training sessions on tax talent development to further enhance the comprehensive competence of finance personnel. |



Talent Focused (Continued)

Human Capital Development (Continued)

Employee Training and Development (Continued)

Training Strategies (Continued)

Centering on the enhancement of training capabilities and the further development of human resources management system, we focused on two key areas in 2025, i.e. the teaching faculty construction and the AI-empowered human resources management, systematically advancing the improvement of quality and efficiency of the training system and talent management.

In terms of the teaching faculty construction, we have implemented the “Torch Passing Scheme” to deepen the cultivation of our internal tutor team, establishing a multi-level internal training system across senior, middle, and primary levels, with training content spanning key areas including business capabilities, professional skills, project management, and organisational management. The aim is to build a high-calibre and professional internal tutor team that aligns with our strategic development while continuously delivering high-quality and distinctive branded courses with COPL’s proprietary copyrights, supporting employee in enhancing their capabilities and driving collective progress for both employees and the Company. This Year, we have trained a total of 3 internal tutors, empowered over 600 tutors through 4 professional workshops, certified more than 150 tutors, and developed over 50 premium courses.

In terms of the AI-empowered human resources management, COPL has systematically compiled the Residential Project Director Handbook around key aspects of the entire lifecycle of residential projects. Leveraging this handbook as the foundational knowledge base, we have developed an AI knowledge assistant designed to be the “Most Knowledgeable Project Manager” tool. Concurrently, the Company organised an AI-driven human resources innovation application case competition, yielding 41 practical case studies. This initiative has accelerated the in-depth application of AI technology in talent development, knowledge management, and human resources management scenarios, continuously elevating the digital and intelligent capabilities of the human resources team.

We provide an online learning portal, featuring a wide and targeted selection of courses available for employees to choose at their leisure. The performance in such online learning significantly influences the confirmation, reassignment, and promotion of employees. This Year, the platform facilitated 6,221 educational programmes, engaging 23,816 in attendance, with an average monthly learning time of 1.7 hours per individual.



Human Capital Development (Continued)

Employee Training and Development (Continued)

Training Strategies (Continued)



Spotlight Case: Sailing Programme for Management Trainees

The Sailing Programme by COPL was developed to quickly orient new management trainees with the Group's culture, professional standards, and operational guidelines, thereby enhancing their corporate identity and sense of belonging. The 2025 Sons of the Sea Sailing Programme, enrolling 148 top-tier university graduates (including approximately 31.1% postgraduates and 25.6% from key universities), aimed to foster alignment with the Group's ethos, professionalism, and expertise through a comprehensive curriculum. This included cultural education, professional training, specialised courses, cultural and sports performance, military drills, and creative activities.

The Sailing Programme arranged for the full involvement of class teachers and instructors, which bolstered the trainees' integration and identity with the Group and enhanced their discipline. Through segmentation rules and incentives measures, the initiative challenged trainees to "surpass themselves and exceed the average", thus achieving a programme of "self-organisation, self-management, and self-service". In terms of curriculum design, on the one hand, the content of the on-site course further emphasised business relevance by incorporating modules such as "The Path to Excellent Service at COPL" and "Decoding Top-Tier Service in Benchmark Projects". On the other hand, to continuously drive the transfer of training effectiveness, we actively explored various digital technologies and independently developed the AI-powered Xiaohai Tutor, embedded with industry and company knowledge to enable "instant Q&A" support to help management trainees resolve their doubts and questions.





Talent Focused (Continued)

Human Capital Development (Continued)

Employee Training and Development (Continued)

Training Strategies (Continued)



Spotlight Case: The Leadership Programme

To effectively enhance the leadership and execution capabilities of the management and strengthen the foundational competencies of key personnel, the Group organised the "Leadership Programme" specialised training, selecting 43 management professionals to participate. The training closely aligned with the "Three Orientations + Three Abilities" talent development model, innovatively adopting a four-in-one training model that integrated "classroom lectures + experiential teaching + benchmarking + subject seminars". It focused on core competencies including self-awareness enhancement, strategic thinking development, business integrity awareness, industry cutting-edge insights, and practical operational management, achieving an organic integration of theoretical depth and practical breadth.





Talent Focused (Continued)

Human Capital Development (Continued)

Employee Training and Development (Continued)

Training Strategies (Continued)



| The Training Rate and Average Training Hours of Employees for the Year | | |
|--|----------------|------|
| Total Training Rate: 100% | | |
| Training Rate | | |
| Senior Management | 35 persons | 100% |
| Middle Management | 179 persons | 100% |
| Foundation Management | 2,320 persons | 100% |
| General Employees | 35,508 persons | 100% |
| Average Training Hours | | |
| Senior Management | 69.8 hours | |
| Middle Management | 71.8 hours | |
| Foundation Management | 26.0 hours | |
| General Employees | 16.0 hours | |



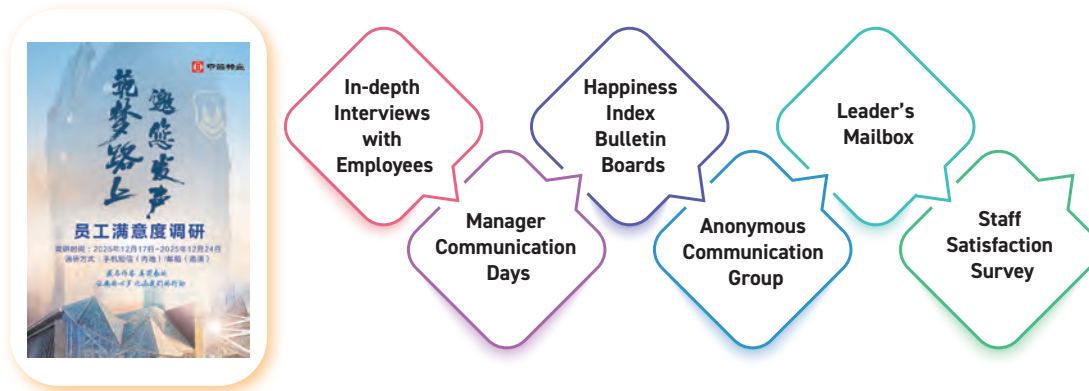
Talent Focused (Continued)

Human Capital Development (Continued)

Employee Engagement and Communication

Employee participation in communication is encouraged at COPL. By establishing diverse communication channels, we regularly conduct employee satisfaction surveys to obtain timely feedback and take measures to improve, continuously enhancing employees' satisfaction and loyalty.

Six Channels of Employee Engagement and Communication



COPL incorporates employee satisfaction as one of the key indicators of our performance management. Each year, we conduct a comprehensive satisfaction survey across all regions and levels of the Group. As of the end of 2025, we have consistently achieved satisfaction scores in the 80th percentile.

In 2025, COPL systematically conducted research and evaluation on the effectiveness of its employee care programme. Based on feedback from various regions and actual operational conditions, and adhering to the principle of "systematic planning and dynamic optimisation", the "7+X" employee care model was iterated and upgraded. With the theme of "Managing Happiness and Leading the Future", the original seven fixed care initiatives have been comprehensively optimised. At the same time, all levels of units were encouraged to actively explore "X" innovative forms based on local characteristics and the actual needs of employees, so as to stimulate vitality and promote the diversified and personalised development of care activities.

Units at all levels, taking into account the cultural characteristics and seasonal events of their respective cities, have innovatively carried out a variety of activities centered on employee health, including free health clinics such as "Revitalising the Workplace with Traditional Chinese Medicine," a garden party called "Full Moon over Beijing, Caring from Zhonghai", visits to employees called "Warm Winter Support for the Final Sprint, Caring for the Hardest Challenges", and spring hiking and fun runs themed "Health Together, Leading the Future," continuously creating a healthy, vibrant and shared organisational atmosphere. This Year's care programme was closely aligned with the key annual tasks. It scientifically formulated a year-round implementation plan around seven essential care programmes to ensure coverage of employees at all positions and levels, achieving comprehensive care and warm services.

At the same time, all units were encouraged to adapt to local conditions, integrate local resources, union work arrangements and the real needs of employees, flexibly carry out self-selected care projects, and actively work with external forces such as street offices and partner units to promote continuous innovation in the content and form of activities, and create a number of employee care brands that were close to the front line, distinctive, and highly recognised by employees, effectively enhancing employees' sense of gain, happiness and belonging, and letting "Zhonghai-style care" truly take root and become deeply rooted in people's hearts.



Talent Focused (Continued)

Human Capital Development (Continued)

Employee Engagement and Communication (Continued)

Essential Care Programme:

| Programme | | Content |
|-----------|---|--|
| 1 | Hello New Colleagues | Present welcome packs to new hires and rotating employees, pay close attention to their adaptation and any challenges they may encounter, and provide essential work and life assistance through various means to help new colleagues integrate quickly into the team. |
| 2 | Leading Voice | By setting up online and offline suggestion boxes and holding engaging and lively employee workshops, we encourage employees to contribute their wisdom to the Company's development, and praise and reward good suggestions. We delve into the workforce to listen to their urgent needs and concerns, conduct regular employee satisfaction surveys, develop corrective measures for issues with low satisfaction, incorporate them into the annual work plan, coordinate resources from all parties to solve employee problems, and provide guidance and assistance to employees. |
| 3 | Happiness Stations | Permanent "Happiness Stations" are set up, equipped with warm drinks and first-aid kits to address employees' needs immediately; and dedicated "Happiness Coffee Stations" are also set up, with a photo wall displaying employee activities in the break room, ensuring that heartwarming moments are always present and creating an environment where employees can relax and recharge. |
| 4 | Happiness at 9:30 | Organise various types of "happy overtime meals" to provide logistical support for employees working overtime, and encourage communication and stress relief during meals. |
| 5 | 360° Health | Regularly implement scientific pest control plans to create a clean, healthy, and welcoming office space; pay attention to the physical and mental health of our employees, regularly organise annual health checkups and health lectures; and actively cooperate in building a health and vitality service platform, organising a variety of health and fitness activities and courses to continuously promote the construction of a healthy enterprise. |
| 6 | Festival activities to enhance identity | Leveraging important milestones such as the Company's anniversary on 6 June, the 10th anniversary of its listing, Women's Day and the Dragon Boat Festival, we coordinated activities across all levels of our organisation, including various cultural and sports-related interactive games and fun activities. Through these diverse events, we enhanced employee participation, strengthened their sense of identity with the Company's development, and strengthened team cohesion. |
| 7 | Leading Family Values | Carry out parent-child education activities on family traditions, organise employees and their children to learn about family traditions, precepts, rules and education, and build a harmonious enterprise and happy families. |



Talent Focused (Continued)

Human Capital Development (Continued)

Employee Well-Being

The Group is committed to deeply integrating the concepts of diversity and inclusion into its employee management practices, enhancing employee well-being through diversified initiatives, and providing comprehensive support for employees' career development and daily life. In management, we pay full attention to individual differences and personalised needs, continuously optimise work arrangements, actively create a supportive and flexible work environment, and effectively promote a harmonious balance between work and life.

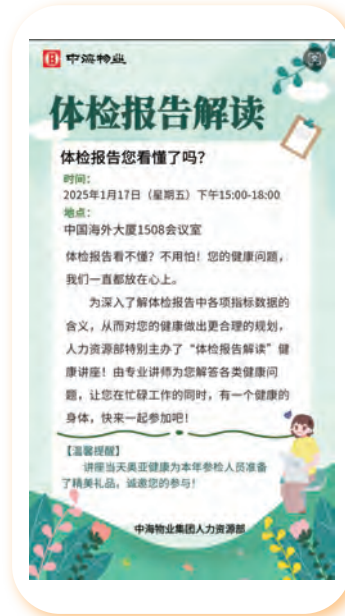
| | | |
|--------------------------|--|---|
| Work Arrangements | Establishing clear work schedules | <ul style="list-style-type: none"> • Clear schedules including daily working hours, breaks, and overtime are established. • Efforts to limit working hours through policies, processes, and supervision ensure compliance with national labour laws. |
| | Optimising work processes | <ul style="list-style-type: none"> • Standardisation of job processes reduces unnecessary and duplicate efforts. • Promoting process automation, like smart parking and visitor QR code access, to lessen workload intensity and improve efficiency. • Differentiated and reasonable task allocation based on professional skills and work experience, allowing employees to utilise their unique strengths. |
| | Catering to individual needs | <ul style="list-style-type: none"> • Paying attention to individual employee needs, such as family situations and commuting conditions, to schedule shifts that alleviate burdens and promote work-life balance. |
| | Establishing incentive mechanisms | <ul style="list-style-type: none"> • Incentive systems, including rewards and promotion opportunities, are established to enhance employee initiative and sense of ownership, productivity and engagement. |
| Employee Health Concerns | Maternity leave | <ul style="list-style-type: none"> • Female employees enjoy the stipulated maternity leave in accordance with the law and based on the actual situation, certain prenatal check-up leave and postpartum breastfeeding leave are also provided to female employees to effectively protect the legal rights of employees. Based on the latest national and local policies and regulations, we implement parental leave to accommodate employees' family lives. |
| | Creating health records | <ul style="list-style-type: none"> • Health records for each employee are established for personalised health management and services. |
| | Conducting regular health check-ups | <ul style="list-style-type: none"> • New employees are required to submit health check-up reports from the past six months, ensuring a healthy work environment. • Employees with over a year of service are entitled to annual health check-ups organised by the Company, including physical exams and psychological assessments. |
| | Providing health training and consultancy services | <ul style="list-style-type: none"> • At least once a year, professional doctors or health management organisations are invited to offer health training and consultation to employees, expanding their health knowledge and skills as well as enhancing their health. |
| | Optimising work environment | <ul style="list-style-type: none"> • The work environment is closely monitored and regularly inspected and evaluated to maintain cleanliness, hygiene, ventilation, and safety. |
| | Establishing employee health care mechanisms | <ul style="list-style-type: none"> • Health care mechanisms, including a health hotline and health insurance, are established to provide timely information and support to employees in need. |
| | Encouraging participation in health activities | <ul style="list-style-type: none"> • The labour union organises various health activities annually, such as running, basketball, table tennis, and outdoor expansion activities, encouraging active participation to improve physical fitness and health levels. |



Talent Focused (Continued)

Human Capital Development (Continued)

Employee Well-being (Continued)





Sincere Service





Sincere Service

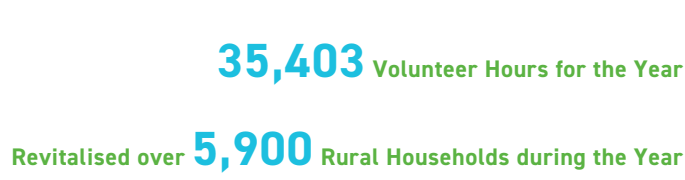
Management Approach

COPL upholds the belief of “pursuing quality service”, committing to delivering high-quality and attentive property management services. The Group places high priority on safeguarding customers’ rights and interests. Building on a deep insight into customer needs, we have actively explored and introduced cutting-edge technologies and innovative concepts to facilitate the upgrading of our property service system. We have continuously strengthened customer health and safety management to comprehensively enhance service quality. The Group has established a range of internal policies and management methods in the following areas:

| Area | |
|--------------------------------|--|
| Service Quality | Butler Manual Customer Complaints Management Guidelines Communication and Information Exchange Control Procedures Call Centre On-site Management System |
| Responsible Procurement | Administrative Measures for Bidding and Material Procurement Measures for Supplier Management |

2025 Data Disclosure

Leveraging our solid expertise in fundamental services, we integrate resources and experience to enhance joint construction and governance. We pursue high-quality development and strive to become a comprehensive urban space operation service provider. We continue to safeguard “good homes” with “excellent services” and empower urban development through “robust operations”, creating sustainable value in all aspects.





Sincere Service (Continued)

Upholding Service Excellence

The Group prioritises the health and safety of its clients while upholding its corporate mission, "We Manage Happiness". Committed to our performance pledge, "Property Assets to be Entrusted", we strive to deliver exceptional service experiences. We have established long-term communication mechanisms with our customers and continuously maintain trust-based relationships, striving to become an integrated service operator of urban space. With a robust complaint handling mechanism, we understand customer expectations by handling customer complaints and conducting satisfaction surveys. We have achieved continuous improvement in optimising customer service and enhancing service quality. Anchored by the COPMPM strategic objectives, we solidify the foundation for high-quality development and lead a new journey.

In 2025, COPL continued to advance the healthy and stable operation of its integrated management system for ISO 9001/ISO 14001/ISO 45001/ISO 50001. All management systems successfully passed supervisory audits conducted by third-party professional agencies. The Group organised a nationwide training programme themed "Precision Construction, Standard Setting, Integration, and Symbiosis" to enhance the capabilities of internal auditors. Featuring a curriculum structure of "Theory + Practice + Implementation + Review," the programme effectively strengthened the digital mindset and practical skills of the internal audit team, laying a solid talent foundation for the deepened application of the management systems.

| | |
|---|--|
| ISO 9001 Quality Management System Supervisory Audit | <ul style="list-style-type: none">Continuous improvement of quality documentation in line with changes in business operations, ensuring effective implementation. |
| ISO 14001 Environmental Management System Supervisory Audit | <ul style="list-style-type: none">Regular inspections and practices of waste sorting, greening maintenance, and resource conservation, contributing to the smooth progress of ecological and environmental protection efforts. |
| ISO 45001 Occupational Health and Safety Management System Supervisory Audit | <ul style="list-style-type: none">We actively carried out employee care activities, such as birthday celebrations, the construction of friendly service stations, and the improvement of occupational health and safety systems, to ensure the effective implementation of our occupational health and safety management system in daily operations. |
| ISO 50001 Energy Management System Certification | <ul style="list-style-type: none">We actively responded to the "dual-carbon" strategy for corporate development and continuously promoted energy conservation and consumption reduction efforts, driving more systematic and standardised energy management practices. |



Sincere Service (Continued)

Upholding Service Excellence (Continued)

We responded to the concerns of customers, the industry, and society with our “Three-Good” brand proposition, which brought us forward to the vision of COPMPM.

| Brand Proposition | |
|-----------------------|--|
| Good Seasons | <p>Reflect our property management capability</p> <p>Through quality products and services, create a joyful living experience with a sense of belonging and provide customers with a pleasant living environment where they can live and work in contentment.</p> |
| Good Property | <p>Reflect our customer service capability</p> <p>Respond efficiently, predict demands and establish deep and long-term relationships with our owners, customers, employees, partners and the government.</p> |
| Good Community | <p>Reflect a sense of ownership</p> <p>Encourage owners, property enterprises and communities to build a neighbourhood governed and enjoyed by all under the spirit of “Everyone Owns and Takes Responsibilities”.</p> |

In line with the goal of “One Benchmark Project in Each City, Across Multiple Business Lines”, COPL has continued to build its “1+2+N” benchmark project service system, exploring a systematic path that is both “replicable and sustainable”. Guided by the “1+2+N” standard, COPL has evaluated and verified 78 benchmark projects across more than 2,000 projects in 49 cities, defining nearly 100 key service performance indicators. Looking ahead, COPL will continue to be guided by the spirit of craftsmanship, deepening the construction and innovation of benchmark projects to serve every customer well and contribute to the development of the industry.

| “1+2+N” COPL Benchmark Project Service System | |
|---|--|
| 1. | <p>Every project must be capable of sustained, stable, and high-quality operations</p> <p>This includes six core elements: value-for-money, routine tasks in compliance with standards, efficient collection, precise cost control, asset operations, and diversified innovation.</p> |
| 2. | <p>Employee satisfaction and social recognition</p> <p>Sustained, stable, and high-quality operations require dual evaluation from inside and outside of a corporation, which includes employee satisfaction, customer satisfaction, and government recognition.</p> |
| N. | <p>Differentiated benchmark points for projects in varying business formats and conditions across multiple segments</p> <p>In the practical implementation of “Three-Good”, we have summarised and formed “N” practical pathways, including smart property management, green and low-carbon practices, and community co-construction.</p> |



Sincere Service (Continued)

Upholding Service Excellence (Continued)



Spotlight Case: Implementing “Good Housing + Good Services” to Solidify the “Six Ones” Service System

COPL has innovatively constructed the “Six Ones” service system: “One Heritage, One Promise Worth a Thousand Gold, One-Call Response, One Strategy per Customer, Meticulous Attention to Detail, and Unified Network Management.” This system deeply integrates the hardware standards of “Good Housing” with the software advantages of “Good Services.”

In November 2025, the “Good Service Experience Day” event was launched at Beijing China Overseas Tianfu. Dozens of homeowner representatives entered the community to visit core spaces such as the homecoming lobby, the smart control center, and the co-built book bar. They immersively experienced the “Six Ones” service system innovatively constructed by COPL, personally witnessing how “Good Services” enable “Good Housing” to evolve from merely “providing shelter” to “delivering superior living”.

| | |
|---------------------------------|--|
| Smart Security | <p>A three-dimensional protection network to fortify the bottom line of community safety:</p> <p>We have established a smart control center and a “Unified Network Management” platform to ensure real-time alarm triggering and video retention. Together, comprehensive monitoring of public areas, 24-hour dual-person patrols, and an emergency call system in the underground garage form a triple-layer security network.</p> |
| Efficient Response | <p>Commitments embedded in details, delivering “non-stop” protection:</p> <p>We respond promptly to homeowners’ maintenance requests. Since the project’s handover, the property management team has efficiently resolved 1,240 maintenance issues, achieving a 100% satisfaction rate in follow-up visits.</p> |
| Craftsmanship in Details | <p>Refined services empowering an enhanced homecoming experience:</p> <p>We have optimised the speed of the facial recognition system, deployed intelligent floor-scrubbing robots, and equipped elevators with infrared anti-pinch features. Additionally, we provide a temperature-controlled lobby and establish convenient service zones.</p> |
| Diverse Adaptation | <p>Customised service solutions to create an all-age friendly community:</p> <p>We have co-built community book bars, developed customised service manuals, and established diverse spaces such as party venues and pet parks. Throughout the year, over 50 “Hai Lin Festival” events covering various themes have been held to meet the needs of homeowners of all ages.</p> |
| Feedback Closed Loop | <p>Dynamic optimisation and iteration to drive continuous service evolution:</p> <p>We have established a feedback mechanism through online and offline channels, including the “UN+” App, Enterprise WeChat, and homeowner forums. Based on homeowner feedback, the community has optimised over 20 service items, achieving a satisfaction rate of more than 96%.</p> |



Sincere Service (Continued)

Upholding Service Excellence (Continued)

This "Good Service Experience Day" comprehensively demonstrated COPL's determination to be guided by people's livelihood needs and to fulfill its commitment of "Property Assets to be Entrusted". Looking ahead, COPL will continue to deepen its services and consistently write a warm answer sheet for "Good Housing + Good Services".





Sincere Service (Continued)

Upholding Service Excellence (Continued)

Communication with Customers

COPL upholds the service philosophy of “Customer-Oriented, Quality Assurance and Value Creation” and regards customer feedback as the driving force to improve services, with mechanism in place for efficient and convenient communication with customers and continuously optimises and enhances service quality and customer experience. The Group formulates customer communication plans according to the service plan of each project. Feedback is gathered through various channels, and an annual homeowner meeting is held to review the implementation effectiveness of our service plans and present the results of our work plan execution to our customers. We employ various methods such as customer satisfaction surveys, periodic quality inspections, mystery customer inspections, special safety inspections, home visits, and customer meetings to ensure service quality and improve customer experience. In 2025, COPL entrusted professional third parties to conduct comprehensive inspections of the firefighting systems at 80 projects and carried out independent third-party mystery customer visits across over 120 residential and pre-sale offices. These were designed to assess and monitor the property service standards and quality from the customer’s and professional institutions’ perspective, ensuring a comprehensive evaluation and enhancement of the customer experience. Regular satisfaction surveys were also conducted for residential and commercial projects, scoring across six dimensions: safety management, cleanliness and hygiene, facility upkeep, greenery maintenance, decoration management and property butlers. The overall satisfaction score was 91 points, putting us at the top in the industry.



Overall Customer Satisfaction

| | |
|-------------|-----------|
| 2025 | 91 points |
| 2024 | 92 points |
| 2023 | 91 points |

In terms of butler training, COPL has developed the “Butler Manual”, specifying butler service standards and procedures. Moreover, we have introduced regular professional training and a butler certification programme. These initiatives enhance butlers’ service awareness and skills, supporting sustainable, high-quality services and effectively communicating our management philosophy and warmth to customers.



Spotlight Case: The “Golden Dandelion” Five-Star Butler Certification Training Camp

In 2025, COPL continuously implemented the 1+N management model built on the butler centre, aimed at enhancing the property service experience for owners, energising the internal team, and improving work efficiency. In September, we organised the “Golden Dandelion” five-star butler certification training camp and 100 butlers obtained the five-star certification during the year. By optimising the management model of the butler team to enhance their professional capabilities, we are committed to building a healthy butler team, thereby improving customer satisfaction.





Sincere Service (Continued)

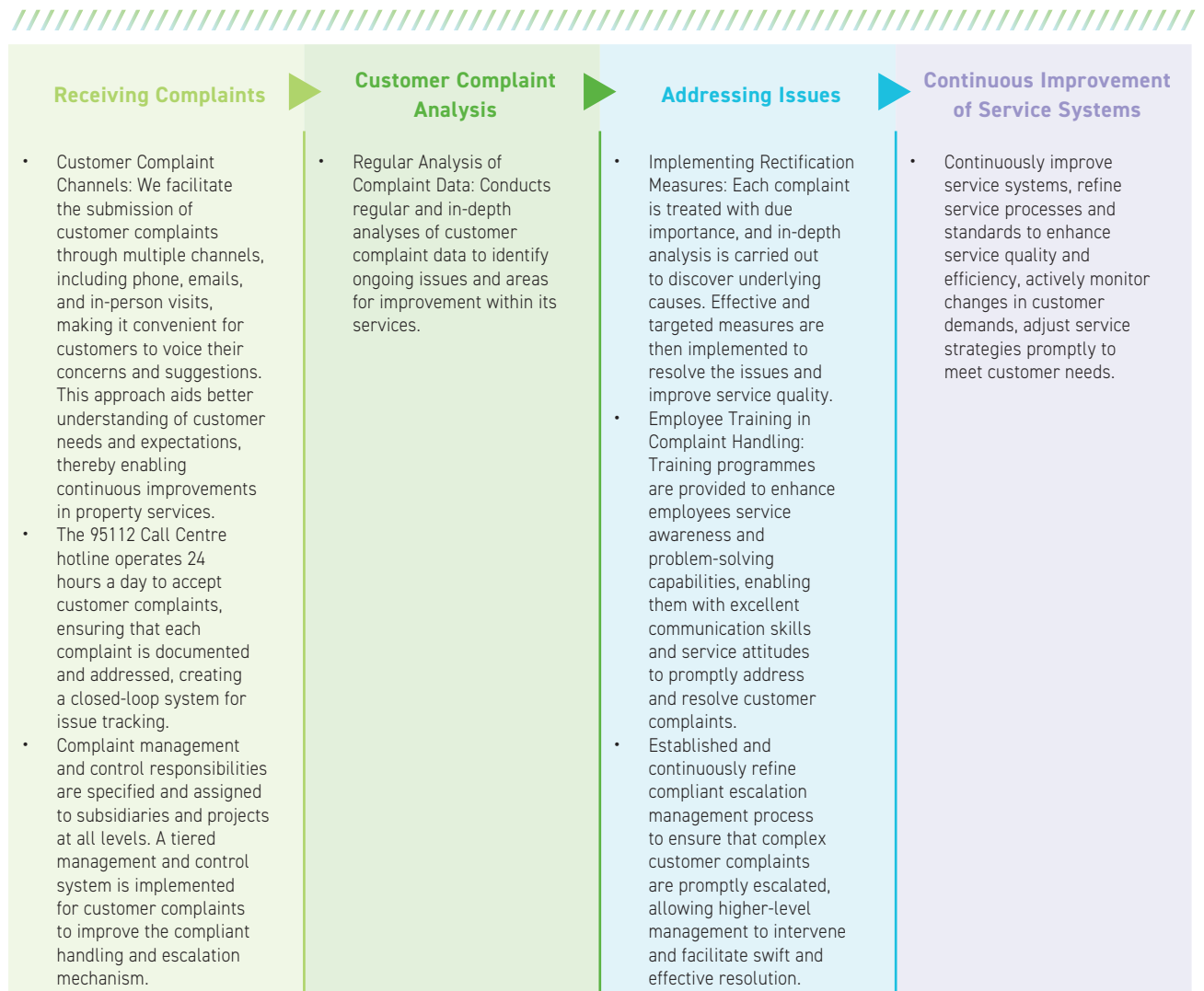
Upholding Service Excellence (Continued)

Handling of Complaints

In 2025, COPL strictly implemented the "Customer Complaints Management Guidelines". This ensured timely responses to all received complaints and maintained proactive communication with customers throughout the complaint resolution process until final closure. To ensure compliance, maintain service efficiency and consistency, regional butler centers and individual projects regularly organise specialised training on complaint handling. They conduct internal reviews and discussions on high-profile complaint cases to generate targeted resolution and prevention measures. These efforts focus on enhancing employees' abilities in problem identification, communication, and resolution, thereby effectively defusing customer conflicts and improving the service experience. By transforming customer feedback into a driving force for service improvement, COPL continuously refines and solidifies customer trust.

COPL has established the 95112 Call Centre, putting in place multiple channels for processing complaints, including: online negative feedback, official website messages, referrals from superior units, in-person visits, emails. Complaints are categorised and addressed according to their nature. The 95112 Call Centre Hotline as a critical customer feedback channel, specifically handles nationwide complaints regarding service quality standards, potential safety hazards, public facility maintenance management, environmental sanitation issues. All reported matters undergo standardised processing in compliance with established operational procedures and guidelines.

Customer Complaint Handling Process and Mechanism



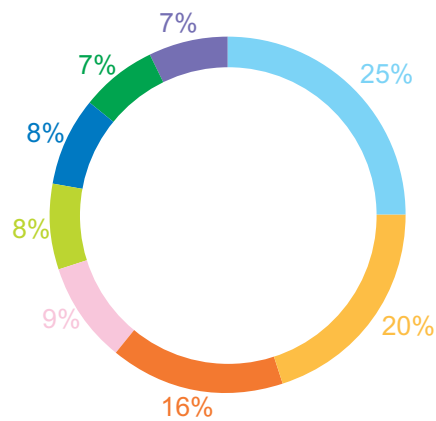


Sincere Service (Continued)

Upholding Service Excellence (Continued)

Handling of Complaints (Continued)

During the Year, there were a total of over 7,800 service complaints relating to service quality from COPL's national service supervision hotline, with a rate of 4.0 complaints per thousand households (same as 2024). Post service follow-up satisfaction rate was 62%, 1% higher than same period last year.



- Facility and Equipment
- Safety Services
- Service Quality
- Fee Management
- Renovation Management
- Cleaning Services
- Community Disputes
- Others

The quality of property management services significantly impacts customers' living experiences, making it a focal point of customer attention. COPL recognises the critical importance of effectively handling customer complaints and proactively enhancing service quality. We are continuously strengthening internal management and optimising service processes to elevate our service standards and professional image.



Sincere Service (Continued)

Upholding Service Excellence (Continued)

Customer Health and Safety

COPL places a strong emphasis on the health and safety of customers and implements quality management and control across five key stages in the project lifecycle: property preliminary work, project inspection, occupancy simulation, project central delivery, and post-project evaluation. At the same time, we strive for the certification of five management systems: Quality, Environment, Occupational Safety and Health, Energy, and Information Security, focusing on customers' needs and upholding the "First Butler" hallmark.

| Full Lifecycle Quality Control of Projects | |
|--|---|
| Property Preliminary Work | <ul style="list-style-type: none"> • A professional review team is organised to address project product defects from planning to completion, aiding developers in enhancing service products and human-centred design from the customer's perspective. • A review service team, comprising a project manager and several technical support personnel, is established to provide suggestions and issue a Property Preliminary Service Proposal, covering product optimisation and equipment selection during the design phase. |
| Project Inspection | <ul style="list-style-type: none"> • A professional acceptance and inspection team conducts thorough checks on public area facilities and the interior conditions of houses prior to delivery, ensuring timely detection and resolution of issues. • A Property Inspection Team Leader Training Scheme has been developed, offering practical property inspection work and training courses to key personnel, who must pass an assessment and obtain certification before commencing work. |
| Occupancy Simulation | <ul style="list-style-type: none"> • The occupancy simulation tool is used to simulate the design plan of project delivery service, various cost inputs, risk screening, and work plans before and after occupancy to ensure the project team is fully acquainted with the project situation, simulating the operation and management process in advance to reduce project delivery risks. • Close communication with customers is maintained to ensure that any discovered issues can be addressed before delivery. |
| Project Central Delivery | <ul style="list-style-type: none"> • Project open days are organised, featuring a diverse range of products, customers, staff, and brand experiences. • Representatives from various communities and industries are invited to attend. • Key areas are meticulously planned to create "Satisfaction + Surprise" services for customers, fostering a vibrant community life of interaction and connection. • Butlers use cloud live-streaming to introduce future homes to new owners. |
| Post-Project Evaluation | <ul style="list-style-type: none"> • Post-evaluation work is carried out to review the deficiencies in the project operation process, from the aspects of service plan execution, the effectiveness of risk control implementation, and project operation analysis. • An evaluation summary is prepared, and effective measures for follow-up implementation are formulated. These are studied for application to other similar projects to continuously improve the property service system. |

COPL continuously enhances project safety management with a three-tier safety control structure from "headquarters to city-level organisations to projects". Process supervision is reinforced through leadership-led oversight, monthly remote video monitoring inspections, and outcome evaluations verified by the Safety Director to enhance operational efficiency. A "customised service" model was adopted to establish a project-centric supply chain ecosystem. In addition, COPL has developed robust safeguards for health and safety. During the design phase, we conduct pre-intervention reviews of drawings with expert input. In operations, we comprehensively reduce risks through regular safety inspections, remote monitoring, and intelligent security systems. Quarterly assessments are conducted to evaluate the impact of improvements on health and safety, including checks on the integrity of fire safety facilities, the strength of guardrails, and the identification of hazards from falling objects. During the Year, COPL has adopted a customer-centric approach by embedding safety service standards into the "Good Housing, Good Services" framework. This has established a systematic and standardised safety service system, providing customers with a safe and comfortable service experience.



Sincere Service (Continued)

Smart Optimisation Management

COPL has always been committed to achieving technological leadership and exploring the digitalisation of property service management. Leveraging our community service subsidiary "UN+", our technology subsidiary "Xinghai Wulian" and property engineering subsidiary company "Haibo Engineering", we have enhanced smart community management and developed smart parks with an intelligent service experience. By driving "technological innovation and cross-industry collaboration", we are advancing the COPMPM, transforming traditional property management into modernised services.



"UN+" actively explores innovative value-added services for the community and continuously promotes modernisation through ecosystem cooperation, technology application, and brand building. The launch of the "U" System platform marked a significant step in empowering digital transformation.

Iteration of Core Business Systems and Supply Chain Integration

The "Retail System" has completed supply chain integration and distribution function development, while the "Home Delivery Platform" has achieved efficient integration with logistics company platforms. The rental and sales business completed the upgrade of 15 core reports, improving data analysis efficiency by 30%. The home renovation business officially launched its business system, achieving unified management and control of data across all channels. The iterative optimisation of core business systems has enhanced digital support capabilities, providing a solid foundation for efficient business operations.

Intelligent Upgrade of Core Ecosystem Platform

We used the UN+ Plus App as a platform to connect points benefits with e-commerce platforms and built a complete closed loop for points consumption. We introduced the JD.com architecture to support collaborative operation among multiple merchants, and we also integrated a professional-event platform to provide more than 100 event templates every month. More than 40 events were launched throughout the year, with a total exposure of over 20 million people and more than 1.36 million page views, significantly improving platform activity and user engagement.

Innovation in Service Models and Ecosystem Cooperation

We have built the "Lifestyle Service Officer" system to deepen community service connections by regularly pushing out business information, creating posters of best-selling products, and operating the "Zhonghai Lifestyle Service Officer" WeChat Channels. By upgrading from traditional property services to trust-based community relationships, we have effectively improved user stickiness and brand loyalty, and promoted the deep transformation of service value.



In 2025, COPL continued to advance digital transformation and intelligent property management, leveraging Xinghai Wulian to create a series of smart products and solutions, achieving efficient implementation of smart property services and empowering market expansion.



Sincere Service (Continued)

Smart Optimisation Management (Continued)

Xingqi Digital Management Platform

Xinghai Wulian's core R&D achievement, "Xingqi Digital Management Platform", has become the foundation and support for enterprises' digital transformation. The project operation management platform developed based on this digital foundation has been officially put into operation. The platform unifies the portal system and user authentication, supports centralised management of multiple business formats and projects, has strong system integration capabilities, and has an indicator system and data dashboard that are highly compatible with enterprise operation and management. Empowered by the standardised management functions of "Xingqi Digital Management Platform", we comprehensively drive the high-standard operation of managed projects and ensure that high-quality services are provided in every service link.

Xingqi Smart Products

Xinghai Wulian's "Key Technology Application of IoT Edge Brain Based on Edge Computing" won the Bronze Award and the "Financing Potential Award" at the first China Construction Youth Innovation and Entrepreneurship Competition, and its property customer service robot won the "Excellent Solution Award" at the first CSCEC AI Large Model Application Scenario Innovation Competition.



Xingqi platform made its debut at the 2025 Macau BEYOND International Technology Innovation Expo, showcasing Xinghai Wulian's technological capabilities and innovative practices in the field of smart city space operation.





Sincere Service (Continued)

Smart Optimisation Management (Continued)



海博工程

Haibo Engineering is deeply involved in the field of value-added property engineering services, with its maintenance and special projects covering urban construction and residents' living spaces. By empowering the small ecosystem of property management scenarios, we contribute to the sustainable development of the broader social ecosystem.

Smart Lift IoT

By integrating the lift IoT system, Haibo Engineering utilised its strategic cooperation resources to develop an exclusive lift operation monitoring platform for COPL, and leveraged its lift IoT function to achieve remote monitoring of lift operation status, ensuring real-time access to information closely related to customer safety and satisfaction, such as lift faults, prolonged downtime, people being trapped, and annual inspections. Moreover, via the lift safety index ranking, the lift safety status of all projects across the country can be intuitively reflected, promoting the transition of lift fault repair from passive calls to active responses. By the end of 2025, 19,184 lifts have been registered and are subject to periodic supervision.

Developing a Smart Firefighter Platform

By integrating the smart fire protection platform, to address challenges such as outdated firefighting systems and frequent malfunctions, Haibo Engineering launched a cloud-based monitoring system that integrates smart management, smart prevention, smart command, and smart operations. The platform enables real-time monitoring of firefighting equipment faults and alarm information and provides rapid emergency response, enhancing processing efficiency. It also generates regular fire safety reports for units along with targeted improvement suggestions. By the end of the year, the system had helped multiple projects reduce inspection costs and improve management efficiency, setting a new benchmark for smart firefighting management.

Smart Charging Cloud Platform Used for Safe Production in Engineering Operations

Haibo Engineering developed the Smart Charging Cloud Platform to properly manage the safety of electric motorcycle charging. The platform includes modules for order management, device management, operations management, project management, user management, monitoring centre, data analysis, and monitoring alerts. It provides robust support for device operation and enables the intelligent and standardised management of charging operations.

In the future, COPL will continue to uphold its original commitment to "customer-centricity", continuously optimise customer experience, build a better community service system, and bring customers a more integrated and innovative high-quality life. It will innovate and develop in resident value-added services, non-resident value-added services and the field of technology, promote mutual integration among businesses, build a unique business logic of "one trunk with multiple branches and multi-industry synergy" for COPL, achieve resource sharing and win-win cooperation, and provide customers with high-quality products and services.



Supply Chain Management

Responsible Procurement Practices

The Group is committed to responsible procurement principles and advancing a sustainable supply chain. The Company has established internal regulations such as the Measures for Supplier Management and the Administrative Measures for Bidding and Material Procurement to regulate bidding and procurement activities, continuously improve the supplier supervision and restraint mechanism and the excellent supplier selection mechanism, and advocate for win-win cooperation.

| | |
|---|--------|
| Number of Suppliers | 34,498 |
| The proportion of suppliers regulated by the Administrative Measures for Bidding and Material Procurement | 100% |

COPL's responsible procurement process adheres to six fundamental principles: 1) transparency and fairness; 2) overall bidding; 3) extensive competition; 4) integrity and impartiality; 5) reputation protection; and 6) confidentiality. COPL has established bidding and procurement management committees at all organisational levels. These committees are responsible for managing matters related to bidding and procurement, establishing and improving bidding and procurement management systems to approve and supervise bidding and procurement activities, and maintaining good relationships with suppliers through bid evaluation. The bidding and procurement management committees record information systematically in the supplier relationship management system to ensure data traceability. Furthermore, COPL regularly recognises outstanding suppliers and provides preferential policies to encourage responsible procurement behaviour and reward suppliers for their contributions to COPL.

COPL consistently advances the management of the supplier cooperation process and improves the supplier engagement process and supervision methods. In 2025, the Group continued to implement compliance management and control in its operations, and carried out eight key tasks including the development and construction of the bidding system, to continuously strengthen its business foundation. We have also innovated our supplier management model, combining it with quality improvement activities in areas such as safety management and cleaning, to continuously promote the implementation of integration and shared protection. Currently, we have already encouraged 40 platforms/cities to launch certification for leading cleaning supervisors.

Innovating the Supplier Management Model Eight Key Tasks





Sincere Service (Continued)

Supply Chain Management (Continued)

Responsible Procurement Practices (Continued)



Supplier Cooperation Process Control

| | |
|-------------------------------|--|
| Prequalification | Suppliers should fill out the qualification preliminary review form with factual information. Relevant departments shall conduct qualification review based on different aspects such as operation qualification, business performance, reputation, technical capability, registered capital, etc., and approval shall be given by various levels of departmental staff. |
| Inspection | The inspection shall focus on the supplier's ability to fulfill its obligations, as well as its management capabilities and professional qualities. Take notes during the inspection and fill out the inspection approval form based on the inspection findings. If the supplier passes the inspection, the supplier will be included in COPL's supplier database. |
| Performance Evaluation | Relevant departments will conduct performance evaluations of cooperating suppliers and fill out performance evaluation forms as appropriate. This step can require suppliers who fail the performance evaluation to make timely corrective actions. |
| Annual Review | Relevant departments will conduct supplier evaluations annually, scoring them according to internal review criteria (such as product or service quality, delivery time, price, timeliness and effectiveness of complaint handling and response, and cooperation). If the evaluation fails, the relevant supplier will be removed from the supplier database. |

Management of Environmental and Social Risks of Suppliers

COPL continuously improves its environmental and social risk management for suppliers. During the prequalification stage, it ensures that suppliers comply with the relevant laws and regulations of the operating location. It also includes detailed rules in supplier contracts to ensure compliance with environmental protection and labor rights, and requires suppliers to sign the Integrity and Confidentiality Agreement to commit to avoiding corruption and competitive behaviour. Each unit and the contractor shall coordinate to formulate service red-lines and implement the "one-vote veto system" for safe production and the "unconditional withdrawal" contract terms.

In 2025, COPL fully promoted the application of the bidding and procurement management system, completing more than 2,500 tenders throughout the year. The system enabled online traceability management of data at all stages through cloud archiving, ensuring the fairness, impartiality and openness of the tendering process from a technical perspective. In addition, online bidding saves suppliers from having to prepare and submit excessive paper bids, improving efficiency and saving costs while reducing environmental pressure, effectively helping to achieve "intelligent, efficient and standardised" bidding and procurement work.

COPL actively uses environmentally friendly products and purchases products with energy efficiency ratings of level 2 or above, minimising energy consumption while meeting on-site service needs. At the same time, COPL is also actively exploring the feasibility of expanding the use of environmentally friendly products in its operations. For example, when purchasing cleaning agents and other supplies, it ensures that their formulas do not contain substances that violate the environmental regulations of the operating location, and gives priority to products that have a lower impact on the environment. In 2025, the Group negotiated with its current paper suppliers to add several eco-friendly paper procurement options to the centralised procurement agreement in support of ecological and environmental protection efforts.



Sincere Service (Continued)

Community Participation and Social Inclusion

COPL adheres to its original mission of service, actively integrates the strengths of all parties, innovates community service models, assists in grassroots social governance and rural revitalisation, actively organises volunteer services, and effectively solves livelihood problems. It also focuses on contributions to rural revitalisation, education, environment and culture, participates in community management in multiple dimensions, practices social responsibility, and demonstrates the responsibility of a central enterprise.

COPL integrates property management into community services, promoting the construction of safe, civilised and environmentally friendly communities and striving to create a beautiful life picture of "Good Seasons, Good Property and Good Community".

- **Community Environmental Protection:** We practice urban household waste sorting, introduce door-to-door recycling partners, carry out door-to-door recycling services, promote the resource-based treatment of waste materials, improve the level of urban household waste reduction, and promote the recycling of waste materials by strictly sorting and dismantling the recycled items. Meanwhile, we use part of the revenue from waste recycling for charitable donations to support the development of national public welfare undertakings and encourage more community businesses to participate in public welfare activities.
- **Community Safety Construction:** Adhering to the principle of "systematically strengthening training, consolidating safety responsibilities, vigorously promoting implementation, and achieving practical results", we create a safe community environment with a high sense of responsibility and mission, take responsibility for the life safety of our residents, and wholeheartedly protect the lights of every household.
- **Community Volunteer Services:** In Hong Kong, we have established the China Overseas Property Volunteer Association to provide care for community residents based on our projects under management and promote the effective implementation of volunteer work. In public housing projects in Hong Kong, we have long been implementing community service programmes to alleviate pressing needs and public concerns. In 2025, volunteers provided approximately 35,403 hours of services throughout the year, with a total of 11,336 volunteers participating and a total of 1,103 events held. With its massive volunteer service scale, COPL has won the "Top Ten Highest Volunteer Hours Award (Companies with More Than 1,000 Employees)" and the "Corporate - Outstanding Volunteer Hours Gold Award" for the fourth consecutive year in Hong Kong. In addition, 18 managed projects of Hong Kong and Macau company were awarded the "Caring Housing Estate Award", and the volunteer team in Hong Kong has won a total of 90 "Individual Awards (Volunteer Hours)". This Year, the Group actively participated in community volunteer activities and received commendations from the Sha Tin District Elderly Carers and Companion Ambassadors Recognition Scheme, the Heep Hong Society's "Social Work Service for Pre-Primary Institutions" and the "Caring for the Elderly Living Alone Service Programme 2025".



Sincere Service (Continued)

Community Participation and Social Inclusion (Continued)

With "Love in 18 Districts" as its public service slogan, COPL actively organised volunteers to participate in public welfare projects such as "Warm Companionship", "Mutual Support for the Elderly", "Environmental Pioneers" and "I'm Here for the Good", conveying warmth and responsibility through high-quality service and letting love shine in Hong Kong:

Repair for Happiness for Ten Thousand Homes



The graduation ceremony and social practice day of the Youth Home Repair Volunteer Training Programme attracted more than 300 outstanding young people from various universities. The event closely followed the concept that "Hong Kong's prosperity depends on the prosperity of its youth," and helped young people grow through practical training, injecting vitality and hope into Hong Kong's future development.

Creating a Harmonious and Inclusive Environment, Enjoying Chess Competitions



The event, themed "Love in 18 Districts - My Place My W.T.S.", was organised to celebrate the 76th anniversary of the founding of the People's Republic of China. Through a large-scale block board game, residents were transformed into community planners, experiencing negotiation and co-construction firsthand, and promoting inclusion and community participation. The event attracted approximately 1,000 participants, including low-income families and minority groups, who explored the diverse vision of an ideal community together.

Empowering In-Depth Research, Cultivating Virtuous Individuals



To promote the in-depth development of volunteer work and enhance the understanding of national development strategies among young people from Hong Kong and Macau, a study tour of the Greater Bay Area was organised for more than 60 volunteers from Hong Kong and Macau during the COPL Award Ceremony, inspiring their enthusiasm and determination to build Hong Kong and Macau.

Savoring the Warmth and Enjoying the Joy



The event, titled "Savoring Fatherly Love, Celebrating Family Harmony", featured a parent-child craft DIY workshop, attracting over 100 families and effectively promoting parent-child relationships and community integration.



Sincere Service (Continued)

Community Participation and Social Inclusion (Continued)

Sports Inspiring Ambition, Righteous Deeds Lead to a Bright Future



Volunteer members actively participated in serving large-scale public and charity sports events, including joining the National Games volunteer team, the charity marathons and the Walks for Million event, combining the spirit of sports with social responsibility.

Planting Green Future, Working Together



Nearly 30 volunteers participated in the "Hong Kong Tree Planting Day 2025" event, planting several native tree saplings in Tai Tong, Yuen Long, to protect the ecology of Hong Kong's countryside and help address climate change.



Spotlight Case: Commended for Assisting in the Resettlement of Disaster Victims in Tai Po

In November 2025, after the fire at Wang Fuk Court, a public housing estate in Tai Po, New Territories, Hong Kong, which unfortunately caused significant damage and casualties, COPL responded to the overall coordination of COHL, actively cooperated with the Hong Kong SAR government's arrangements to fully support fire relief and post-disaster resettlement, and carried out professional maintenance, equipment testing, cleaning and disinfection, and operation and maintenance services at the resettlement sites for affected residents in the form of volunteer services.

After the disaster situation stabilised, the focus of the rescue work began to shift to resettlement. COPL made every effort to provide service and support for the Wang Fuk Court shelter, which it managed, and provided emergency relief supplies such as food. As vacant units in the Po Tin Estate project under its management were used to resettle disaster-stricken residents, COPL quickly assembled a support team of 120 employees after receiving the notification to fully cooperate with the government in carrying out resettlement work. To ensure a smooth move-in for disaster victims, COPL actively coordinated various support and preparation efforts, including coordinating the transportation of relief supplies, moving and installing furniture, and providing and organising various daily necessities. The volunteer team also continuously conducted training for residents on how to receive and move in, based on their needs. Residents recognised the professional and precise support services provided by COPL. Residents affected by the Tai Po fire who moved into the "Po Tin Transit Housing" wrote a letter to the Hong Kong Housing Department, highly praising the meticulous services provided by the volunteer team during the resettlement process.





Sincere Service (Continued)

Community Participation and Social Inclusion (Continued)

Spotlight Case: Organised “Chinese History and Culture into Schools & Communities” Campaign

To commemorate the 80th Anniversary of the Victory in the Chinese People's War of Resistance Against Japanese Aggression and the World Anti-Fascist War, COPL, in conjunction with the Sham Shui Po Residents Association of Hong Kong, launched a series of activities in the local community as part of the “Chinese History and Culture into Schools & Communities” campaign to commemorate the 80th Anniversary of the Victory in the War of Resistance Against Japanese Aggression. These activities included mobile exhibitions, special experience tours, lectures on history and national security, a display board design competition, and an online quiz competition. The events were held in community canteens, parks, public housing estates, and primary and secondary schools. The aim was to vividly present important historical moments of the War of Resistance Against Japanese Aggression through graphic displays, expert lectures and site visits, thereby deepening the understanding of national history among citizens and young people. The events attracted thousands of community residents and students, with community lectures and visits covering more than a thousand neighbourhoods and campus activities covering seven schools, involving more than 2,500 students. The series of activities enhanced public understanding of the history of the War of Resistance, promoted patriotism, cultivated a sense of national identity among young people, and facilitated the continued and in-depth development of patriotic education in grassroots communities in Hong Kong and Macau.





Sincere Service (Continued)

Community Participation and Social Inclusion (Continued)

Key Community Investment Projects of the Year

Among the various ongoing community investment projects, we disclose the following key initiatives based on their impact:



Spotlight Case: Rural Revitalisation

In 2025, COPL continued to thoroughly implement the decisions and plans for rural revitalisation, focusing on key areas such as targeted assistance, consumption assistance, industrial assistance, employment assistance, and cultural tourism assistance. It continuously promoted the implementation of various rural revitalisation initiatives, exceeding all targets and tasks, and injecting strong momentum into improving people's well-being and promoting economic development in three counties in Gansu and Changting in Fujian, demonstrating the leading role of central enterprises in social responsibility.

- We continued to carry out paired assistance and co-construction with Zhongjie Village in Anmenkou Town, Kang County, Gansu Province, and Tongba Village in Sanzhou Town, Changting County, Fujian Province, invested special assistance funds to support the construction of three-dimensional cultivation greenhouses for black fungus and the renovation of the village-level Party and mass service centers, and to bolster the village collective economy.
- Relying on the "Zhonghai Youjia" agricultural assistance stores and the "Haihui Youxuan" e-commerce platform, we continued to promote the "online platform + offline store" consumption assistance model and deepen the cultivation of "one product per county". In 2025, multiple live-streaming and offline sales events were held to support farmers, purchasing and assisting in the sale of agricultural products from three counties in Gansu Province and Changting County. Six new agricultural products were added to the list of products available for sale, bringing the total number of products on sale to 85.
- We continued to improve the operational efficiency of the Yanhewan Yunhai Hotel in Kang County and completed the deployment of the hotel management system and warehouse management system. Relying on the smart tourism platform, we jointly customised three tourism routes to help farmers, and guided consumption to the local areas through owner tourism and themed cultural and tourism activities, thereby driving the development of the cultural and tourism industry.
- Using the Yanhewan Yunhai Hotel in Kang County and the property service project in Changting County as platforms, a total of 131 local workers were employed in 2025. Through on-the-job practice and skills training, the stability of employment and income level have been continuously improved.

By 2025, we supported 10 leading local enterprises and 174 cooperatives, benefiting over 5,900 households.



Sincere Service (Continued)

Community Participation and Social Inclusion (Continued)

Key Community Investment Projects of the Year (Continued)



In Year 2025:

Available in the "Haihui Youxuan Mall"

85 agricultural support products

Local leading enterprises receiving assistance

10 entities

Sales amount

over **RMB11 million**

The assistance benefited

over **5,900 households**

Local cooperatives receiving assistance

174 entities

Time dedicated to rural revitalisation programmes

6,700 hours



Sincere Service (Continued)

Community Participation and Social Inclusion (Continued)

Key Community Investment Projects of the Year (Continued)



Spotlight Case: Diversified Community Life Services

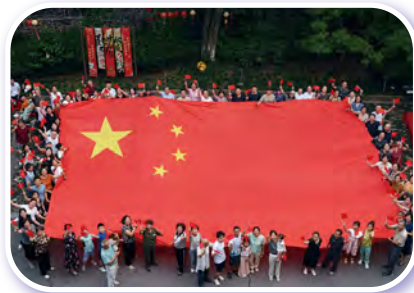
- Golden Carnival

Focusing on the well-being of seniors, the third annual Zhonghai Community Golden Carnival was held simultaneously in more than 40 cities across the country. It integrated scientific health concepts into diverse community interactions, continuously stimulating seniors' enthusiasm for participation, expanding their lifestyle options, and creating a warm and friendly neighbourhood atmosphere.



- Happy Family Festival

With a focus on parent-child interaction, the Happy Family Festival was held simultaneously in more than 60 cities across the country, attracting more than 300,000 homeowners to participate through a variety of fun community cultural activities, promoting family collaboration and community sharing, and building a harmonious and beautiful community ecosystem.





Sincere Service (Continued)

Community Participation and Social Inclusion (Continued)

Key Community Investment Projects of the Year (Continued)

- Luckily, I Met You

Taking the traditional Qixi Festival as an opportunity and integrating the "neighbourly culture" of Zhonghai communities, the event created a relaxed and friendly neighbourhood communication scene in more than 60 cities, encouraged homeowners to build emotional connections through interaction, and attracted more than 80,000 homeowners to jointly build a warm community.



- Green Future

Closely adhering to the theme of green sustainability, the event attracted more than 140,000 homeowners to participate in diverse activities such as popularising waste sorting, waste utilisation, health hiking, low-carbon cycling and recycling old items, guiding homeowners to practice a low-carbon lifestyle. The event covered more than 70 cities across the country.



- Children's Dreams

By bringing the classroom to a wider world, the event led thousands of young homeowners from more than 40 cities across the country to visit aviation museums, intangible cultural heritage workshops, and mountain valleys, where they learned and explored through experience, broadened their horizons, and enhanced warm interactions among neighbours.





Green Oriented





Green Oriented

Management Approach

Adhering to a green sustainable development philosophy, the Group integrates low-carbon and environmental protection principles into all aspects of property management and deeply seeks synergistic pathways between business operations and carbon neutrality. Through innovative solutions, COPL strives to reduce energy consumption and greenhouse gas emissions, while simultaneously improving waste and water resource management. Our efforts include regular inspections, upgrade and renovations on our managed projects to advance energy conservation and emissions reduction. Additionally, the Group actively advocates green lifestyles, raises environmental and energy-saving awareness among owners, and collaborates with industry peers to drive the sector's green transition. Upholding the vision of "Becoming a Green and Low-Carbon Urban Steward" and guided by the "Carbon Neutrality White Paper", we are committed to leading the industry's green transformation, injecting sustained momentum into achieving the "dual-carbon" goals and delivering high-quality property services.

A range of internal policies and management methods have been established to enhance environmental management in the following areas:

| Area | |
|---------------------|---|
| Emission Management | Carbon Peak Action Plan Carbon Neutrality White Paper |
| Resource Management | Ecological and Environmental Responsibility Management Regulations |
| Climate Change | Work Instructions for Water and Electricity Conservation Climate Change Policy |
| Energy Management | Energy Management Guidelines (Trial) |

2025 Data Disclosure

Green Electricity Procurement to Promote Low-Carbon Operations Through the Use of Clean Energy

In response to the national construction of a new energy system, COPL has thoroughly implemented a clean, low-carbon, safe and efficient energy development strategy, integrating green transformation into its corporate operations. The Company continuously promotes the optimisation of the energy structure, advances the application of clean energy in managed projects, and explores the integration path of green electricity procurement and smart energy management.

In 2025, COPL closely followed the policy guidance of the Overall Plan of Sichuan Province 2025 Electricity Market Trading. Leveraging Sichuan's abundant hydropower and wind energy resources, the Company participated in direct trading within the provincial electricity market to procure renewable energy electricity such as hydropower and wind power, increasing the proportion of green electricity usage, and facilitated the green and low-carbon transformation of property operations. By the end of 2025, COPL has cumulatively purchased 35 million kWh of green electricity in Sichuan Province, reducing carbon emissions by approximately 18,000 tonnes annually on average.



2025 Data Disclosure (Continued)

COPL's Carbon Audit

Following the successive completion of carbon audit for 2022 and 2023 in 2023 and 2024, respectively, COPL officially launched the 2024 carbon audit in August 2025. Leveraging its data collection system, COPL continuously improving operational efficiency and data quality while steadily accumulating carbon data assets.

Total GHG Emissions Intensity (Scope 1, 2 and 3)

2.63 tCO₂-e/1,000 sq.m.

Energy Consumption Intensity

5.15 MWh/1,000 sq.m.

Water Consumption Intensity

0.070 m³/sq.m.



Climate Change Response

COPL's Board and management continuously monitor the latest climate-related developments and are dedicated to integrating sustainability considerations into long-term business strategies and operational policies. The Group identifies and assesses the impact of climate risks and opportunities, continuously enhancing our resilience to climate risks. We have established the Climate Change Policy, and disclosed relevant information in accordance with Part D of the ESG Code on climate-related disclosures and the TCFD recommendations to address stakeholder concerns on this matter. This Year, COPL continued to deepen its climate change response efforts. Building upon climate scenario analysis, we conducted financial impact assessments of climate risks and showcased how to mitigate the impact of climate change in our operations.

Governance

COPL continually strengthens its sustainability governance framework and reinforces its sustainability management system, incorporating climate risks into oversight processes, with regular progress updates to the Board. Supported by the Board and management, COPL actively maintains investments in environmental technologies and energy-saving retrofits.

The Sustainability Steering Committee, established under COPL's Board, formulates climate-related strategies and policies, convenes twice a year to discuss climate issues. Through communication and reporting mechanisms, the committee integrates climate factors into the Group's strategic planning.

The Sustainability Coordination Group collaborates closely with the Committee, the Sustainability Working Group and different departments to enforce and progress sustainability strategies and policies. This includes identifying key climate-related risks and opportunities, analysing their impacts, and executing essential measures to handle costs and resources (e.g., staffing and technical requirements) required for identifying, mitigating, managing, and monitoring climate-related issues.

To comprehensively enhance the professional competence of the Board, management, and relevant personnel in addressing climate change, this Year, the Company engaged an independent third-party consultant to brief directors and senior executives on the latest climate-related disclosure requirements from regulatory bodies and methodologies for climate change response. This initiative aims to improve directors' and senior executives' understanding of climate-related risks and opportunities and strengthen their ability to respond effectively.



Green Oriented (Continued)

Climate Change Response (Continued)

Strategy

COPL has formulated a Climate Change Policy, committed to mitigating climate change. This policy, approved by the Sustainability Steering Committee and the Board, is reviewed regularly and revised as needed based on market trends and operational requirements to ensure its scientific basis and feasibility. In policy formulation, COPL deeply recognised the importance of engaging stakeholders such as tenants, clients, and suppliers in taking effective climate action. Therefore, we proactively sought feasible practices and solutions for mitigation, adaptation, resilience, and disclosure, aiming to lead the property management industry to properly address climate issues.

The Group has established a planning system comprised of short-, medium-, and long-term strategies. Our short-term strategy focuses on identifying climate-related risks and opportunities, as well as developing eco-environmental protection action plans. The medium-term strategy emphasises the assessments and appraisals of energy efficiency and eco-environmental protection to support the setting and achievement of environmental targets. The long-term strategy is committed to integrating climate change factors into all operational processes and linking them with financial planning, including further increasing the proportion of projects under our management that are certified with green standards, continuously and actively renovating and upgrading old communities, and assessing properties based on climate scenario analysis to ensure they can withstand extreme weather events caused by climate change.

We aimed for a more comprehensive and scientific understanding of possible future socioeconomic developments and greenhouse gas ("GHG") emission pathways to better plan and manage the impacts of climate change on the Group's business and assets. For this purpose, the Group utilised the short-, medium- and long-term climate-related work planning system, referencing the Shared Socioeconomic Pathways ("SSP") and Representative Concentration Pathways ("RCP") published by the United Nations Intergovernmental Panel on Climate Change ("IPCC") to construct the "Below 2°C Scenario" and the "Above 3°C Scenario". Under these two scenarios, we identified and assessed climate risks and opportunities that may have a material financial impact on the Group in the short term (on or before 2030) and medium-to-long term (2031-2050).

| Climate Scenario | Climate Scenario Description |
|---------------------------|---|
| Below 2°C Scenario | Align with SSP1-2.6 Pathway ¹ : <ul style="list-style-type: none"> The physical risks to infrastructure are relatively low, but adaptive modifications to existing infrastructure are still necessary. With inclusive climate policies introduced and reinforced, the negative impacts on economic growth are effectively controlled, while the energy system is undergoing a profound transition. |
| Above 3°C Scenario | Align with SSP5-8.5 Pathway ² : <ul style="list-style-type: none"> As global GHG emissions continue to rise, extreme weather events are more frequent and intensive, affecting water distribution and availability. Insufficient climate policies may result in more uncertainty and risks to economic growth. Energy and transportation infrastructure faces challenges in security, stability, reliability and durability. |

This Year, based on our identified list of climate risks and opportunities, as well as the results of our climate scenario analysis, COPL conducted a further assessment of climate-related financial impacts. We summarised the potential impacts of climate risks and opportunities on the Group's operations and finances:

¹ Meaning by the end of this century, the global temperature will not increase by more than 2°C compared to the period of 1850-1900.
² Meaning by the end of this century, the global temperature is projected to rise by more than 3°C compared to the period of 1850-1900.



Climate Change Response (Continued)

Strategy (Continued)

Potential Impacts of Climate-Related Risks and Opportunities

| Risk Category | Risk Type | Timeframe for Risks | Potential Operational and Financial Impacts |
|-----------------------|------------------------------------|---------------------------------|---|
| Physical Risks | | | |
| Acute Risks | Typhoon | Short-term | <ul style="list-style-type: none"> The strong winds and heavy rainfall caused by typhoons as they may damage building components or attachments, facilities, or trees and increase repair and restoration costs. Some business operations and services may be interrupted due to typhoon impacts, leading to financial losses. In terms of daily operations, strong winds, heavy rain, and flooding caused by typhoons may pose safety hazards for employees during outdoor work and increase operational costs. If typhoons occur frequently or risk assessments indicate an increased threat of typhoons to a specific region, insurance companies may raise premiums for typhoon-related insurance, and the Company have to pay higher premiums to protect our assets. |
| | Flooding and Extreme Precipitation | Short-term; Medium-to-long term | <ul style="list-style-type: none"> Based on the results of the financial impact assessment, flooding and extreme precipitation may have a relatively significant financial impact on the Group's basic property management services at certain operational locations in the foreseeable future. Flooding and extreme precipitation may trigger secondary disasters such as water inundation, power outages, electrical leaks, and collapses/landslides. These events can damage engineering, mechanical and electrical, and surveillance facilities within managed sites and properties due to water damage, while also destroying greenery and landscaping. This necessitates emergency repairs, replacements, cleanups, and restorations, resulting in associated expenditure and causing both direct and indirect financial losses. During disasters, properties may need to conduct emergency drainage, facility repairs, and inspections, further increasing employee overtime costs. At the same time, employees working outdoors may face sudden safety risks and potential workplace injuries, leading to potential medical expenses. To address related risks, properties must enhance emergency preparedness measures such as flood prevention, drainage, and facility reinforcement. This includes increasing the frequency of drainage system inspections and maintenance, as well as stockpiling flood control supplies. Consequently, this will lead to increased costs for repairs, replacements, and operations. Furthermore, the heightened risk of flooding may prompt insurance companies to raise premium rates for affected properties after risk assessments, thereby further increasing operational burdens. |



Green Oriented (Continued)

Climate Change Response (Continued)

Strategy (Continued)

Potential Impacts of Climate-Related Risks and Opportunities (Continued)

| Risk Category | Risk Type | Timeframe for Risks | Potential Operational and Financial Impacts |
|-------------------------|---|---------------------------------|---|
| Acute Risks | Extreme Heat | Short-term | <ul style="list-style-type: none"> Based on the results of the financial impact assessment, extreme heat may have a relatively significant financial impact on the Group's basic property management services at certain operational locations in the foreseeable future. Extreme heat may cause critical electromechanical and refrigeration equipment to operate beyond capacity, accelerate the aging of building materials and key equipment, and incur additional maintenance or replacement costs; outdoor cleaning and landscaping maintenance expenses will also increase. In terms of human resource management, extreme heat increases the risk of heatstroke among staff, posing a threat to employee health and safety. This necessitates increased electricity consumption and costs for cooling. Extreme heat may also reduce employees' effective working hours, leading to revenue losses. At the same time, to safeguard employee health, expenses related to labour protection measures may increase. |
| | Extreme Cold | Short-term | <ul style="list-style-type: none"> Extreme cold may increase the risk of damage to property facilities and equipment, such as frozen pipes causing blockages or ruptures, thereby raising repair and replacement costs. Green vegetation may suffer frostbite or die due to extreme cold weather, thereby increasing additional replanting and restoration costs. In terms of human resources management, the potential risk of frostbite among personnel rises during extreme cold weather, potentially requiring increased electricity consumption and costs for heating. |
| Chronic Risks | Extreme Variability in Precipitation and Weather Patterns | Short-term; Medium-to-long term | <ul style="list-style-type: none"> Extreme precipitation and variability in weather patterns may lead to more frequent flooding, posing more pressure on flood prevention and drainage and raising COPL's repair and operating costs. |
| Transition Risks | | | |
| Policy and Legal | Increased Pricing of GHG Emissions | Short-term | <ul style="list-style-type: none"> Increased pricing of carbon emissions may lead to rise in operating costs, posing financial pressure. |
| | Existing Mandates and Regulation | Short-term | <ul style="list-style-type: none"> In the future, as climate policies tighten, property management companies will need to comply with stricter regulations. Non-compliant companies may face legal liabilities and financial penalties, leading to higher operating costs for emission reduction and compliance. |
| | Enhanced Emission Reporting Obligations | Short-term | <ul style="list-style-type: none"> In the future, as regulatory policies tighten, companies that fail to report as required may face legal liabilities and financial penalties. |



Green Oriented (Continued)

Climate Change Response (Continued)

Strategy (Continued)

Potential Impacts of Climate-Related Risks and Opportunities (Continued)

| Risk/ Opportunity Category | Risk/Opportunity Type | Timeframe for Risks/ Opportunities | Potential Operational and Financial Impacts |
|------------------------------|---|------------------------------------|---|
| Technology | Substitution of Existing Products and Services with Lower Emissions Options | Medium-to-long term | <ul style="list-style-type: none"> Companies will need to raise R&D costs to develop more low-carbon services and patents and allocate extra resources to train employees in this regard to keep up with technological —advancements and industry needs. |
| Market | Fluctuations in New Energy Prices | Short-term; Medium-to-long term | <ul style="list-style-type: none"> As consumers are more aware of environmental protection, market preferences for energy consumption are changing. In the future, COPL may face higher demand for green energy and new energy sources. During the purchase of new energy, we may encounter the risk of rising energy prices and as a result, higher procurement costs. |
| Climate Opportunities | | | |
| Products and Services | Development and/ or Expansion of Low Emission Goods and Services | Short-term | <ul style="list-style-type: none"> As public awareness of environmental protection increases, consumers will have higher requirements and expectations for green and energy-efficient properties, thus driving the demand for low-emission products and services. Offering such products and services will help expand the market and enhance competitiveness within the industry. |
| | Ability to Diversify Business Activities | Short-term | <ul style="list-style-type: none"> Expanding the business presence beyond traditional property management services helps to diversify risks. In case of market fluctuations in traditional business, the stable operations in other areas can ensure the overall sustainable financial performance of the Company. |
| Markets | Access to New Markets | Medium-to-long term | <ul style="list-style-type: none"> Taking the lead to adopt green technologies and offer green services can help companies access emerging markets, create new sources of revenue, and improve overall profitability. In particular, the provision of value-added services in emerging markets may generate additional profits. |
| | Use of Public-Sector Incentives | Medium-to-long term | <ul style="list-style-type: none"> As the state government continues to strengthen support for carbon reduction, the applicability of relevant subsidies and favourable policies may expand. Companies may leverage these incentives to proceed with energy-efficient and environmentally friendly projects at reduced costs. |
| Resilience | Participation in Renewable Energy Programmes and Adoption of Energy Efficiency Measures | Medium-to-long term | <ul style="list-style-type: none"> By adopting clean energy and implementing effective measures, companies can reduce energy consumption, lower operating costs, and enhance economic efficiency. In the energy transition, companies can reinforce their competitive edge by increasing asset value and market valuation. |



Green Oriented (Continued)

Climate Change Response (Continued)

Strategy (Continued)

Potential Impacts of Climate-Related Risks and Opportunities (Continued)

During the Reporting Period, climate risks did not have a material financial impact on the Group. The assessment results regarding the potential impacts of climate risks and opportunities outlined above should be understood in light of the inherent limitations and uncertainties associated with scenario analysis and resilience assessments. Particularly over medium-to-long term time horizons, significant uncertainties persist in external factors such as the inherent characteristics of the climate system, national and local regulations and policies, industry development, and technological change, thereby affecting the Group's climate scenario assumptions. In the future, the Group will continue to review the assumptions underlying its climate scenarios to ensure they possess sufficient flexibility and adaptability.

To address potential significant climate risks and opportunities that may arise in the future, the Sustainability Working Group is responsible for collecting different climate-related risks and opportunities on various departments, current response outcomes, and existing response measures. This approach helps the Group gain deeper insights into potential climate-related risks and develop mitigation and adaptation measures. Meanwhile, the Group has formulated and released the "Carbon Neutrality White Paper", which serves as a guiding document for its green and low-carbon transformation and the achievement of carbon neutrality goals. For further details, please refer to "Carbon Emission Management" sub-section of this Report and "Carbon Neutrality White Paper".

Management Strategies or Response Measures of Climate-Related Risks and Opportunities

| Risk Category | Risk Type | Management Strategies or Response Measures |
|-----------------------|-----------|---|
| Physical Risks | | |
| Acute Risks | Typhoon | <ul style="list-style-type: none"> Group Level: The "COPL Typhoon Emergency Response Standards" are in place. A tiered safety alert system based on different typhoon levels and three tiers of emergency response measures are established, specifying the standards and procedures for emergency response under different response levels. Subsidiary and Project Levels: Company safety directors are required to be on 24-hour emergency standby. A resource and information-sharing mechanism has been set up among subsidiaries. Typhoon preparedness drills are conducted annually. In the event of a typhoon, different preventive and response measures are taken before, during and after the affecting period. |



Climate Change Response (Continued)

Strategy (Continued)

Management Strategies or Response Measures of Climate-Related Risks and Opportunities (Continued)

| Risk Category | Risk Type | Management Strategies or Response Measures |
|---------------|------------------------------------|--|
| Acute Risks | Flooding and Extreme Precipitation | <ul style="list-style-type: none"> Group Level: "Twelve Mandatory Rules on Flood Prevention", a "Special Contingency Plan for Flood Prevention" and a "Precaution Plan for Heavy Rainfall", etc. are in place. A tiered response system based on different flooding and extreme precipitation levels is implemented, specifying precaution and response processes based on different flooding levels, which include drainage system inspections, flood prevention supply reserves, employee safety training, and 24-hour standby of project directors, thereby ensuring standardised and process-based flood defence. Subsidiary and Project Level: A flood emergency response team and a dedicated "whistle-blower" for flooding have been established. Precaution plans for heavy rainfall tailored to the local climate characteristics and the specific conditions of projects are developed. Comprehensive inspections of drainage systems and stormwater pipes are carried out regularly. Before an extreme precipitation hit, there will be more frequent inspections. In areas prone to flooding or landslides, safety warning signs are placed. Flood prevention supplies are stocked in advance. Project directors are regularly organised to carry out emergency drills for heavy rainfall and flood emergency response every year. During flooding and extreme precipitation, reasonable overtime for employees is arranged to ensure smooth execution of drainage and repair operations. Employees are safeguarded by enhanced measures and equipped with necessary protective gear and equipment. Close contact is maintained with local communities and government departments, and government and community support and assistance will be requested in case of emergency. Dedicated work safety funds for natural disaster precaution are in place to ensure sufficient resources are available. In 2025, in order to cope with the potential financial impact of flooding and extreme precipitation in the future, COPL has taken a series of measures to prevent risks for platform companies with higher expected potential financial impacts, including upgrading the drainage systems of the site and property under management, carrying out renovations of facilities and equipment for flood prevention, and purchasing flood prevention supplies and protective gears. |
| | Extreme Heat and Extreme Cold | <ul style="list-style-type: none"> Group Level: Standardised precaution and response guidelines for extreme heat and cold tailored to the climatic characteristics of different regions developed by an expert team specify precautionary measures and emergency response processes. Collaborations are maintained with meteorological departments for timely weather alerts, which are quickly disseminated to all subsidiaries through the internal communication system. Regular training and exchange sessions for safety personnel are organised annually to enhance their professional skills and emergency response capabilities. |



Green Oriented (Continued)

Climate Change Response (Continued)

Strategy (Continued)

Management Strategies or Response Measures of Climate-Related Risks and Opportunities (Continued)

| Risk Category | Risk Type | Management Strategies or Response Measures |
|-------------------------|---|---|
| Acute Risks | Extreme Heat and Extreme Cold | <ul style="list-style-type: none"> Subsidiary and Project Level: A meticulous management approach is implemented. Project management offices maintain equipment logs and repair records. Regular inspections and maintenance of property facilities and equipment are conducted to ensure they remain in good condition. Emergency supply reserves are established to stock necessary cold-and heat-protection supplies and equipment. Regular emergency drills are also organised for employees and contractors, focusing on equipment repair and evacuation during extreme heat and cold weather to enhance emergency response capabilities, to promptly identify and address safety hazards. Employees are safeguarded by enhanced measures and equipped with necessary protective gear. Work and rest schedules are arranged appropriately during extreme heat and cold weather. By promoting and raising awareness and self-protection capabilities of employees and owners, rapid response mechanisms have been established in project management teams, ensuring that they can swiftly organise repair and rescue efforts in case of equipment failures or injuries. In 2025, to address the potential financial impacts of future extreme heat weather, platform companies that face higher expected potential financial impacts within COPL implemented measures such as repairing and replacing critical cooling equipment in premises and properties under management, conducting insulation retrofitting for buildings and outdoor equipment, enhancing greenery and landscape maintenance under high-temperature conditions, and procuring and allocating heat prevention and cooling supplies. |
| Chronic Risks | Extreme Variability in Precipitation and Weather Patterns | <ul style="list-style-type: none"> Close contact is maintained with local meteorological departments for real-time rainfall warnings. An internal early warning system is in place to ensure that the warnings are swiftly communicated to all relevant departments and personnel. Drainage systems are regularly cleaned and maintained to ensure they remain unobstructed. Drainage pumps and outlets are updated or added to enhance the overall drainage capacity. In low-lying and water-clogging-prone areas, temporary flood prevention measures, such as sandbags and water barriers, are deployed. |
| Transition Risks | | |
| Policy and Legal | Increased Pricing of GHG Emissions | <ul style="list-style-type: none"> Closely monitor trends in the carbon market and policies, comply with national laws and regulations, and publicly disclose our energy consumption and carbon emissions data as per the listing rules of the Stock Exchange. |
| | Existing Mandates and Regulation | <ul style="list-style-type: none"> Actively participate in the carbon emissions trading market and voluntary GHG emission reduction trading market, progressively develop carbon assets, and complete carbon trading activities. |
| | Enhanced Emission-Reporting Obligations | <ul style="list-style-type: none"> Regularly organise management training and "dual-carbon" events to foster a green culture and enhance employees' understanding of the "dual-carbon" goals and relevant policies and laws as well as their professional competence. |



Green Oriented (Continued)

Climate Change Response (Continued)

Strategy (Continued)

Management Strategies or Response Measures of Climate-Related Risks and Opportunities (Continued)

| Risk/Opportunity Category | Risk/Opportunity Type | Management Strategies or Response Measures |
|------------------------------|---|---|
| Technology | Substitution of Existing Products and Services with Lower Emissions Options | <ul style="list-style-type: none"> Conduct research on low-carbon technologies for property operations to empower the industry's low-carbon development. We have established the COPL "dual-carbon" research team to study and apply several low-carbon intelligent digital systems and create an operations and management platform with proprietary intellectual property rights. |
| Market | Fluctuations in New Energy Prices | <ul style="list-style-type: none"> Closely monitor market trends, survey and assess consumer demand, and devise reasonable energy procurement and service pricing plans. |
| Climate Opportunities | | |
| Products and Services | Development and/ or Expansion of Low Emission Goods and Services | <ul style="list-style-type: none"> Actively researching and developing low-carbon solutions to expand our business presence in the low-carbon and environmental protection field. |
| | Ability to Diversify Business Activities | <ul style="list-style-type: none"> Leverage our digital energy management platform to foster "Integrated Low-Carbon Solutions", which empower the transition to low-carbon and digital building energy management. We are also developing energy products, such as the intelligent charging equipment and energy-efficient lamp series, and several core "dual-carbon" product solutions, such as the "IoT Platform for Smart Low-Carbon Parks" and the "Integrated Management System for Photovoltaic Energy Storage and Charging". |
| Markets | Access to New Markets | <ul style="list-style-type: none"> Building a one-stop central service platform that offers integrated building operations, maintenance, and management, energy efficiency renovations, energy management, and the Internet of Everything. We also provide customised integrated carbon reduction solutions for our clients to fulfil our commitment to sustainable building operations and asset value enhancement for clients. |
| | Use of Public Sector Incentives | <ul style="list-style-type: none"> Closely monitor dynamics in national policies and study applicable subsidies and preferential policies. |
| Resilience | Participation in Renewable Energy Programmes and Adoption of Energy Efficiency Measures | <ul style="list-style-type: none"> Optimising our energy consumption mix to reduce our carbon emissions. To this end, the four major energy structure enhancement paths include: Accelerate the transition to electric vehicles, gradually build all-electric cooking canteens, develop distributed photovoltaics in an orderly manner, and progressively launch electrical transformation for centralised heating. |
| | | <ul style="list-style-type: none"> Procuring and utilising clean energy to support low-carbon operations. In 2025, COPL cumulatively purchased 35 million kWh of green electricity in the Sichuan region, reducing carbon dioxide emissions by approximately 18,000 tonnes annually. |



Green Oriented (Continued)

Climate Change Response (Continued)

Risk Management

Climate-related risk considerations are incorporated into the Group's risk management system. Guided by the TCFD recommendations and based on our business characteristics and industry trends, we identify physical and transition climate related risks and assess climate-related risks and opportunities in terms of likelihood, impact, adaptability, and resilience. The Group holistically and consistently monitors, assesses and analyses the potential impacts of climate change on its business, operations and financial aspects.

The Group's operations extend to numerous regions and cities across China, and the geographic variations in climate factors necessitate mapping according to the specific circumstances of each location. The Group selected representative property management projects across Chinese Mainland, Hong Kong and Macau in 2024. Based on geographical distribution, we identified 17 representative cities to conduct climate scenario analysis, and studied the likelihood and potential impact of climate risks across different scenarios and time horizons. Based on the results, we rated each city at five climate risk levels (very low, low, medium, high and very high) and ranked them accordingly. Please refer to the 2024 Sustainability Report for details of the assumptions, process and results of the scenario analysis.

Based on scenario analysis results, the Group comprehensively assessed the sensitivity of different cities to various climate risks by considering their risk levels and business scale. We conducted adaptation evaluations to understand the response capabilities and resilience of each operational city when confronting climate risks, thereby analysing the potential impacts of these risks on our own business and operations. On this foundation, we further assessed the financial implications of climate risks and analysed whether existing measures would adequately address the potential impacts of climate risks on business and operations under the most adverse "above 3°C scenario", including potential expenditure and financial losses. Based on this assumption, we evaluated the financial implications of current and projected climate risks. At the same time, by collecting data on the relevant capital investment of each operating city in addressing climate risks during the Year, we summarised and organised existing precautionary and response measures against risks to provide a reference framework for future climate risk management and decision-making.

COPL will regularly review and monitor climate risks, optimising and adjusting its strategies and plans for addressing climate change risks based on assessment results. It will enhance risk monitoring and reporting mechanisms to drive continuous improvement in the level of the enterprise's climate risk management.



Green Oriented (Continued)

Climate Change Response (Continued)

Metrics and Targets

In the context of the "Paris Agreement" and China's "dual-carbon" strategy, COPL has systematically planned its "dual-carbon" implementation roadmap at the Group level and officially set its carbon neutrality targets in 2024. We use measurable indicators of carbon emissions and energy consumption to assess the climate impact on our business. A consistent methodology is taken to collect, calculate, and analyse data, which allows a meaningful comparison of metrics, and the international standard ISO 14064-1 is used to calculate carbon emissions. COPL has consecutively disclosed carbon emissions and energy consumption performance for a total of six years, with targets delegated to different management levels and projects, and regular assessments of progress.

During the reporting period, COPL is committed to achieving the following environmental objectives and reported on our progress toward these objectives:

| Environmental Objectives | | Progress in 2025 |
|------------------------------------|--|--|
| Carbon Emissions, Energy and Water | <ul style="list-style-type: none"> The carbon emissions intensity for electricity and water use in public areas of the managed projects decreases by 2% compared to the previous year; | Achieved |
| | <ul style="list-style-type: none"> Using 2022 as baseline, we will fully promote and apply low-carbon operational technologies and reduce Scope 1 and Scope 2 carbon emissions per unit area by 15% by 2030 and achieve carbon neutrality within our operational boundaries by 2060 through comprehensive use of renewable energy in every segment. | In progress |
| Waste | <ul style="list-style-type: none"> The coverage of waste sorting initiatives in cities across the country continues to expand. | The waste sorting initiatives has covered 136 large and medium-sized cities across the country |
| Water | <ul style="list-style-type: none"> The annual leakage rate of the pipeline network is controlled within 5%. | Achieved |

COPL keeps pulse on industry trends, manages and regulates daily operations and positively embrace the challenges and opportunities brought by an uncertain environment. Looking ahead, the Group will continue to assess and explore climate-related risks and opportunities. In line with our "dual-carbon" initiatives, we will set sound climate-related metrics and targets, continuously enhance strategies to address climate change, and strengthen our resilience and adaptability.



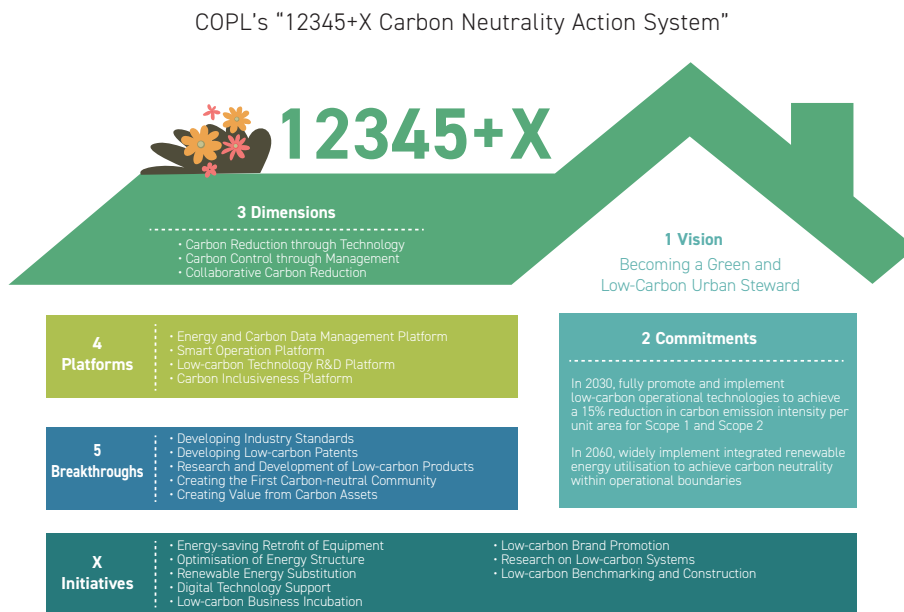
Green Oriented (Continued)

Emission Management

Carbon Emission Management

COPL has actively responded to the national carbon neutrality strategy and thoroughly implemented the national “dual-carbon” deployment. COPL is strengthening carbon emission management by continuously improving its sustainability governance system. The Group published the Carbon Neutrality White Paper of China Overseas Property Holdings Limited in 2024, comprehensively proposed the “dual-carbon” strategic route and target commitment of COPL. We have established the Carbon Peaking and Carbon Neutrality Leading Group of the China Overseas Property Holdings Limited to lead, coordinate, and oversee the Group’s carbon reduction efforts and to ensure the successful achievement of the Group’s “dual-carbon” goals. The Group established the “12345+X Carbon Neutrality Action System” as a guide for the special action of carbon neutrality practice. Specific actions for achieving carbon neutrality targets have been defined across three dimensions: “technological decarbonisation”, “management-based carbon control”, and “associated carbon reduction”:

- Technological decarbonisation: Improve the efficiency and service quality of property management through our technological empowerment such as energy-saving retrofits of project equipment, R&D and application of low-carbon products and optimisation of the energy structure, creating a low-carbon community with a green and healthy living experience.
- Management-based carbon control: Strengthen internal consensus on green development through organisational safeguards, institutional guarantees, technological support, and green certification, establishing a long-term, healthy and sustainable development system.
- Associated carbon reduction: We extend the concepts of green, public welfare and low carbon into community development. We lead employees and suppliers and collaborate with customers and property owners to raise awareness of engagement in low-carbon communities, thus contributing to the low-carbon transformation across the upstream and downstream sectors of the property industry.



With the in-depth application of green and low-carbon technologies in various fields, COPL actively explores the near-zero carbon operation model for office buildings. Using the Shenzhen China Overseas Building as a model, we comprehensively apply multiple means such as management optimisation, technological empowerment and behavioural guidance, and launch a benchmark project for near-zero carbon operations. During the implementation process, a near-zero carbon emission management system covering the operation processes of office buildings was gradually established and corresponding management standards were formulated, effectively filling the gap in the property management industry regarding carbon emission management, which provided a replicable implementation model for the industry to achieve a low-carbon transformation.



Green Oriented (Continued)

Emission Management (Continued)

Carbon Emission Management (Continued)

COPL has implemented the following emission reduction measures for the main emission sources, covering direct emissions (Scope 1), indirect emissions (Scope 2) and other indirect emissions (Scope 3) within the scope of greenhouse gas emissions:

| Scope of GHG Emission | Main Sources | Reduction Measures |
|-----------------------|--------------------|--|
| Scope 1 | Mobile Source | <ul style="list-style-type: none"> Reducing daily use of company vehicles to promote green commuting. Planning travel routes to reduce fuel consumption due to detours. |
| Scope 2 | Energy Consumption | <ul style="list-style-type: none"> Relevant policy initiatives are detailed in the "Energy Management" section. |
| Scope 3 | Business Travel | <ul style="list-style-type: none"> Increasing the use of video conferencing. Reviewing the necessity of air travel for business, with a preference for rail transport as an alternative. Prioritising direct flights for unavoidable business travel. |

Spotlight Case: Benchmark Project for Near-Zero Carbon Operations - Tongzhou Campus of Renmin University of China

Tongzhou Campus of Renmin University of China was officially put into use in August 2025. As a benchmark project for near-zero carbon parks, it aims to achieve full lifecycle energy conservation and carbon reduction from campus planning, architectural design and equipment selection to smart operations and teacher-student participation. In the smart operation sector, Xinghai Wulian leverages its proprietary "Xingqi IoT Platform" to build a "1+3+N" technical architecture that focuses on this platform and targets three different management target client sides and multiple business applications so as to build a smart operation system covering all scenarios including catering, dormitories and property services. Through unified access to IoT devices and information integration, intelligent regulation of facilities and equipment, intelligent scheduling of manpower and resources and scientific management decisions was achieved, providing digital support for the near-zero carbon operation of the campus.





Green Oriented (Continued)

Emission Management (Continued)

Carbon Emission Management (Continued)

Spotlight Case: Low-Carbon Operations Benchmark Project - Qingdao Chengyang District Urban Space Comprehensive Service Project

In the urban operation sector, Xinghai Wulian has intensified its exploration and introduction of low-carbon operation technologies and scenarios. The "Smart Management Platform for Urban Operation Services" created by Xinghai Wulian has been included in the "List of Green and Low-Carbon Products for Urban Space Operation for CSCEC" and introduced in the Qingdao Chengyang District urban space comprehensive service project. Based on IoT technology, the platform achieves real-time monitoring and intelligent scheduling of facilities, public spaces and work tasks and builds a closed-loop mechanism for "real-time monitoring - AI analysis - warning - scheduling". The implementation of a meticulous management approach is expected to reduce ineffective operations and energy waste, improve public service efficiency by 20%, enhance the management efficiency by 30%, and improve the work order response efficiency by approximately 90%, achieving the focus on data-driven and system optimisation, the promotion of urban space operations towards low-carbon and sustainable development and the provision of replicable and implementable technical and service support for green and low-carbon transition.



Carbon Emission Performance

| | tonnes CO ₂ e |
|--|--------------------------|
| Scope 1 - Direct GHG emissions | 8,075 |
| Scope 2 - Indirect GHG emissions | 779,723 |
| Scope 3 - Other indirect GHG emissions | 1,297 |

| GHG Emissions Intensity (Scope 1, 2 and 3) | tonnes CO ₂ e/1,000 sq.m. |
|--|--------------------------------------|
| 2025 | 2.63 |
| 2024 | 2.64 |
| 2023 | 2.73 |

| Air Pollutants | emissions (kg) |
|---|----------------|
| Nitrogen Oxides | 154 |
| Sulfur Oxides | 4 |
| Respirable Suspended Particulates (RSP) | 11 |



Emission Management (Continued)

Carbon Emission Management (Continued)

Carbon Emission Performance (Continued)

COPL is dedicated to enhancing the level of carbon emission disclosure and ensuring the authenticity of data. The Group's carbon audit utilises the data collection system of the integrated carbon emissions monitoring and management service platform. Under the coordination of the Carbon Peaking and Carbon Neutrality Leading Group, each platform company conducted comprehensive data reporting after completing filing tests and internal data collection training. The Group engaged third-party institutions to conduct online verification and quantitative assessment of data reported by each platform company via the digital system. In 2025, leveraging the digital system, COPL completed carbon auditing for 1,390 projects under management. The efficiency of carbon audit and data quality have been continuously improved, leading to the ongoing accumulation of carbon data assets.

In 2025, the Scope 1 and Scope 2 carbon emissions intensity per unit area of COPL decreased by 12% compared to the baseline of 2022. Based on the carbon audit results, COPL conducted a comprehensive carbon emission analysis, identifying and calculating the carbon emissions throughout the entire lifecycle of property management. Scope 2 Indirect GHG emissions (primarily from purchased electricity) are the key component of the greenhouse gas footprint in the Group. Our emission reduction strategies are therefore closely aligned with our energy management. The Company pledges to accelerate the energy-efficiency renovation of electrical equipment, improve energy consumption management in property projects, and roll out the substitution of clean energy. COPL will analyse energy consumption trends and evaluate performance by comparing environmental metrics across previous years, establishing a green low-carbon operation management system to support the development of eco-friendly, low-carbon communities.

Emission Reduction Targets

The Group fully supports China's commitment in 2020 to "achieving carbon neutrality by 2060" and the latest national voluntary contribution commitment proposed this Year to "achieving a 7% – 10% reduction in the net greenhouse gas emissions across the entire Chinese economy by 2035 compared to the peak level". We aim to achieve energy conservation, emission reduction, and carbon reduction from three dimensions: 1) providing technological reform and innovation demonstrations through technological decarbonisation, 2) creating industry low-carbon management models through management-based carbon control, and 3) promoting the green and low-carbon transition in the upstream and downstream sectors of the property industry through associated carbon reduction. The plan of the Company is to reduce our own emissions by optimising our energy use mix, accelerate the electrification of vehicles, progress the construction of all-electric canteens, develop distributed photovoltaics in an orderly manner, and roll out the electrification of centralised heating systems. Additionally, COPL also promotes using refrigerants with a lower global warming potential to minimise greenhouse gas emissions and combat global warming.

Air Pollutant Emission Reduction Targets

The primary sources of COPL's air pollution emissions are stationary sources within property projects, such as fossil fuel usage in kitchen equipment. Aligning with national clean energy policies, we are transitioning from fossil fuel-based equipment to electric alternatives. As the clean energy share in national power generation rises, COPL expects a corresponding decrease in air pollution emissions.

Carbon Emission Reduction Targets

2025 target: The carbon emissions intensity for electricity and water use in public areas of the managed projects decreases by 2% compared to the previous year.

Carbon neutrality goals: Using 2022 as baseline, we will fully promote and apply low-carbon operational technologies and reduce Scope 1 and Scope 2 carbon emissions per unit area by 15% compared to the baseline year by 2030 and achieve carbon neutrality within our operational boundaries by 2060 through comprehensive use of renewable energy in every segment.



Green Oriented (Continued)

Emission Management (Continued)

Waste Management

COPL actively responded to the call of Chinese Mainland's Waste Sorting Policy, adhering to the "Collaboration, Participation and Common Interests" principle and, it is committed to promoting waste sorting practices. The Group is fully aware of our role and responsibility in waste management generated by tenants, residents and customers in public areas and within the scope of our services. We have implemented measures such as establishing well-functioning waste sorting stations, piloting intelligent waste stations, and setting up waste sorting supervisors to guide property owners to develop the habit of sorting their waste. Currently, in 136 cities like Beijing, Shanghai, Guangzhou, Shenzhen, Foshan, Chengdu, and Suzhou, related work is steadily advancing. In 2025, COPL carried out a series of activities centered around the theme of waste and received widespread social recognition, with 57 of our residential communities under management receiving the "Exemplary Residential Community of Domestic Waste Sorting" award. Additionally, several platforms and city companies received government waste sorting awards and subsidies.

COPL actively promotes green offices, comprehensively promoting paperless office work. We encourage employees to use emails, online collaborative documents and instant messaging tools as well as widely adopting electronic signatures and contracts, effectively reducing paper consumption. We actively cooperate with the Stock Exchange to expand the paperless listing regime and related regulations. We implemented a paperless regime, distributing all corporate communications (except those actionable corporate communications) to registered and non-registered shareholders via electronic means. Printed copies of corporate communications are only sent to registered and non-registered shareholders upon request.



Emission Management (Continued)

Waste Management (Continued)



Spotlight Case: Benchmark Project of “Zero-Waste Community” – China Overseas • Xi An Yaxuan

In July 2025, the China Overseas • Xi An Yaxuan project was awarded the “Zero-Waste Community” in Hefei. Since its delivery, the project has actively responded to the requirements of Hefei’s “Zero-Waste Cities ” construction, focusing on three major directions: “reduction at source, resource utilisation, and harmless treatment”. It has established a working mechanism of “regular organisational management + joint supervision by property management and residents”, promoting the implementation of “zero-waste” management. The following key measures have been taken:

- Supported facilities: Equipped with sorting and recycling devices and old clothes recycling bins, set up dedicated storage points for construction waste, and standardised the management of garbage disposal.
- Supervised implementation: Appointed full-time garbage sorting supervisors to provide daily guidance and increase the accuracy of classification.
- Behavioural guidance: Implemented the mechanism of “sorted disposal and daily clearance” to encourage residents to develop the habit of classification.

Meanwhile, the project valued the dissemination of environmental protection concepts. It continuously promoted “zero-waste” knowledge through various forms such as posting promotional posters, distributing environmental handbooks, and holding thematic lectures. By integrating educational and entertaining practical activities such as garbage classification challenges and park cleaning campaigns, the project enhanced residents’ participation and awareness, and promoted the transformation of the “zero-waste” concept into daily behaviours.





Green Oriented (Continued)

Emission Management (Continued)

Waste Management (Continued)

Spotlight Case: Community Garbage Classification and Recycling Education Activity

Fostering a culture of recycling and reuse in the community is key to reducing waste. In Chengdu, COPL carried out various forms of recycling education activities along with special festivals, helping residents gradually establish the habit of classified recycling and reuse in their daily lives.

During Mother's Day, the Group integrated recycling education into parent-child interaction, invited professional teachers to lead the children in turning discarded mineral water bottle caps into practical small bags, conveying double intentions through handcrafting; and we held a low-carbon parent-child sports meeting. Through fun interactive games on the theme of garbage classification and other interesting sections, parents and children could share green and meaningful parent-child time together.



In response to Earth Day, we launched a campaign called "Book for Vegetables", encouraging residents to exchange their idle books for seasonal vegetables. The campaign collected approximately 775 kg of used books in total, which were used to enrich the public spaces and reading corners in the community. Meanwhile, we have collaborated with professional recycling platforms to collect nearly 500 kg of old clothes to support the "Sunnyside Up Project", helping to improve the living conditions of rural children and giving new life to old items.

During the Children's Day, children exchanged idle toys, picture books and other items through bartering at the community's floating market. The event has cumulatively brought nearly a thousand idle items back to life, introducing children to appreciate the charm of the circular economy through exchanges.





Green Oriented (Continued)

Emission Management (Continued)

Waste Management (Continued)

COPL has established a comprehensive waste classification management system, and collected and disposed of various waste in a standardised manner in accordance with standard procedures to ensure compliance with local disposal regulations and achieve compliant and proper waste disposal.

| Types of Wastes | Means of Disposal |
|---------------------------------------|---|
| General domestic and recyclable waste | <ul style="list-style-type: none"> All waste collection facilities have airtight, energy-saving, odour-proof, seepage-proof, dust-proof, and noise reduction functions. The waste is collected, transferred and disposed of by professional waste disposal companies on a centralised basis. Setting up different recycling facilities to maximise resource recovery rate. |
| Construction waste | <ul style="list-style-type: none"> Separately processed from household waste. Timely removal of construction waste generated during the construction process. |
| Electronic waste | <ul style="list-style-type: none"> Professional recycling and processing carried out by qualified producers of electrical and electronic products, maintenance organisations, after-sales service institutions, or recyclers. |
| Hazardous waste | <ul style="list-style-type: none"> When disposing of hazardous waste, the contents are clearly labelled and safety tags are attached to alert recyclers of precautions. Licensed contractors with professional qualifications are engaged to ensure safe disposal. |

| Ongoing Waste Reduction Measures |
|--|
| <ul style="list-style-type: none"> Antibacterial, reusable portable lunch boxes are distributed to employees, significantly reducing the consumption of disposable lunch boxes and utensils, while also promoting the Clean Plate Campaign, cultivating the habit of saving food. Carrying out paperless offices and online meetings to minimise paper waste. Promoting an award scheme for "Enhanced Safety Performance and Environmental Protection Programmes" to recognise contractors with outstanding performance in waste management. Strengthening the supervision and assessment of the contractors' waste disposal practices with corrective and improvement suggestions. Regularly communicating with the property owners and tenants, and jointly exploring convenient and feasible waste disposal solutions for both parties. Organising regular training sessions to provide staff with updates on relevant policies and classification knowledge, and conveying correct information on waste classification and disposal to owners and tenants through staff. |

Waste Performance

| | Total (tonnes) | Intensity |
|---------------------|----------------|----------------------------|
| Hazardous Waste | 2.5 | 56.66 tonnes/million sq.m. |
| Non-hazardous Waste | 129.8 | 2.93 tonnes/1,000 sq.m. |

* The data collection, statistics, and intensity calculation for hazardous and non-hazardous waste in 2025 excluded property management projects and covered office premises only.



Green Oriented (Continued)

Emission Management (Continued)

Waste Management (Continued)

Waste Reduction Targets

COPL will establish an online environmental management system to regularly review and set waste recovery targets by recording the recyclables collected data. In addition, we will also conduct pilot waste audits at selected properties, assess and analyse the current status of waste management, in order to continuously raise awareness and enthusiasm of the stakeholders for waste reduction.

To encourage residents to practice daily waste reduction, COPL will continuously strengthen publicity and education by posters, workshops and so on. Furthermore, COPL will explore specific plans to improve waste recycling rates in projects and will first implement a trial plan in cities with well-managed domestic waste.

Resource Management

Energy Management

Energy management is incorporated as a key task into COPL's daily business management system. We implement a series of measures such as strengthening policy guidance, improving energy management system, promoting and applying energy-saving technologies, and optimising the energy structure to boost green and low-carbon development. The Company have developed and implemented the "Energy Management Guidelines (Trial)", in which we set out the principles and requirements for reducing energy consumption, improving energy efficiency, and enhancing energy management. The guidelines also detail work objectives, responsibilities, monitoring and statistics, energy target setting, reasonable energy allocation and use, the promotion of energy-saving technologies, and data recording and analysis.

Keeping pace with the environmental and technological advancement, the Company timely introduces relevant technologies to empower energy efficiency improvement through digital means. At the same time, the Company is dedicated to systematic maintenance and management throughout the entire lifecycle of buildings. Through regular maintenance, upgrading and renovation of building structures, engineering facilities and electromechanical equipment, the good operating condition of buildings is continuously guaranteed, and the service life of facilities is effectively prolonged to help achieve energy conservation and reduction in consumption.



Energy Conservation Achievements

Lighting renovation

A specialised energy-saving renovation of the lighting system has been implemented, cumulatively reducing electricity consumption by over 50 million kWh and reducing carbon emissions by more than 20 million kg.

Water supply system regenerative energy feedback renovation

A specialised energy-saving retrofit has been implemented for water supply system in managed projects, cumulatively reducing electricity consumption by over 1.6 million kWh and reducing carbon emissions by over 0.8 million kg.



Green Oriented (Continued)

Resource Management (Continued)

Energy Management (Continued)

Energy Consumption Management and Operational Efficiency Enhancement

The Group's greenhouse gas emissions primarily come from energy consumption, with natural gas and purchased electricity as the main energy sources. The largest energy-consuming systems include lifts, water pumps, lightings, central air conditioning and canteens. In response, the Company has launched energy-saving retrofitting projects to further optimise our energy mix. In terms of improving energy management and optimising operational efficiency, COPL implemented the following measures in terms of system construction, management system, and goal implementation:

- Issued "Energy Management Guidelines (Trial)", aimed at effectively achieving energy control targets and ensuring the scientific management of energy across the full project lifecycle.
- Developed "Work Instructions for Water and Electricity Conservation" and established an energy management system on an "itemised measurement" basis, dividing different energy consumption sources into sub-systems for individual monitoring.
- Introduced an online energy consumption management system to bolster data accuracy, featuring real-time meter reading, robust data analysis, and seamless integration with financial billing systems.
- Conducted energy audits in key property management projects to identify energy-intensive systems, assess consumption patterns, and offer practical energy-saving retrofitting strategies and suggestions.
- Launched a special campaign to investigate and rectify energy consumption control, focusing on prominent issues such as "gas leakage, water seepage, liquid dripping and liquid leakage", conducted a comprehensive investigation of problems, formulated rectification lists and optimisation plans, and continuously improved the regular energy consumption control mechanism to facilitate energy conservation and cost reduction.
- Promoted eco-friendly and energy-saving technologies through a dedicated research project under COHL's technology leadership talent entitled "Research and Application of Key Technologies for Ultra-Low Energy Operation in High-Rise Office Buildings".
- Organised regular environmental awareness training to promote the concept of low-carbon living and green sustainability.
- Participated in the formulation of local and industry standards, and promoted the advancement of relevant frameworks, including the compilation of Shenzhen's Comprehensive Benefit Calculation Guide for Green Operation of Buildings, Design Standard for Indoor and Outdoor Thermal Environment of Civil Buildings and Technical Requirements for Electrochemical Energy Storage Systems in Public Buildings.



Green Oriented (Continued)

Resource Management (Continued)

Energy Management (Continued)

Energy Consumption Management and Operational Efficiency Enhancement (Continued)



Spotlight Case: Benchmark Project for Building Energy Management – Chengdu China Overseas International Centre (Towers C, D)

Guided by the excellence certification of the Building Owners and Managers Association International, Chengdu China Overseas International Centre (Towers C, D) continuously promotes green and sustainable development of buildings through a systematic energy management system and technological innovation practices, highlighting the leading role of COPL in the property management industry.

In terms of the construction of energy management system, the project strictly adhered to the energy management system. By establishing energy benchmarks and performance parameters, formulating annual goals and management proposals, planning energy-saving renovations and procurement plans, implementing energy data monitoring and analysis mechanisms, supported with standardised operating procedures and incentive systems, a complete energy management closed loop has been built. The effective operation of this system has helped the project pass the energy management system certification with “zero non-conformities” for three consecutive years.

In terms of equipment management and standardisation practices, the project has established regular equipment inspection and maintenance mechanisms to ensure that equipment is in good operating condition. The intact rate of electromechanical equipment has remained above 99% for a long time. Meantime, the project has achieved flexible and precise control of floor air conditioners by installing automatic control valves and integrating them into the building automation system, thereby increasing the refined level of energy consumption management.

In terms of energy-saving technological transformation, the project has implemented a number of key renovations: Retrofitted the central air conditioning chilled water pump with variable frequency drive; established of an automatic interlocking start-stop control system for cooling towers and cooling water pumps based on the DDC system to effectively enhance the overall energy efficiency of the cooling system. In addition, through comprehensive performance tests and operational parameter optimisation of the central air conditioning units, the project has reduced the energy consumption of the units by 6.3% year-on-year, saved over 65,000 kWh of electricity throughout the year and reduced carbon emissions by approximately 37,000 kg, achieving a dual effect of energy efficiency improvement and carbon reduction.





Resource Management (Continued)

Energy Management (Continued)

Energy Consumption Management and Operational Efficiency Enhancement (Continued)



Spotlight Case: The EMC Business Model Achieves a Win-Win Situation in Energy Conservation

COPL actively explores market-oriented and sustainable energy-saving service pathways. The Energy Management Contract (EMC) model has become a key means for COPL to empower its non-residential sector projects to achieve cost reduction and efficiency enhancement. This model allows clients to upgrade equipment and reduce energy consumption without incurring upfront renovation investment. Clients gradually repay such renovation upgrade costs with the energy costs saved in future, achieving a green upgrade of "zero-investment and high-return".

Haibo Engineering, a subsidiary of COPL, has been making continuous efforts in the EMC model for non-residential property sector, successively winning bids for energy-saving renovation projects for Chengdu China Overseas International Centre (Towers A, B, C, D, E and J), China Overseas Unipark and China Overseas Plaza in Jinan. By way of combining "scientific technological transformation + efficient operations, maintenance and management", a comprehensive energy management plan was customised for the projects, focusing on systems such as HVAC, electromechanical, and water supply and drainage. It has completed energy-saving renovation for a total of approximately 800,000 sq.m. of building area, achieving a comprehensive energy-saving rate of about 25%. It is expected that after the renovation, more than 620 tonnes of carbon emissions can be reduced annually.

In the Shenzhen China Overseas Marketplace project, Hainawanshang adopted the EMC model to carry out energy-saving renovations on the central air conditioning system. In 2025, it cumulatively saved over 800,000 kWh of air conditioning electricity and achieved a win-win outcome for both parties through revenue sharing, thus creating a virtuous cycle of energy conservation, cost reduction, and benefit sharing.





Green Oriented (Continued)

Resource Management (Continued)

Energy Management (Continued)

High-Level Green Building Certifications

COPL has consistently implemented a range of energy-saving and emission-reduction measures to effectively ensure the efficient operation of our managed properties. Currently, COPL has multiple projects with two-star Green Building Label ratings or higher, as well as international certifications like WELL and LEED, covering diverse property management portfolios including the office buildings, malls, commercial complexes, and residential buildings below:

| Certification | No. | City-Project | Year of Certification |
|---------------|-----|--|-----------------------|
| LEED Platinum | 1 | Jin'an - Jin'an China Overseas Fortune Centre (Towers A, B, C) | 2021 |
| | 2 | Tianjin - CSCEC Centre | 2015 |
| | 3 | Wuhan - Wuhan China Overseas Centre | 2023 |
| | 4 | Nanjing - Nanjing China Overseas Plaza | 2021 |
| | 5 | Chengdu - Chengdu China Overseas International Centre (Towers C, D) | 2018 |
| | 6 | Nanjing - Nanjing China Overseas Building | 2018 |
| | 7 | Shenzhen - Shenzhen China State Construction Science and Technology Building | 2018 |
| LEED Gold | 8 | Shanghai - Shanghai China Overseas International Centre | 2017 |
| | 9 | Zhengzhou - Zhengzhou CSCEC Entrepreneurship Building | 2016 |
| | 10 | Beijing - CSCEC Fortune International Centre | 2016 |
| | 11 | Chengdu - Chengdu China Overseas International Centre (Tower J) | 2015 |
| | 12 | Beijing - Beijing China Overseas Plaza | 2010 |
| | 13 | Shanghai - Shanghai Huilong New Town | 2022 |
| | 14 | Shenzhen - China Overseas Building | 2025 |
| LEED Silver | 15 | Beijing - Beijing Aonan China Overseas International Centre | 2020 |
| | 16 | Chengdu - Chengdu China Overseas International Centre (Towers F, G) | 2014 |
| | 17 | Beijing - Beijing China Overseas Building (Towers A, B) | 2014 |
| | 18 | Jinan - Jinan China Overseas Pla | 2013 |
| | 19 | Chengdu - Chengdu China Overseas International Centre (Towers A, B) | 2012 |



Green Oriented (Continued)

Resource Management (Continued)

Energy Management (Continued)

High-Level Green Building Certifications (Continued)

| Certification | No. | City-Project | Year of Certification |
|-----------------------------|-----|--|-----------------------|
| 3-Star Green Building Label | 20 | Shenzhen - China Overseas Building | 2024 |
| | 21 | Shenzhen - Shenzhen Museum of Contemporary Art and Urban Planning | 2023 |
| | 22 | Jin'an - Jin'an China Overseas Fortune Centre (Towers A, B, C) | 2021 |
| | 23 | Beijing - Beijing China Overseas Building (Towers C, D) | 2020 |
| | 24 | Beijing - Beijing China Overseas Real Estate Plaza | 2010 |
| | 25 | Chongqing - Chongqing China Overseas Huanyu Tianxia Tianxi | 2021 |
| 2-Star Green Building Label | 26 | Shenzhen - Shenzhen Concert Hall | 2023 |
| | 27 | Tianjin - UniPark Tianjin | 2023 |
| | 28 | Jinan - Jinan Huashan Huanyu City | 2022 |
| | 29 | Wuhan - Wuhan China Overseas Centre | 2022 |
| | 30 | Kunming - Kunming China Overseas International Centre | 2020 |
| | 31 | Guangzhou - Guangzhou Development Centre | 2018 |
| | 32 | Yantai - China Overseas Jinxianding | 2021 |
| | 33 | Yantai - China Overseas Wanjin | 2020 |
| | 34 | Yantai - China Overseas Chang'an Yunjin | 2020 |
| | 35 | Yantai - China Overseas Jin City (Buildings 1-5, 7-10) | 2020 |
| 1-Star Green Building Label | 36 | Taiyuan - Taiyuan China Overseas International Centre | 2015 |
| | 37 | Yantai - China Overseas Zhifuli | 2019 |
| | 38 | Yantai - China Overseas Yue Mansion (Buildings 1-13, underground garage) | 2017 |
| WELL Gold Certification | 39 | Wuhan - Wuhan China Overseas Centre | 2023 |
| | 40 | Beijing - Beijing China Overseas Plaza | 2021 |
| | 41 | Taiyuan - Taiyuan China Overseas International Centre | 2021 |
| | 42 | Shanghai - Shanghai CSCEC Building | 2021 |
| | 43 | Beijing - Beijing Aonan China Overseas International Centre | 2021 |
| | 44 | Beijing - CSCEC Fortune International Centre | 2021 |
| | 45 | Chengdu - Chengdu China Overseas International Centre (Tower C) | 2021 |
| WELL Health - Safety Rating | 46 | Wuhan - Wuhan China Overseas Building | 2021 |
| | 47 | Shanghai - Shanghai China Overseas International Centre | 2021 |



Green Oriented (Continued)

Resource Management (Continued)

Energy Management (Continued)

Technological Support for Low Carbon Management

COPL's subsidiary, Haibo Engineering, focuses on buildings, comprehensively covering repair maintenance and specialised engineering services for urban infrastructure and residential living spaces. Energy management and energy-saving retrofits, as key measures to promote the construction of green and smart communities, have been integrated into its main business development strategy. Haibo Engineering independently invests in and constructs projects, actively advancing new energy charging operations and implementing the "Two Piles, One Light" project for intelligent energy-saving retrofits of underground parking lot lighting, while concurrently carrying out energy-saving upgrades to elevator systems and water supply systems, thus contributing to the building of green and low-carbon communities. Our "dual-carbon" products, such as the "Haibo Intelligent Charging Socket", "Haibo Intelligent Charging Pile", "Haibo Intelligent Light", "Xingqi IoT Platform", "Xingqi Cloud Screen", and "Xingqi EdgeBrain", have been included in the "CSCEC List of Technological Innovation Products" and the "CSCEC Directory of Recommended Demonstration Products in the Product Innovation Programme". By empowering the small ecosystem of property management scenarios, we contribute to the sustainable development of the broader social ecosystem.

- **Electric Bicycle and New Energy Vehicle Charging Facilities:** In 2025, COPL continued to advance new energy charging services and deepen the quality and service capabilities of energy products. Haibo Engineering rolled out electric bicycle charging sockets and vehicle charging piles nationwide, achieving an operational volume of over 130,000 Haibo Intelligent Charging Sockets for the year, representing a doubling growth compared to 2024. The number of Haibo Intelligent Charging Piles increased to 11,000, providing over 16 million safe and hassle-free green charging services for owners cumulatively.
- **Intelligent Energy-Saving Lighting Retrofit:** The flagship energy-saving retrofit product, "Haibo Intelligent Light", has completed cradle-to-gate (from raw material production to product manufacturing and shipment) carbon footprint certification. In 2025, COPL accelerated the nationwide rollout of intelligent energy-saving lighting retrofit projects. Currently, the total number of Haibo Intelligent Energy-saving Lights installed in retrofit projects has reached 370,000, saving over 50 million kWh of electricity and reducing carbon emissions by more than 20 million kg.



Resource Management (Continued)

Energy Management (Continued)

Technological Support for Low Carbon Management (Continued)



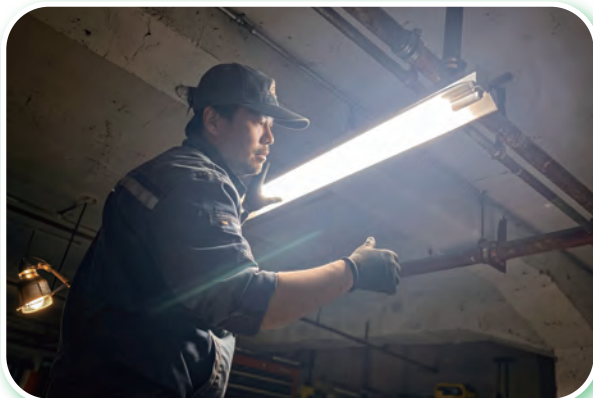
Spotlight Case: Retrofitting Energy-Efficient Lighting in Underground Parking Lots

COPL's subsidiary, Haibo Engineering, has conducted in-depth research on key challenges of property lighting systems, such as high energy consumption and complex maintenance. Guided by the trend of green and low-carbon development, it promotes the integration of technological innovation with management needs, and has developed a customised Haibo Intelligent Lighting Solution, which is connected to the Haibo Intelligent Lighting Cloud Platform. It is accessible via three systems, namely, app, mini programme, and website, enabling functions such as one-click scenario-based control, equipment management, energy consumption statistics, and project management, thereby creating a refined and low-carbon lighting management model characterised by "lights turn on when people (or vehicles) approach, and intelligently adjusted". The lighting fixtures substantially exceed industry-leading efficiency levels, with a theoretical energy-saving rate of 84%, promoting deep synergy between technological innovation and enhanced property management efficiency.

The energy-saving light retrofit project has been rolled out nationwide. By the end of 2025, 370,000 lights had been retrofitted, saving over 50 million kWh of electricity and reducing carbon emissions by more than 20 million kg. Upon completion, these retrofits will lead to a 30% to 50% reduction in lighting energy consumption. This ambitious initiative is poised to deliver substantial benefits in energy conservation, elevate quality standards, and secure tangible energy savings, achieving a "triple win" in sustainability efforts.

Four Key Management Benefits:

1. Enhancing underground brightness with lower energy consumption for higher resident satisfaction;
2. Adopting user-friendly Bluetooth Mesh wireless solutions, paired with software for varied applications;
3. Realising the time-based, group-based, and zone-based customised linkage and control, using technological innovation to light up the residents' way home;
4. Achieving a tested energy-saving rate of 70%, reducing property management costs.





Green Oriented (Continued)

Resource Management (Continued)

Energy Management (Continued)

Energy Performance

| Energy Performance | | |
|-----------------------------------|-------------------------|-----------|
| Direct Energy Consumption (MWh) | Diesel | 1,243 |
| | Petrol | 1,412 |
| | LPG | 273 |
| | Natural Gas | 36,673 |
| | Fuel Oil | 0 |
| Indirect Energy Consumption (MWh) | Electricity Consumption | 1,353,667 |
| | Heating | 155,220 |

Energy Efficiency Target

| Energy Conservation Target | |
|---|--|
| Continue to incorporate energy-saving measures in both existing and newly managed properties, and to increase the proportion of renewable energy in overall energy usage. This effort is to achieve a 2% reduction in the carbon emission intensity for public areas electricity usage and water usage in properties under management based on data from the previous year. | |

Water Resource Management

The Group categorises its water usage into daily service water, property water, office water, and greenery water. All water sources are supplied by the government, which guarantees access to adequate water for various uses.

In terms of ongoing water management, the Group strictly adheres to local government regulations in wastewater treatment. Wastewater is first discharged into the urban sewage network before proceeding to the sewage treatment plant for centralised processing. Additionally, COPL regularly conducts leak inspections on our pipelines using professional testing equipment to identify potential leakage points and implement timely repairs. COPL has a thorough understanding of project properties' water usage patterns to effectively identify potential issues such as leaks, irregular meter readings, and statistical errors. In 2025, we carried out maintenance for projects to repair pipeline leaks, resulting in total water savings of 150,000 cubic metres. COPL will continue to implement various water conservation measures to increase continuous water saving benefits.



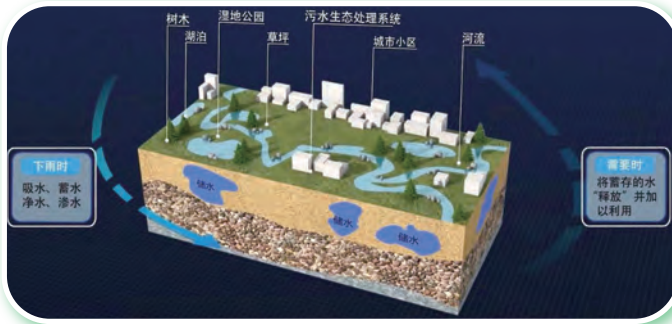
Green Oriented (Continued)

Resource Management (Continued)

Water Resource Management (Continued)

Spotlight Case: The Xiongan Civic Service Center Project Implements the Concept of "Sponge City"

To support the "sponge city" construction of Xiongan Civic Service Center, Hainawanshang undertook and completed the special research project of "Feasibility Planning and Practical Application of Comprehensive Management of Rainwater Pipes and Culverts". By installing filtration, sterilisation and recycling equipment, it completed the transformation and upgrade of the rainwater recycling and utilisation system, and established a storage and regulation system with the functions of "rainwater storage and demanded water supply", developing a rainwater storage capacity of approximately 20,000 cubic meters. This system has achieved efficient purification and resource utilisation of rainwater, and effectively supported the water demand for non-rainy season greening irrigation and other purposes in the park. In 2025, a total of 15,000 tonnes of rainwater were recycled and utilised, effectively reducing water cost expenditures, which demonstrated the effectiveness of coordinated promotion of green operation and maintenance by municipal facilities and professional services.



Water Consumption Performance

In the Year, the water consumption amounted to 20,899,509 cubic metres, with a water intensity of 0.070 cubic metres per sq.m., marking a 28% decrease compared to the previous year. Our future plans involve strengthening water resource management and improving the efficiency of water use to reduce water consumption.

Water Consumption Overview

| | |
|--------------------|-----------------------------|
| Water Consumption: | 20,899,509 m ³ |
| Water Intensity: | 0.070 m ³ /sq.m. |

Water Efficiency Target

Water Conservation Target

The carbon emission intensity for electricity and water consumption in public areas of properties under management decreased by 2% based on data from the previous year.

Achieved a leakage rate within 5% for the Year and aim to maintain this as a continuous water-saving target.



Green Oriented (Continued)

Environmental and Ecological Conservation

COPL has taken decisive steps to reinforce its commitment to the environment. In recognition of the growing societal focus on nature-related risks and ecological conservation in recent years, the Group has ratified the "Ecological and Environmental Protection Target Responsibility Statement" and issued the "Ecological and Environmental Responsibility Management Regulations", specifying the risk inspection system, refining the risk inspection standards, strengthening risk control measures, and further clarifying responsibilities at all levels. Meanwhile, we have developed an eco-environmental protection work checklist to ensure efficient management and control of both routine and special tasks. By continuously advancing the implementation of relevant systems, we have promoted the organic integration of eco-environmental protection with our operational business, customer service, and social welfare activities. In 2025, COPL carried out an eco-environmental risk inspection and rectification, thoroughly examining over 2,000 projects under management. We urged units at all levels to comprehensively eliminate and rectify environmental and ecological risks, achieving a 100% rectification completion rate. To strengthen the ecological consciousness of our workforce, 118 training sessions on ecological environmental protection laws, content, and significance were conducted, with more than 60,000 participants in attendance. Additionally, publicity initiatives like "Green Future", "World Environment Day", "Energy Saving Week", and "National Ecology Day" have been instrumental in influencing and guiding eco-friendly practices among property residents.



| Management Efforts: | | |
|---------------------|---|--|
| 1. | Objective Management | Formulate annual ecological/environmental protection goals, work plans, priorities, responsible departments, and timelines. |
| 2. | Compliance Management | Develop a robust environmental compliance management system, embedded within the enterprise's overarching compliance framework. |
| 3. | Risk Management | Strategise ecological environmental protection activities, identify and evaluate environmental factors, and determine appropriate responses. |
| 4. | Pollution Prevention Management | Enforce effective measures within project operations to standardise pollution control. |
| 5. | Energy Conservation and Clean Production Management | Establish comprehensive energy conservation and clean production indices, deploying them as core components of ecological environmental protection. |
| 6. | Green Innovation Management | Integrate key green environmental protection technologies into the corporate technology development plan, amplifying investment in green technology and R&D. |
| 7. | Biodiversity Protection | Enforce projects related to ecological and biodiversity protection stringently, in line with service standards and relevant legislation. |
| 8. | Training Management | Deliver training on "Common Environmental Pollution Issues in Property Management and Mitigations" and research administrative penalty cases from the past three years to develop research reports. |
| 9. | Statistical Monitoring | A bottom-up, multi-tiered statistical monitoring system has been established to track energy and resource use, as well as pollutant emissions, across all production and operation processes, ensuring rigorous environmental oversight. |
| 10. | Emergency Management | Effectively manage the risk control, emergency preparedness, response, and post-incident recovery for environmental incidents and other acute events. |
| 11. | Disclosure and Reporting Management | Establish a transparent environmental information disclosure management system, specifying workflow processes, delineating responsibilities, and ensuring accurate and complete disclosure of environmental information. |
| 12. | Climate Risk Management | Conduct impact analysis and assessment for various climate risks, including typhoons, floods and extreme rainfall, extreme cold weather, and extreme heat weather. |



Green Oriented (Continued)

Environmental and Ecological Conservation (Continued)



Spotlight Case: Restoration of Exposed Soil Rejuvenates the Community Ecology

COPL continuously carries out special restoration of exposed soil in the communities under its management. It conducts a thorough inspection of the areas with less greenery in the communities, and selects seedlings suitable for the local climate and soil conditions for precise replanting and ecological restoration, so as to effectively improve the community micro-ecology and promote the protection of biodiversity, striving to achieve the environmental improvement goal of allowing property owners to "green views from windows".

As of the end of 2025, this special remedial campaign has covered 1,108 projects, with a total of over 170,000 sq.m. of lawn replanting and over 150,000 sq.m. of ground covers replanting completed. Through systematic restoration, the area of exposed soil has decreased by over 240,000 sq.m., with the exposure rate dropping by 73%, significantly improving the overall green coverage and landscape continuity. This campaign not only improves the visual environment of the community, but also provides more diverse habitat conditions for insects, birds and other creatures, thus contributing to the health and stability of the community ecosystem.

| Project | Before replanting | After replanting |
|---|---|---|
| <p>Guiyang Impressive Lake</p> |  |  |
| <p>Guangzhou Zhonghai Yupin Garden</p> |  |  |



Appendix

1) Performance Data Summary

Environmental Performance

Air Pollutant Emissions¹

| Statistical Data | 2025 | 2024 | 2023 | Unit |
|---|------|------------------|------|------|
| Nitrogen Oxides | 154 | 251 ² | 313 | kg |
| Sulfur Oxides* | 4 | 4 | 5 | kg |
| Respirable Suspended Particulates (RSP) | 11 | 18 ² | 17 | kg |

GHG Emission³

| Statistical Data | 2025 | 2024 | 2023 | Unit |
|---|---------|---------|---------|---------------------------------|
| Direct GHG Emissions (Scope 1) ^{4*} | 8,075 | 7,402 | 7,660 | tCO ₂ -e |
| Energy Indirect GHG Emissions (Scope 2) ^{5*} | 779,723 | 672,530 | 669,712 | tCO ₂ -e |
| Total GHG Emissions (Scope 1 and 2)* | 787,797 | 679,932 | 677,372 | tCO ₂ -e |
| GHG Emissions Intensity (Scope 1 and 2)* | 2.62 | 2.64 | 2.73 | tCO ₂ -e/1,000 sq.m. |
| Other Indirect GHG Emissions (Scope 3) ⁶ | 1,297 | 1,213 | 1,249 | tCO ₂ -e |
| Total GHG Emissions (Scope 1, 2 and 3)* | 789,095 | 681,145 | 678,621 | tCO ₂ -e |
| GHG Emissions Intensity (Scope 1, 2 and 3)* | 2.63 | 2.64 | 2.73 | tCO ₂ -e/1,000 sq.m. |

* The data scope for Scope 1 and 2 GHG emissions, energy consumption, and water consumption listed under Environmental Performance aligns with COPL's carbon audits, covering the Headquarters of the Company, its controlled third-tier companies, and the office premises and property projects under these third-tier companies. Certain figures listed have been rounded. In 2025, as a result of business expansion, certain absolute figures for energy consumption, greenhouse gas emissions and waste generation increased. In addition, the corresponding intensity metrics exhibited a downward trend, reflecting a continued improvement in energy and resource efficiency.

¹ Air pollutants are originated from gasoline and diesel consumption by company vehicles. Emission factors are sourced from "Appendix 2: Reporting Guidance on Environmental KPIs" published by the Stock Exchange.

² The 2024 emission data for nitrogen oxides and respirable suspended particulates have been restated upon verification.

³ Greenhouse gas (GHG) assessments include carbon dioxide (CO₂). Organisational and reporting boundaries for GHG emissions are determined in accordance with "ISO 14064-1:2018 Greenhouse Gases - Part 1: Specification with Guidance at the Organisation Level for Quantification and Reporting of Greenhouse Gas Emissions and Removals", "Greenhouse Gas Protocol: Corporate Accounting and Reporting Standard (2004)" and "Greenhouse Gas Protocol: Corporate Value Chain (Scope 3) Accounting and Reporting Standard (2011)". GHG emission factors are derived from the "2006 IPCC Guidelines for National Greenhouse Gas Inventories" published in 2006 by the Intergovernmental Panel on Climate Change (IPCC), the "IPCC Fifth Assessment Report (AR5)" published in 2013, the "2019 Refinement to the 2006 IPCC Guidelines for National Greenhouse Gas Inventories" published in 2019, annually updated national average electricity emission factors, and other authoritative references.

⁴ Direct GHG emissions (Scope 1) include emissions from stationary fossil fuel combustion, mainly kitchen stoves, wall-mounted boilers, boilers, backup generators, lawn mowers, and drain cleaners and mobile fossil fuel combustion, mainly company vehicles.

⁵ Indirect GHG emissions (Scope 2) include emissions from purchased electricity and heat used in office and property operations. COPL adopts a territory-based approach to calculate Energy Indirect GHG Emissions (Scope 2), referencing the latest annual national average electricity emission factors to calculate purchased electricity emissions.

⁶ Other indirect GHG emissions (Scope 3) include emissions from: employee business travel. Quantification methodologies and emission factors reference the International Civil Aviation Organisation (ICAO) Carbon Emissions Calculator.



Appendix (Continued)

1) Performance Data Summary (Continued)

Environmental Performance (Continued)

Waste Generation⁷

| Statistical Data | 2025 | 2024 | 2023 | Unit |
|--------------------------------|--------------------|-------|--------|----------------------|
| Hazardous Waste Generated | 2.5 | 2.1 | 376.8 | tonnes |
| Hazardous Waste Intensity* | 56.66 | 59.97 | 1.52 | tonnes/million sq.m. |
| Non-hazardous Waste Generated | 129.8 ⁸ | 109 | 89,800 | tonnes |
| Non-hazardous Waste Intensity* | 2.93 | 3.05 | 0.36 | tonnes/1,000 sq.m. |

Energy Consumption⁹

| Statistical Data | 2025 | 2024 | 2023 | Unit | |
|--|-----------------------------------|----------------------|-----------|-----------|-----------------|
| Direct Energy Consumption | Diesel | 1,243 | 1,150 | 1,207 | MWh |
| | Gasoline | 1,412 | 1,621 | 1,673 | |
| | Liquefied Petroleum Gas | 273 ¹⁰ | 960 | 975 | |
| | Natural Gas | 36,673 ¹⁰ | 32,465 | 33,603 | |
| | Fuel Oil | 0 | 0 | 0 | |
| | Total Direct Energy Consumption | 39,601 | 36,197 | 37,459 | |
| Indirect Energy Consumption | Electricity Consumption | 1,353,667 | 1,122,005 | 1,115,868 | MWh |
| | Heating | 155,220 | 177,934 | 179,135 | |
| | Total Indirect Energy Consumption | 1,508,887 | 1,299,939 | 1,295,003 | |
| Total Energy Consumption ¹¹ | Total Energy Consumption | 1,548,487 | 1,336,136 | 1,332,462 | MWh |
| | Energy Consumption Intensity | 5.15 | 5.18 | 5.38 | MWh/1,000 sq.m. |

Water Consumption*

| Statistical Data | 2025 | 2024 | 2023 | Unit |
|---------------------------------------|------------|------------|------------|-----------------------|
| Total Water Consumption ¹¹ | 20,899,509 | 24,877,219 | 24,414,143 | m ³ |
| Water Consumption Intensity | 0.070 | 0.097 | 0.099 | m ³ /sq.m. |

⁷ Hazardous waste includes used batteries, electronic devices, toner cartridges, ink cartridges, lamps, and fluorescent tubes. Non-hazardous waste includes household waste and food waste. From 2024 onward, hazardous and non-hazardous waste data covers only COPL's office premises. The 2025 data scope is consistent with 2024, and neither is directly comparable to 2023 figures.

⁸ The total non-hazardous waste generated in 2025 increased slightly compared to 2024, primarily due to the opening of new canteens by certain platform companies, which led to an increase in food waste generation.

⁹ Energy consumption quantification references the "Guidelines for Greenhouse Gas Emissions Auditing and Reporting for Industrial and Other Enterprises (Trial)" and "Guidelines for Greenhouse Gas Emissions Auditing and Reporting for Public Building Operations (Trial)". Certain figures listed have been rounded.

¹⁰ Affected by subsidised "cylinder-to-pipeline" conversion policies across multiple regions, bottled LPG is being progressively phased out. During the Reporting Period, LPG consumption across various COPL projects declined, whilst the use of alternative energy sources, including natural gas, increased correspondingly.

¹¹ COPL has disclosed its total energy consumption and total water consumption in accordance with the real estate industry disclosure requirements of the IFRS S2 Industry-based Guidance on implementing Climate-related Disclosures.



Appendix (Continued)

1) Performance Data Summary (Continued)

Social Performance

Employment

| Statistical Data | | 2025 | 2024 | 2023 | Unit |
|-----------------------------------|-------------------------|--------|--------|--------|-----------|
| By Employment Type | Full-time | 35,167 | 37,192 | 41,895 | |
| | Part-time | 2,875 | 1,435 | 1,117 | |
| By Type of Contract | Indefinite or Permanent | 19,892 | 16,375 | 14,806 | |
| | Fixed-term or Temporary | 18,150 | 22,252 | 28,206 | |
| By Gender | Male | 21,270 | 22,370 | 26,274 | |
| | Female | 16,772 | 16,257 | 16,738 | |
| Number of Employees ¹² | Senior Management | 35 | 34 | 32 | |
| | Middle Management | 179 | 167 | 148 | Person(s) |
| | Foundation Management | 38,042 | 38,627 | 43,012 | |
| | General Employees | 35,508 | 36,115 | 40,759 | |
| By Age Group | Under 30 | 6,197 | 7,686 | 10,976 | |
| | 30 to 50 | 18,458 | 19,583 | 20,791 | |
| | Over 50 | 13,387 | 11,358 | 11,245 | |
| By Region | Chinese Mainland | 25,923 | 29,056 | 34,461 | |
| | Hong Kong | 11,259 | 8,827 | 7,934 | |
| | Macau | 860 | 744 | 617 | |

¹² The number of employees includes all full-time employees and part-time employees.

¹³ The employment categories of employees are classified under the Group's basic job classification system as follows:

Senior Management: Executives/Professional Directors of the Property Group Company, General Managers of Platform Companies/Professional Subsidiaries/Hong Kong and Macau company.

Middle Management: Directors/General Managers/Deputy General Managers/Assistant General Managers/Directors/Deputy Directors of Headquarters Departments, Deputy General Managers/Assistant General Managers of Platform Companies/Professional Subsidiaries/Hong Kong and Macau company, General Managers/Deputy General Managers/Assistant General Managers of City Companies/Project Companies.

Foundation Management: Senior Managers/Managers/Assistant Managers of Headquarters Departments/Platform Companies/Professional Subsidiaries/Hong Kong and Macau company/City Companies/Project Companies.

General Employees: Employees that are not described above.



Appendix (Continued)

1) Performance Data Summary (Continued)

Social Performance (Continued)

Employment (Continued)

| Statistical Data | | | 2025 | 2024 | 2023 | Unit | | | |
|---|--------------|------------------|-------|-------|-------|--------|-------|--------|-----------|
| Number of New Employees | By Gender | Male | 5,017 | 4,334 | 6,485 | 10,554 | 9,228 | 13,137 | Person(s) |
| | | Female | 5,537 | 4,894 | 6,652 | | | | |
| | By Age Group | Under 30 | 2,093 | 2,186 | 4,002 | | | | |
| | | 30 to 50 | 2,800 | 2,921 | 4,491 | | | | |
| | | Over 50 | 5,661 | 4,121 | 4,644 | | | | |
| | By Region | Chinese Mainland | 3,020 | 3,865 | 7,013 | | | | |
| Hong Kong | | 7,150 | 4,986 | 5,731 | | | | | |
| Macau | | 384 | 377 | 393 | | | | | |
| Percentage of New Employees ¹⁴ | By Gender | Male | 23.6 | 19.4 | 24.7 | 27.7 | 23.9 | 30.5 | % |
| | | Female | 33.0 | 30.1 | 39.7 | | | | |
| | By Age Group | Under 30 | 33.8 | 28.4 | 36.5 | | | | |
| | | 30 to 50 | 15.2 | 14.9 | 21.6 | | | | |
| | | Over 50 | 42.3 | 36.3 | 41.3 | | | | |
| | By Region | Chinese Mainland | 11.6 | 13.3 | 20.4 | | | | |
| Hong Kong | | 63.5 | 56.5 | 72.2 | | | | | |
| Macau | | 44.7 | 50.7 | 63.7 | | | | | |

¹⁴ Percentage of new employees = (Number of new employees during the Year/Number of employees on 31 December during the Year) × 100%.



Appendix (Continued)

1) Performance Data Summary (Continued)

Social Performance (Continued)

Employment (Continued)

| Statistical Data | | | 2025 | 2024 | 2023 | Unit | | | |
|--------------------------------------|--------------|------------------|-------|-------|-------|--------|--------|--------|-----------|
| Number of Employees Turnover | By Gender | Male | 5,820 | 7,970 | 8,157 | 11,309 | 13,542 | 15,222 | Person(s) |
| | | Female | 5,489 | 5,572 | 7,065 | | | | |
| | By Age Group | Under 30 | 2,814 | 3,380 | 4,542 | | | | |
| | | 30 to 50 | 4,343 | 5,594 | 7,298 | | | | |
| | | Over 50 | 4,152 | 4,568 | 3,382 | | | | |
| | By Region | Chinese Mainland | 6,256 | 9,261 | 8,098 | | | | |
| Hong Kong | | 4,713 | 4,030 | 6,964 | | | | | |
| Macau | | 340 | 251 | 160 | | | | | |
| Employee Turnover Rate ¹⁵ | By Gender | Male | 27.4 | 35.6 | 31.0 | 29.7 | 35.1 | 35.4 | % |
| | | Female | 32.7 | 34.3 | 42.2 | | | | |
| | By Age Group | Under 30 | 45.4 | 44.0 | 41.4 | | | | |
| | | 30 to 50 | 23.5 | 28.6 | 35.1 | | | | |
| | | Over 50 | 31.0 | 40.2 | 30.1 | | | | |
| | By Region | Chinese Mainland | 24.1 | 31.9 | 23.5 | | | | |
| | | Hong Kong | 41.9 | 45.7 | 87.8 | | | | |
| | | Macau | 39.5 | 33.7 | 25.9 | | | | |

¹⁵ Employee turnover rate = (Number of employees turnover during the Year/Number of employees on 31 December during the Year) × 100%.



Appendix (Continued)

1) Performance Data Summary (Continued)

Social Performance (Continued)

Health and Safety

| Statistical Data | | 2025 | 2024 | 2023 | Unit |
|------------------|---|------------|------------|------------|-----------|
| Employees | Number of Work-related Injuries ¹⁶ | 180 | 188 | 144 | Person(s) |
| | Work-related Injury Rate per 1,000 Workers ¹⁷ | 4.7 | 4.9 | 3.3 | - |
| | Work-related Injury Rate ¹⁸ | 0.42 | 0.44 | 0.31 | % |
| | Number of Serious Work-related Injuries ¹⁹ | 11 | 15 | 11 | Person(s) |
| | Serious Work-related Injury Rate ²⁰ | 0.03 | 0.04 | 0.03 | % |
| | Number of Work-related Fatalities | 0 | 0 | 0 | Person(s) |
| | Fatality Rate | 0 | 0 | 0 | % |
| | Number of Lost Days due to Work-related Injuries or Occupational Diseases | 8,334 | 8,050 | 6,329 | Day(s) |
| | Lost Day Rate ²¹ | 19.5 | 18.9 | 13.0 | - |
| | Working Hours ²² | 85,434,368 | 85,130,160 | 94,163,584 | Hour(s) |

¹⁶ Primary causes of work-related injuries include slips, collisions, falls, which are mostly minor, with severe cases being rare. Enhanced training and safety reminders have been implemented for high-risk employee groups, along with ongoing preventive measures to reduce recurrence.

¹⁷ Work-related injury rate per 1,000 Workers = (Number of injured employees/Total employees) × 1,000.

¹⁸ Work-related injury rate = (Number of injuries/Total scheduled working hours) × 200,000. Total working hours are estimated at 8 hours per workday.

¹⁹ Serious work-related injuries are defined as those cannot or are not expected to recover to pre-injury health condition within six months.

²⁰ Serious work-related injury rate = (Number of serious injuries/Total scheduled working hours) × 200,000. Total work hours are estimated at 8 hours per workday.

²¹ Lost day rate = (Total number of lost workdays/Total scheduled working hours) × 200,000. Total working hours are estimated at 8 hours per workday.

²² Calculations based on 8 working hours per employee per workday.



Appendix (Continued)

1) Performance Data Summary (Continued)

Social Performance (Continued)

Training and Development

| Statistical Data | | | 2025 | 2024 | 2023 | Unit | |
|---|------------------------|-----------------------|--------|--------|--------|--------|-----------|
| Number of Employees Trained | By Gender | Male | 21,270 | 22,370 | 25,800 | 41,823 | Person(s) |
| | | Female | 16,772 | 16,257 | 16,023 | | |
| | By Employment Category | Senior Management | 35 | 34 | 32 | | |
| | | Middle Management | 179 | 167 | 148 | | |
| | | Foundation Management | 2,320 | 2,311 | 2,073 | | |
| | | General Employees | 35,508 | 36,115 | 39,570 | | |
| Percentage of Employees Trained ²³ | By Gender | Male | 100.0 | 100.0 | 98.2 | 97.2 | % |
| | | Female | 100.0 | 100.0 | 95.7 | | |
| | By Employment Category | Senior Management | 100.0 | 100.0 | 100.0 | | |
| | | Middle Management | 100.0 | 100.0 | 100.0 | | |
| | | Foundation Management | 100.0 | 100.0 | 100.0 | | |
| | | General Employees | 100.0 | 100.0 | 97.1 | | |
| Average Training Hours of Employees ²⁴ | By Gender | Male | 19.5 | 17.0 | 19.9 | 19.1 | Hour(s) |
| | | Female | 13.1 | 13.9 | 17.9 | | |
| | By Employment Category | Senior Management | 69.8 | 71.5 | 84.3 | | |
| | | Middle Management | 71.8 | 139.9 | 251.7 | | |
| | | Foundation Management | 26.0 | 25.6 | 36.2 | | |
| | | General Employees | 16.0 | 14.8 | 17.3 | | |
| Percentage of Employees Receiving Regular Performance Reviews | By Gender | Male | 71.7 | 78.3 | 84.3 | 86.8 | % |
| | | Female | 64.4 | 71.0 | 80.9 | | |
| | By Employment Category | Senior Management | 100.0 | 100.0 | 100.0 | | |
| | | Middle Management | 100.0 | 100.0 | 100.0 | | |
| | | Foundation Management | 100.0 | 100.0 | 100.0 | | |
| | | General Employees | 73.2 | 79.7 | 86.0 | | |

²³ Average training rate for relevant employee category = Total number of employees trained in a specific category/Total number of employees in the specific category.

²⁴ Average training hours for relevant employee category = Total training hours for employees in a specific category/Total number of employees in the specific category.



Appendix (Continued)

1) Performance Data Summary (Continued)

Social Performance (Continued)

Supplier Management²⁵

| Statistical Data | | 2025 | 2024 | 2023 | Unit |
|------------------|----------------------|--------|--------|--------|-------------|
| By Region | Chinese Mainland | 33,804 | 30,718 | 24,869 | Supplier(s) |
| | Hong Kong | 613 | 548 | 441 | |
| | Macau | 81 | 64 | 52 | |
| By Supplier Type | Environment | 6,022 | 5,342 | 4,798 | |
| | Engineering | 13,096 | 11,743 | 10,146 | |
| | Security | 2,484 | 2,218 | 1,948 | |
| | Others ²⁶ | 12,896 | 12,027 | 8,470 | |

Anti-Corruption

| Statistical Data | | 2025 | 2024 | 2023 | Unit | |
|--|------------------------|-----------------------|--------|--------|--------|-----------|
| Number of Participants in Anti-Corruption Training | By Employment Category | Senior Management | 35 | 34 | 25 | Person(s) |
| | | Middle Management | 179 | 167 | 138 | |
| | | Foundation Management | 2,132 | 1,914 | 1,154 | |
| | | General Employees | 25,600 | 26,000 | 16,394 | |
| Percentage of Participants in Anti-Corruption Training | By Employment Category | Senior Management | 100.0 | 100.0 | 78.1 | % |
| | | Middle Management | 100.0 | 100.0 | 93.2 | |
| | | Foundation Management | 91.9 | 82.8 | 55.7 | |
| | | General Employees | 72.1 | 72.0 | 40.2 | |
| Average Hours of Anti-Corruption Training | By Employment Category | Senior Management | 4.2 | 3.8 | 1.8 | Hour(s) |
| | | Middle Management | 3.5 | 3.0 | 1.7 | |
| | | Foundation Management | 2.8 | 2.5 | 1.9 | |
| | | General Employees | 2.2 | 2.0 | 2.6 | |

²⁵ All suppliers undergo the Group's established inspection protocols, including annual audits and entry audits etc..

²⁶ Other suppliers include those providing administrative, promotional, legal, and IT services to COPL.



Appendix (Continued)

2) The Stock Exchange ESG Code Content Index

| Material Aspect | Description | Relevant Sections (page number) | Remarks |
|--|---|--|---------|
| Mandatory Disclosure Requirements | | | |
| Governance Structure | <p>(i) a disclosure of the board's oversight of ESG issues;</p> <p>(ii) the board's ESG management approach and strategy, including the process used to evaluate, prioritise and manage material ESG-related issues (including risks to the issuer's businesses); and</p> <p>(iii) how the board reviews progress made against ESG-related goals and targets with an explanation of how they relate to the issuer's businesses.</p> | <p>Message from Chairman (4);</p> <p>Board Statement (5-6);</p> <p>Governance Navigation (16-17)</p> | |
| Reporting Principles | <p>Materiality: The ESG report should disclose: (i) the process to identify and the criteria for the selection of material ESG factors; (ii) if a stakeholder engagement is conducted, a description of significant stakeholders identified, and the process and results of the issuer's stakeholder engagement.</p> <p>Quantitative: Information on the standards, methodologies, assumptions and/or calculation tools used, and source of conversion factors used, for the reporting of emissions/energy consumption (where applicable) should be disclosed.</p> <p>Consistency: The issuer should disclose in the ESG report any changes to the methods or KPIs used, or any other relevant factors affecting a meaningful comparison.</p> | About the Report (8) | |
| Reporting Boundary | A narrative explaining the reporting boundaries of the ESG report and describing the process used to identify which entities or operations are included in the ESG report. If there is a change in the scope, the issuer should explain the difference and reason for the change. | About the Report (7) | |



Appendix (Continued)

2) The Stock Exchange ESG Code Content Index (Continued)

| Material Aspect | Description | Relevant Sections (page number) | Remarks |
|---|--|---|---|
| Part C: "Comply or explain" Provisions | | | |
| A. Environmental | | | |
| Aspect A1: Emissions | | | |
| General Disclosure | <p>Information on:</p> <p>(a) the policies; and</p> <p>(b) compliance with relevant laws and regulations that have a significant impact on the issuer</p> <p>relating to air emissions, discharges into water and land, and generation of hazardous and non-hazardous waste.</p> | Green Oriented (88); Compliance Overview (159) | The Group confirmed that there were no incidents in violation of laws and regulations related to emissions during the Year. |
| A1.1 | The types of emissions and respective emissions data. | Performance Data Summary (120) | |
| A1.2 | [Repealed 1 January 2025] | | |
| A1.3 | Total hazardous waste produced (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility). | Green Oriented (107); Performance Data Summary (121) | |
| A1.4 | Total non-hazardous waste produced (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility). | Green Oriented (107); Performance Data Summary (121) | |
| A1.5 | Description of emission target(s) set and steps taken to achieve them. | Green Oriented (107-108) | |
| 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. | Green Oriented (104-108) | |



Appendix (Continued)

2) The Stock Exchange ESG Code Content Index (Continued)

| Material Aspect | Description | Relevant Sections (page number) | Remarks |
|---|--|---|--|
| Aspect A2: Use of Resources | | | |
| General Disclosure | Policies on the efficient use of resources, including energy, water and other raw materials. | Green Oriented (88) | |
| 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). | Green Oriented (116); Performance Data Summary (121) | |
| A2.2 | Water consumption in total and intensity (e.g. per unit of production volume, per facility). | Green Oriented (117); Performance Data Summary (121) | |
| A2.3 | Description of energy use efficiency target(s) set and steps taken to achieve them. | Green Oriented (108-116) | |
| A2.4 | Description of whether there is any issue insourcing water that is fit for purpose, water efficiency target(s) set and steps taken to achieve them. | Green Oriented (116-117) | There is no issue insourcing water for the Group's business that is fit for purpose. |
| A2.5 | Total packaging material used for finished products (in tonnes) and, if applicable, with reference to per unit produced. | | The Group's business does not involve packaging material. |
| Aspect A3: The Environment and Natural Resources | | | |
| General Disclosure | Policies on minimising the issuer's significant impacts on the environment and natural resources. | Green Oriented (88, 118); Compliance Overview (159) | |
| A3.1 | Description of the significant impacts of activities on the environment and natural resources and the actions taken to manage them. | Green Oriented (118-119) | |
| Aspect A4: Climate Change | | | |
| | [Repealed 1 January 2025] | | |
| A4.1 | [Repealed 1 January 2025] | | |



Appendix (Continued)

2) The Stock Exchange ESG Code Content Index (Continued)

| Material Aspect | Description | Relevant Sections (page number) | Remarks |
|-------------------------------------|--|--|---|
| B. Social | | | |
| Aspect B1: Employment | | | |
| General Disclosure | Information on: (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. | Talent Focused (40); Compliance Overview (159) | The Group confirmed that there were no incidents in violation of laws and regulations related to employment during the Year. |
| B1.1 | Total workforce by gender, employment type (for example, full-or part-time), age group and geographical region. | Talent Focused (51); Performance Data Summary (122) | |
| B1.2 | Employee turnover rate by gender, age group and geographical region. | Performance Data Summary (124) | |
| Aspect B2: Health and Safety | | | |
| General Disclosure | Information on: (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. | Talent Focused (40); Compliance Overview (159) | The Group confirmed that there were no incidents in violation of laws and regulations related to health and safety during the Year. |
| B2.1 | Number and rate of work-related fatalities occurred in each of the past three years including the reporting year. | Performance Data Summary (125) | |
| B2.2 | Lost days due to work injury. | Talent Focused (41); Performance Data Summary (125) | |
| B2.3 | Description of occupational health and safety measures adopted, and how they are implemented and monitored. | Talent Focused (41-49) | |



Appendix (Continued)

2) The Stock Exchange ESG Code Content Index (Continued)

| Material Aspect | Description | Relevant Sections (page number) | Remarks |
|--|---|--|--|
| Aspect B3: Development and Training | | | |
| General Disclosure | Policies on improving employees' knowledge and skills for discharging duties at work. Description of training activities. | Talent Focused (52-58) | |
| B3.1 | The percentage of employees trained by gender and employee category (e.g. senior management, middle management). | Talent Focused (59); Performance Data Summary (126) | |
| B3.2 | The average training hours completed per employee by gender and employee category. | Talent Focused (59); Performance Data Summary (126) | |
| Aspect B4: Labour Standards | | | |
| General Disclosure | 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. | Talent Focused (40); Compliance Overview (159) | The Group confirmed that there were no incidents in violation of laws and regulations related to labour standards during the Year. |
| B4.1 | Description of measures to review employment practices to avoid child and forced labour. | Talent Focused (50) | |
| B4.2 | Description of steps taken to eliminate such practices when discovered. | Talent Focused (50) | |
| Aspect B5: Supply Chain Management | | | |
| General Disclosure | Policies on managing environmental and social risks of the supply chain. | Sincere Service (65) | |
| B5.1 | Number of suppliers by geographical region. | Performance Data Summary (127) | |
| 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. | Sincere Service (77-78) | |
| B5.3 | Description of practices used to identify environmental and social risks along the supply chain, and how they are implemented and monitored. | Sincere Service (78) | |
| B5.4 | Description of practices used to promote environmentally preferable products and services when selecting suppliers, and how they are implemented and monitored. | Sincere Service (77-78) | |



Appendix (Continued)

2) The Stock Exchange ESG Code Content Index (Continued)

| Material Aspect | Description | Relevant Sections (page number) | Remarks |
|--|---|--|---|
| Aspect B6: Product Responsibility | | | |
| General Disclosure | <p>Information on:</p> <p>(a) the policies; and</p> <p>(b) compliance with relevant laws and regulations that have a significant impact on the issuer</p> <p>relating to health and safety, advertising, labelling and privacy matters relating to products and services provided and methods of redress.</p> | <p>Integrity in Business (31);</p> <p>Sincere Service (65);</p> <p>Compliance Overview (159)</p> | <p>The Group confirmed that there were no incidents in violation of laws and regulations related to product responsibility during the Year.</p> |
| B6.1 | Percentage of total products sold or shipped subject to recalls for safety and health reasons. | | The Group's business does not involve product recalls. |
| B6.2 | Number of products and service related complaints received and how they are dealt with. | Sincere Service (71-72) | |
| B6.3 | Description of practices relating to observing and protecting intellectual property rights. | Integrity in Business (31, 34) | |
| B6.4 | Description of quality assurance process and recall procedures. | Sincere Service (73) | |
| B6.5 | Description of consumer data protection and privacy policies, and how they are implemented and monitored. | Integrity in Business (35-37) | |



Appendix (Continued)

2) The Stock Exchange ESG Code Content Index (Continued)

| Material Aspect | Description | Relevant Sections (page number) | Remarks |
|--|---|---|---|
| Aspect B7: Anti-Corruption | | | |
| General Disclosure | Information on: (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. | Integrity in Business (31); Compliance Overview (159) | The Group confirmed that there were no incidents in violation of laws and regulations relating to anticorruption during the Year. |
| 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. | Integrity in Business (31) | The Group has no concluded corruption litigation cases during the Year. |
| B7.2 | Description of preventive measures and whistle-blowing procedures, and how they are implemented and monitored. | Integrity in Business (32-33) | |
| B7.3 | Description of anti-corruption training provided to directors and staff. | Integrity in Business (33); Performance Data Summary (127) | |
| Aspect B8: Community Investment | | | |
| 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. | Sincere Service (79-86) | |
| B8.1 | Focus areas of contribution (e.g. education, environmental concerns, labour needs, health, culture, sport). | Sincere Service (79-86) | |
| B8.2 | Resources contributed (e.g. money or time) to the focus area. | Sincere Service (65, 79-86) | |



2) The Stock Exchange ESG Code Content Index (Continued)

| Paragraphs | Description | Relevant Sections (page number) | Remarks |
|--|---|------------------------------------|---|
| Part D: Climate-related Disclosures | | | |
| (I) Governance | | | |
| 19 | <p>An issuer shall disclose information about:</p> <p>(a) the governance body(s) (which can include a board, committee or equivalent body charged with governance) or individual(s) responsible for oversight of climate-related risks and opportunities. Specifically, the issuer shall identify that body(s) or individual(s) and disclose information about:</p> <p>(i) how the body(s) or individual(s) determines whether appropriate skills and competencies are available or will be developed to oversee strategies designed to respond to climate-related risks and opportunities;</p> <p>(ii) how and how often the body(s) or individual(s) is informed about climate-related risks and opportunities;</p> <p>(iii) how the body(s) or individual(s) takes into account climate-related risks and opportunities when overseeing the issuer's strategy, its decisions on major transactions, and its risk management processes and related policies, including whether the body(s) or individual(s) has considered trade-offs associated with those risks and opportunities;</p> <p>(iv) how the body(s) or individual(s) oversees the setting of, and monitors progress towards, targets related to climate-related risks and opportunities (see paragraphs 37 to 40), including whether and how related performance metrics are included in remuneration policies (see paragraph 35); and</p> | Green Oriented (89) | Currently, the compensation incentives for certain engineering business responsible persons of COPL are linked to the achievement of carbon emission reduction targets. |



Appendix (Continued)

2) The Stock Exchange ESG Code Content Index (Continued)

| Paragraphs | Description | Relevant Sections (page number) | Remarks |
|----------------------|--|------------------------------------|---------|
| | (b) management's role in the governance processes, controls and procedures used to monitor, manage and oversee climate-related risks and opportunities, including information about: <ul style="list-style-type: none"> (i) whether the role is delegated to a specific management-level position or management-level committee and how oversight is exercised over that position or committee; and (ii) whether management uses controls and procedures to support the oversight of climate-related risks and opportunities and, if so, how these controls and procedures are integrated with other internal functions. | Green Oriented (89) | |
| (II) Strategy | | | |
| 20 | An issuer shall disclose information to enable an understanding of climate-related risks and opportunities that could reasonably be expected to affect the issuer's cash flows, its access to finance or cost of capital over the short, medium or long term. Specifically, the issuer shall: | | |
| | (a) describe climate-related risks and opportunities that could reasonably be expected to affect the issuer's cash flows, its access to finance or cost of capital over the short, medium or long term; | Green Oriented (91-93) | |
| | (b) explain, for each climate-related risk the issuer has identified, whether the issuer considers the risk to be a climate-related physical risk or climate-related transition risk; | Green Oriented (91-93) | |
| | (c) specify, for each climate-related risk and opportunity the issuer has identified, over which time horizons - short, medium or long term - the effects of each climate-related risk and opportunity could reasonably be expected to occur; and | Green Oriented (91-93) | |
| | (d) explain how the issuer defines 'short term', 'medium term' and 'long term' and how these definitions are linked to the planning horizons used by the issuer for strategic decision-making. | Green Oriented (90) | |



Appendix (Continued)

2) The Stock Exchange ESG Code Content Index (Continued)

| Paragraphs | Description | Relevant Sections (page number) | Remarks |
|------------|---|------------------------------------|---------|
| 21 | An issuer shall disclose information that enables an understanding of the current and anticipated effects of climate-related risks and opportunities on the issuer's business model and value chain. Specifically, the issuer shall disclose: | | |
| | (a) a description of the current and anticipated effects of climate-related risks and opportunities on the issuer's business model and value chain; and | Green Oriented (91-93) | |
| | (b) a description of where in the issuer's business model and value chain climate related risks and opportunities are concentrated (for example, geographical areas, facilities and types of assets). | Green Oriented (91-93) | |
| 22 | An issuer shall disclose information that enables an understanding of the effects of climate-related risks and opportunities on its strategy and decision-making. Specifically, the issuer shall disclose: | | |
| | (a) information about how the issuer has responded to, and plans to respond to, climate-related risks and opportunities in its strategy and decision-making, including how the issuer plans to achieve any climate-related targets it has set and any targets it is required to meet by law or regulation. Specifically, the issuer shall disclose information about: | Green Oriented (94-97) | |
| | (i) current and anticipated changes to the issuer's business model, including its resource allocation, to address climate-related risks and opportunities; | | |
| | (ii) current and anticipated adaptation and mitigation efforts (whether direct or indirect); | | |
| | (iii) any climate-related transition plan the issuer has (including information about key assumptions used in developing its transition plan, and dependencies on which the issuer's transition plan relies), or an appropriate negative statement where the issuer does not have a climate-related transition plan; | | |
| | (iv) how the issuer plans to achieve any climate-related targets (including any greenhouse gas emissions targets (if any)), described in accordance with paragraphs 37 to 40; and | | |
| | (b) information about how the issuer is resourcing, and plans to resource, the activities disclosed in accordance with paragraph 22(a). | Green Oriented (94-97) | |



Appendix (Continued)

2) The Stock Exchange ESG Code Content Index (Continued)

| Paragraphs | Description | Relevant Sections (page number) | Remarks |
|------------|--|------------------------------------|---|
| 23 | An issuer shall disclose information about the progress of plans disclosed in previous reporting periods in accordance with paragraph 22(a). | Green Oriented (94-97) | |
| 24 | An issuer shall disclose qualitative and quantitative information about: | | |
| (a) | how climate-related risks and opportunities have affected its financial position, financial performance and cash flows for the reporting period; and | Green Oriented (91-93) | COPL has not yet disclosed the amount and percentage of assets or business activities vulnerable to climate-related risks and opportunities during the reporting period. As the Group conducted its inaugural climate-related financial impact assessment during the reporting period, and considering the measurement uncertainty involved in estimating such financial effects, no quantitative information of reference value was available as at the reporting date. COPL will enhance the accuracy of its quantitative assessments in the future and continue to review the feasibility of the relevant disclosures. |
| (b) | the climate-related risks and opportunities identified in paragraph 24(a) for which there is a significant risk of a material adjustment within the next annual reporting period to the carrying amounts of assets and liabilities reported in the related financial statements. | | Currently, there are no significant risks that could materially adjust the carrying amounts of COPL's assets or liabilities during the next reporting period. |



Appendix (Continued)

2) The Stock Exchange ESG Code Content Index (Continued)

| //////////////////////////////////// | | | |
|--------------------------------------|--|------------------------------------|---|
| Paragraphs | Description | Relevant Sections (page number) | Remarks |
| 25 | The issuer shall provide qualitative and quantitative disclosures about: | | |
| | (a) how the issuer expects its financial position to change over the short, medium and long term, given its strategy to manage climate-related risks and opportunities, taking into consideration: | Green Oriented (94-97) | COPL has not yet disclosed the expected changes in its financial performance, financial results, and cash flow in the short term, medium term, and long term based on its strategy for managing climate-related risks and opportunities. As the Group conducted its inaugural climate-related financial impact assessment during the reporting period, and considering the measurement uncertainty involved in estimating such financial effects, no quantitative information of reference value was available as at the reporting date. COPL will enhance the accuracy of its quantitative assessments in the future and continue to review the feasibility of the relevant disclosures. |
| | (i) its investment and disposal plans; and | | |
| | (ii) its planned sources of funding to implement its strategy; and | | |
| | (b) how the issuer expects its financial performance and cash flows to change over the short, medium and long term, given its strategy to manage climate-related risks and opportunities. | Green Oriented (94-97) | |



Appendix (Continued)

2) The Stock Exchange ESG Code Content Index (Continued)

| Paragraphs | Description | Relevant Sections (page number) | Remarks |
|------------|---|------------------------------------|---------|
| 26 | An issuer shall disclose information that enables an understanding of the resilience of the issuer's strategy and business model to climate-related changes, developments and uncertainties, taking into consideration the issuer's identified climate-related risks and opportunities. An issuer shall use climate-related scenario analysis to assess its climate resilience using an approach that is commensurate with an issuer's circumstances. In providing quantitative information, the issuer may disclose a single amount or a range. Specifically, the issuer shall disclose: | | |
| | (a) the issuer's assessment of its climate resilience as at the reporting date, which shall enable an understanding of: | Green Oriented (90-97) | |
| | (i) the implications, if any, of the issuer's assessment for its strategy and business model, including how the issuer would need to respond to the effects identified in the climate-related scenario analysis; | | |
| | (ii) the significant areas of uncertainty considered in the issuer's assessment of its climate resilience; and | | |
| | (iii) the issuer's capacity to adjust, or adapt its strategy and business model to climate change over the short, medium or long term; | | |



Appendix (Continued)

2) The Stock Exchange ESG Code Content Index (Continued)

| //////////////////////////////////// | | | |
|--------------------------------------|--|------------------------------------|---|
| Paragraphs | Description | Relevant Sections (page number) | Remarks |
| (b) | how and when the climate-related scenario analysis was carried out, including: | Green Oriented (90-97) | In 2024, COPL conducted climate-related scenario analysis. Please refer to the 2024 Sustainability Report for details of the process and results. |
| (i) | information about the inputs used, including: | | |
| (1) | which climate-related scenarios the issuer used for the analysis and the sources of such scenarios; | | |
| (2) | whether the analysis included a diverse range of climate-related scenarios; | | |
| (3) | whether the climate-related scenarios used for the analysis are associated with climate-related transition risks or climate-related physical risks; | | |
| (4) | whether the issuer used, among its scenarios, a climate-related scenario aligned with the latest international agreement on climate change; | | |
| (5) | why the issuer decided that its chosen climate-related scenarios are relevant to assessing its resilience to climate-related changes, developments or uncertainties; | | |
| (6) | time horizons the issuer used in the analysis; and | | |
| (7) | what scope of operations the issuer used in the analysis (for example, the operation, locations and business units used in the analysis); | | |
| (ii) | the key assumptions the issuer made in the analysis; and | | |
| (iii) | the reporting period in which the climate-related scenario analysis was carried out. | | |



Appendix (Continued)

2) The Stock Exchange ESG Code Content Index (Continued)

| Paragraphs | Description | Relevant Sections (page number) | Remarks |
|------------------------|--|------------------------------------|---|
| Risk Management | | | |
| 27 | An issuer shall disclose information about: | | |
| | (a) the processes and related policies it uses to identify, assess, prioritise and monitor climate-related risks, including information about: | Green Oriented (98) | In 2024, COPL conducted climate-related scenario analysis. Please refer to the 2024 Sustainability Report for details of the process and results. |
| | (i) the inputs and parameters the issuer uses (for example, information about data sources and the scope of operations covered in the processes); | | |
| | (ii) whether and how the issuer uses climate-related scenario analysis to inform its identification of climate-related risks; | | |
| | (iii) how the issuer assesses the nature, likelihood and magnitude of the effects of those risks (for example, whether the issuer considers qualitative factors, quantitative thresholds or other criteria); | | |
| | (iv) whether and how the issuer prioritises climate-related risks relative to other types of risks; | | |
| | (v) how the issuer monitors climate-related risks; and | | |
| | (vi) whether and how the issuer has changed the processes it uses compared with the previous reporting period; | | |
| | (b) the processes the issuer uses to identify, assess, prioritise and monitor climate related opportunities (including information about whether and how the issuer uses climate-related scenario analysis to inform its identification of climate-related opportunities); and | Green Oriented (98) | |
| | (c) the extent to which, and how, the processes for identifying, assessing, prioritising and monitoring climate-related risks and opportunities are integrated into and inform the issuer's overall risk management process. | Green Oriented (98) | |



2) The Stock Exchange ESG Code Content Index (Continued)

| Paragraphs | Description | Relevant Sections (page number) | Remarks |
|----------------------------|---|---|---------|
| Metrics and Targets | | | |
| 28 | An issuer shall disclose its absolute gross greenhouse gas emissions generated during the reporting period, expressed as metric tonnes of CO ₂ equivalent, classified as: | | |
| | (a) Scope 1 greenhouse gas emissions; | Green Oriented (102); Performance Data Summary (120) | |
| | (b) Scope 2 greenhouse gas emissions; and | Green Oriented (102); Performance Data Summary (120) | |
| | (c) Scope 3 greenhouse gas emissions. | Green Oriented (102); Performance Data Summary (120) | |
| 29 | An issuer shall: | | |
| | (a) measure its greenhouse gas emissions in accordance with the Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard (2004) unless required by a jurisdictional authority or another exchange on which the issuer is listed to use a different method for measuring greenhouse gas emissions; | Performance Data Summary (120) | |
| | (b) disclose the approach it uses to measure its greenhouse gas emissions including: | Performance Data Summary (120) | |
| | (i) the measurement approach, inputs and assumptions the issuer uses to measure its greenhouse gas emissions; | | |
| | (ii) the reason why the issuer has chosen the measurement approach, inputs and assumptions it uses to measure its greenhouse gas emissions; and | | |
| | (iii) any changes the issuer made to the measurement approach, inputs and assumptions during the reporting period and the reasons for those changes; | | |
| | (c) for Scope 2 greenhouse gas emissions disclosed in accordance with paragraph 28(b), disclose its location-based Scope 2 greenhouse gas emissions, and provide information about any contractual instruments that is necessary to enable an understanding of the issuer's Scope 2 greenhouse gas emissions; and | Performance Data Summary (120) | |



Appendix (Continued)

2) The Stock Exchange ESG Code Content Index (Continued)

| Paragraphs | Description | Relevant Sections (page number) | Remarks |
|------------|---|------------------------------------|--|
| (d) | for Scope 3 greenhouse gas emissions disclosed in accordance with paragraph 28(c), disclose the categories included within the issuer's measure of Scope 3 greenhouse gas emissions, in accordance with the Scope 3 categories described in the Greenhouse Gas Protocol Corporate Value Chain (Scope 3) Accounting and Reporting Standard (2011). | Performance Data Summary (120) | Currently, COPL's Scope 3 greenhouse gas emissions accounting covers only business travel, which corresponds to Category 6 (Business Travel) described in the Greenhouse Gas Protocol Corporate Value Chain (Scope 3) Accounting and Reporting Standard (2011). In the future, we will explore feasible methods to collect and disclose Scope 3 emissions data for additional relevant categories. |



Appendix (Continued)

2) The Stock Exchange ESG Code Content Index (Continued)

| Paragraphs | Description | Relevant Sections (page number) | Remarks |
|------------|--|------------------------------------|--|
| 30 | An issuer shall disclose the amount and percentage of assets or business activities vulnerable to climate-related transition risks. | | COPL has not yet disclosed the amount and percentage of assets or business activities vulnerable to climate-related transition risks, |
| 31 | An issuer shall disclose the amount and percentage of assets or business activities vulnerable to climate-related physical risks. | | physical risks and opportunities during the reporting period. As the Group conducted its inaugural climate-related financial impact assessment during the reporting period, and considering the measurement uncertainty involved in estimating such financial effects, no quantitative information of reference value was available as at the reporting date. COPL will enhance the accuracy of its quantitative assessments in the future and continue to review the feasibility of the relevant disclosures. |
| 32 | An issuer shall disclose the amount and percentage of assets or business activities aligned with climate-related opportunities. | | |
| 33 | An issuer shall disclose the amount of capital expenditure, financing or investment deployed towards climate-related risks and opportunities. | | The Group has no separate financial line items dedicated exclusively to climate-related matters. |
| 34 | An issuer shall disclose: <ul style="list-style-type: none"> (a) an explanation of whether and how the issuer is applying a carbon price in decision making (for example, investment decisions, transfer pricing, and scenario analysis); and (b) the price of each metric tonne of greenhouse gas emissions the issuer uses to assess the costs of its greenhouse gas emissions; or an appropriate negative statement that the issuer does not apply a carbon price in decision-making. | | In response to China's national "dual-carbon" strategy, COPL's Beijing company has introduced an internal carbon pricing mechanism. |



Appendix (Continued)

2) The Stock Exchange ESG Code Content Index (Continued)

| Paragraphs | Description | Relevant Sections (page number) | Remarks |
|------------|--|------------------------------------|---|
| 35 | An issuer shall disclose whether and how climate-related considerations are factored into remuneration policy, or an appropriate negative statement. This may form part of the disclosure under paragraph 19(a)(iv). | | Currently, the compensation incentives for certain engineering business leaders of COPL are linked to the achievement of carbon emission reduction targets. |
| 36 | An issuer is encouraged to disclose industry-based metrics that are associated with one or more particular business models, activities or other common features that characterise participation in an industry. In determining the industry-based metrics that the issuer discloses, an issuer is encouraged to refer to and consider the applicability of the industry based metrics associated with disclosure topics described in the IFRS S2 Industry based Guidance on implementing Climate-related Disclosures and other industry-based disclosure requirements prescribed under other international ESG reporting frameworks. | Performance Data Summary (121) | COPL has referred to the IFRS S2 Industry based Guidance on implementing Climate-related Disclosures and disclosed the real estate industry-based metrics, including total energy consumption, total water consumption, and the analysis and description of climate risk assessments and response strategies. In the future, it will continue to explore feasible methods to collect and disclose more relevant industry-based metrics. |



Appendix (Continued)

2) The Stock Exchange ESG Code Content Index (Continued)

| Paragraphs | Description | Relevant Sections (page number) | Remarks |
|------------|--|------------------------------------|---------|
| 37 | An issuer shall disclose (a) the qualitative and quantitative climate-related targets the issuer has set to monitor progress towards achieving its strategic goals; and (b) any targets the issuer is required to meet by law or regulation, including any greenhouse gas emissions targets. For each target, the issuer shall disclose: | | |
| | (a) the metric used to set the target; | Green Oriented (99) | |
| | (b) the objective of the target (for example, mitigation, adaptation or conformance with science-based initiatives); | Green Oriented (99) | |
| | (c) the part of the issuer to which the target applies (for example, whether the target applies to the issuer in its entirety or only a part of the issuer, such as a specific business unit or geographic region); | Green Oriented (99) | |
| | (d) the period over which the target applies; | Green Oriented (99) | |
| | (e) the base period from which progress is measured; | Green Oriented (99) | |
| | (f) milestones or interim targets (if any); | Green Oriented (99) | |
| | (g) if the target is quantitative, whether the target is an absolute target or an intensity target; and | Green Oriented (99) | |
| | (h) how the latest international agreement on climate change, including jurisdictional commitments that arise from that agreement, has informed the target. | Green Oriented (99) | |



Appendix (Continued)

2) The Stock Exchange ESG Code Content Index (Continued)

| Paragraphs | Description | Relevant Sections (page number) | Remarks |
|------------|---|------------------------------------|---|
| 38 | An issuer shall disclose information about its approach to setting and reviewing each target, and how it monitors progress against each target, including: | | |
| | (a) whether the target and the methodology for setting the target has been validated by a third party; | | The methodology used by COPL to set its current greenhouse gas targets has not yet been validated by a third party. |
| | (b) the issuer's processes for reviewing the target; | Green Oriented (99, 103) | |
| | (c) the metrics used to monitor progress towards reaching the target; and | Green Oriented (99, 102-103) | |
| | (d) any revisions to the target and an explanation for those revisions. | | COPL set its carbon neutrality targets in 2024 and has not revised its climate-related targets during the Year. |
| 39 | An issuer shall disclose information about its performance against each climate-related target and an analysis of trends or changes in the issuer's performance. | Green Oriented (99, 102-103) | |
| 40 | For each greenhouse gas emissions target disclosed in accordance with paragraphs 37 to 39, an issuer shall disclose: | | |
| | (a) which greenhouse gases are covered by the target; | | The greenhouse gas (GHG) emissions covered by COPL's current GHG emissions targets include carbon dioxide (CO ₂). |
| | (b) whether Scope 1, Scope 2 or Scope 3 greenhouse gas emissions are covered by the target; | Green Oriented (99) | |
| | (c) whether the target is a gross greenhouse gas emissions target or a net greenhouse gas emissions target. If the issuer discloses a net greenhouse gas emissions target, the issuer is also required to separately disclose its associated gross greenhouse gas emissions target; | | The current greenhouse gas emissions target of COPL is the gross greenhouse gas emissions target. |



Appendix (Continued)

2) The Stock Exchange ESG Code Content Index (Continued)

| Paragraphs | Description | Relevant Sections (page number) | Remarks |
|------------|--|------------------------------------|---|
| | (d) whether the target was derived using a sectoral decarbonisation approach; and | | The current greenhouse gas emissions target of COPL has not yet been derived using a sectoral decarbonisation approach. |
| | (e) the issuer's planned use of carbon credits to offset greenhouse gas emissions to achieve any net greenhouse gas emissions target. In explaining its planned use of carbon credits, the issuer shall disclose: | | Currently, COPL has no plans to use carbon credits. |
| | (i) the extent to which, and how, achieving any net greenhouse gas emissions target relies on the use of carbon credits; | | |
| | (ii) which third-party scheme(s) will verify or certify the carbon credits; | | |
| | (iii) the type of carbon credit, including whether the underlying offset will be nature-based or based on technological carbon removals, and whether the underlying offset is achieved through carbon reduction or removal; and | | |
| | (iv) any other factors necessary to enable an understanding of the credibility and integrity of the carbon credits the issuer plans to use (for example, assumptions regarding the permanence of the carbon offset). | | |
| 41 | In preparing disclosures to meet the requirements in paragraphs 21 to 26 and 37 to 38, an issuer shall refer to and consider the applicability of cross-industry metrics (see paragraphs 28 to 35) and (ii) industry-based metrics (see paragraph 36). | Performance Data Summary (120-121) | |



Appendix (Continued)

3) Global Reporting Initiative Standards Content Index

| GRI Standards | Content | Relevant Sections (page number) | Remarks |
|---|---|---|---|
| GRI 1: 2021 Foundation (not any disclosure included) | | | |
| GRI 2: General Disclosures 2021 | | | |
| Organisation and its Preparation of Report | | | |
| 2-1 | Organisational details | About COPL (10-12) | |
| 2-2 | Entities included in the organisation's sustainability reporting | Reporting Scope and Boundary (7) | |
| 2-3 | Reporting period, frequency and contact point | Reporting Scope and Boundary (7-9) | |
| 2-4 | Restatements of information | | |
| 2-5 | External assurance | | The Group did not arrange external assurance for this Report. |
| Activities and Workers | | | |
| 2-6 | Activities, value chain and other business relationships | About COPL (10-12) | There were not any product or service of COPL being prohibited in any market during the Year. |
| 2-7 | Employees | Talent Focused (50-51); Performance Data Summary (122-124) | |
| 2-8 | Workers who are not employees | | |
| Governance | | | |
| 2-9 | Governance structure and composition | Governance Navigation (16-17) | |
| 2-10 | Nomination and selection of the highest governance body | | |
| 2-11 | Chair of the highest governance body | | |
| 2-12 | Role of the highest governance body in overseeing the management of impacts | Governance Navigation (16-17) | |
| 2-13 | Delegation of responsibility for managing impacts | | |
| 2-14 | Role of the highest governance body in sustainability reporting | Governance Navigation (16-17) | Please refer to COPL's 2025 Annual Report for details. |
| 2-15 | Conflicts of interest | | |
| 2-16 | Communication of critical concerns | Governance Navigation (26-29) | |
| 2-17 | Collective knowledge of the highest governance body | | |
| 2-18 | Evaluation of the performance of the highest governance body | | |
| 2-19 | Remuneration policies | | |
| 2-20 | Process to determine remuneration | | |
| 2-21 | Annual total compensation ratio | | |



Appendix (Continued)

3) Global Reporting Initiative Standards Content Index (Continued)

| GRI Standards | Content | Relevant Sections (page number) | Remarks |
|--|--|---|---------|
| Strategies, Policies and Practice | | | |
| 2-22 | Statement on sustainable development strategy | Governance Navigation (17-25) | |
| 2-23 | Policy commitments | Governance Navigation (15); Integrity in Business (31); Talent Focused (40); Sincere Service (65); Green Oriented (88); Compliance Overview (159) | |
| 2-24 | Embedding policy commitments | Governance Navigation (15); Integrity in Business (31); Talent Focused (40); Sincere Service (65); Green Oriented (88); Compliance Overview (159) | |
| 2-25 | Processes to remediate negative impacts | Governance Navigation (23-25) | |
| 2-26 | Mechanisms for seeking advice and raising concerns | Governance Navigation (26-29) | |
| 2-27 | Compliance with laws and regulations | Governance Navigation (15); Integrity in Business (31); Talent Focused (40); Sincere Service (65); Green Oriented (88); Compliance Overview (159) | |
| 2-28 | Membership associations | About COPL (13) | |



Appendix (Continued)

3) Global Reporting Initiative Standards Content Index (Continued)

| GRI Standards | Content | Relevant Sections (page number) | Remarks |
|--|--|---|--|
| Stakeholder Engagement | | | |
| 2-29 | Approach to stakeholder engagement | Governance Navigation (26-27) | |
| 2-30 | Collective bargaining agreements | | The Group did not have collective bargaining agreements during the Year. |
| GRI 3: Material Topics 2021 | | | |
| 3-1 | Process to determine material topics | Governance Navigation (26-28) | |
| 3-2 | List of material topics | Governance Navigation (28-29) | |
| 3-3 | Management of material topics | Governance Navigation (26-29) | |
| Material Topics | | | |
| Business Ethics and Anti-Corruption | | | |
| GRI 205: Anti-Corruption 2016 | | | |
| 3-3 | Management of material topics | Integrity in Business (31); Compliance Overview (159) | |
| 205-2 | Communication and training about anti corruption policies and procedures | Integrity in Business (32-33); Performance Data Summary (127) | |
| 205-3 | Confirmed incidents of corruption and actions taken | Integrity in Business (31-33) | The Group confirmed that there were no corruption incidents during the Year. |



Appendix (Continued)

3) Global Reporting Initiative Standards Content Index (Continued)

| GRI Standards | Content | Relevant Sections (page number) | Remarks |
|---|--|---|---------|
| Energy Management | | | |
| GRI 302: Energy 2016 | | | |
| 3-3 | Management of material topics | Green Oriented (108-116); Compliance Overview (159) | |
| 302-1 | Energy consumption within the organisation | Green Oriented (116); Performance Data Summary (121) | |
| 302-3 | Energy intensity | Performance Data Summary (121) | |
| 302-4 | Reduction of energy consumption | Green Oriented (108-115) | |
| 302-5 | Reductions in energy requirements of products and services | Green Oriented (108-115) | |
| Greenhouse Gas Emission Management | | | |
| Climate Change Response | | | |
| GRI 305: Emissions 2016 | | | |
| 3-3 | Management of material topics | Green Oriented; (100-103) Compliance Overview (159) | |
| 305-1 | Direct (Scope 1) GHG emissions | Green Oriented (102); Performance Data Summary (120) | |
| 305-2 | Energy indirect (Scope 2) GHG emissions | Green Oriented (102); Performance Data Summary (120) | |
| 305-3 | Other indirect (Scope 3) GHG emissions | Green Oriented (102); Performance Data Summary (120) | |
| 305-4 | GHG emissions intensity | Green Oriented (102); Performance Data Summary (120) | |
| 305-5 | Reduction of GHG emissions | Green Oriented (103); Performance Data Summary (120) | |
| 305-7 | Nitrogen oxides (NOx), sulfur oxides (SOx) and other significant air emissions | Green Oriented (102); Performance Data Summary (120) | |



Appendix (Continued)

3) Global Reporting Initiative Standards Content Index (Continued)

| GRI Standards | Content | Relevant Sections (page number) | Remarks |
|---|---|--|---------|
| Attracting and Retention of Talent | | | |
| Employee Rights and Care | | | |
| GRI 401: Employment 2016 | | | |
| 3-3 | Management of material topics | Governance Navigation (15); Talent Focused (40); Compliance Overview (159) | |
| 401-1 | New employee hires and employee turnover | Performance Data Summary (123-124) | |
| 401-2 | Benefits provided to full-time employees that are not provided to temporary or part-time employees | Talent Focused (60-63) | |
| Occupational Health and Safety | | | |
| GRI 403: Occupational Health and Safety 2018 | | | |
| 3-3 | Management of material topics | Talent Focused (40); Compliance Overview (159) | |
| 403-1 | Occupational health and safety management system | Talent Focused (40-49); Sincere Service (66) | |
| 403-2 | Hazard identification, risk assessment, and incident investigation | Talent Focused (44-45) | |
| 403-3 | Occupational health services | Talent Focused (41-44); Sincere Service (66) | |
| 403-4 | Worker participation, consultation, and communication on occupational health and safety | Talent Focused (46-49) | |
| 403-5 | Worker training on occupational health and safety | Talent Focused (46-49) | |
| 403-6 | Promotion of worker health | Talent Focused (41-43, 46-49) | |
| 403-7 | Prevention and mitigation of occupational health and safety impacts directly linked by business relationships | Talent Focused (40-49); Sincere Service (66) | |
| 403-9 | Work-related injuries | Talent Focused (41); Performance Data Summary (125) | |



Appendix (Continued)

3) Global Reporting Initiative Standards Content Index (Continued)

| GRI Standards | Content | Relevant Sections (page number) | Remarks |
|--|--|--|---|
| Employee Training and Development | | | |
| GRI 404: Training and Education 2016 | | | |
| 3-3 | Management of material topics | Talent Focused (40, 52-59); Compliance Overview (159) | |
| 404-1 | Average hours of training per year per employee | Talent Focused (59); Performance Data Summary (126) | |
| 404-3 | Percentage of employees receiving regular performance and career development reviews | Performance Data Summary (126) | |
| Diversity and Equal Opportunity | | | |
| GRI 405: Employees Diversity and Equal Opportunity 2016 | | | |
| 3-3 | Management of material topics | Governance Navigation (15); Talent Focused (40, 50-51, 60-63); Compliance Overview (159) | |
| 405-1 | Diversity of governance bodies and employees | | Please refer to COPL's 2025 Annual Report for details. |
| 405-2 | Ratio of basic salary and remuneration of women to men | | This is the prohibited disclosure item subject to confidential regulations. |



Appendix (Continued)

| GRI Standards | Content | Relevant Sections (page number) | Remarks |
|--|--|--|---|
| Prevention of Child or Forced Labour | | | |
| GRI 408: Child Labour 2016 | | | |
| GRI 409: Forced or Compulsory Labour 2016 | | | |
| 3-3 | Management of material topics | Talent Focused (50); Compliance Overview (159) | |
| 408-1 | Operations and suppliers at significant risk for incidents of child labour | | There were no identified material risks of the use of child labour by operating sites and suppliers of the Group during the Year. |
| 409-1 | Operating sites and suppliers with material risks of forced or compulsory labour incidents | | There were no identified operating sites and suppliers with material risks of forced or compulsory labour incidents of the Group during the Year. |



Appendix (Continued)

3) Global Reporting Initiative Standards Content Index (Continued)

| GRI Standards | Content | Relevant Sections (page number) | Remarks |
|---|---|---|---|
| Customer Health and Safety | | | |
| GRI 416: Customer Health and Safety 2016 | | | |
| 3-3 | Management of material topics | Sincere Service (73); Compliance Overview (159) | |
| 416-1 | Assessment of the health and safety impacts of product and service categories | | The products and services of the Group had no health and safety impacts during the Year. |
| 416-2 | Incidents of non-compliance concerning the health and safety impacts of products and services | | During the Year, the Group had no significant incidents of non-compliance with health and safety regulations relating to its products and services. Regarding administrative penalties for certain fire regulations, the Company has actively cooperated with local fire departments for rectification. |



Appendix (Continued)

3) Global Reporting Initiative Standards Content Index (Continued)

| GRI Standards | Content | Relevant Sections (page number) | Remarks |
|--|--|---|--|
| Information Security and Privacy Protection | | | |
| GRI 418: Customer Privacy 2016 | | | |
| 3-3 | Management of material topics | Integrity in Business (31, 35-37); Compliance Overview (159) | |
| 418-1 | Substantiated complaints concerning breaches of customer privacy and losses of customer data | | There were no substantiated complaints concerning breaches of customer privacy and losses of customer data of the Group during the Year. |
| Intellectual Property Protection | | | |
| 3-3 | Management of material topics | Integrity in Business (34); Compliance Overview (159) | |
| Development of the Property Management Industry | | | |
| 3-3 | Management of material topics | Sincere Service (74-76); Compliance Overview (159) | |
| Service Quality and Customer Satisfaction | | | |
| 3-3 | Management of material topics | Sincere Service (65-72); Compliance Overview (159) | |



Appendix (Continued)

4) Compliance Overview

The table below lists the laws and regulations that have been identified as having a significant impact on the operations of the Group. During the Year, the Group has not identified any violations of environmental and social laws and regulations, nor has it incurred any significant fines or non-monetary penalties.

| Laws and regulations that have significant impacts on the Group | | | |
|---|---|--|--|
| Aspect | Chinese Mainland | Hong Kong | Macau |
| Environment | <ul style="list-style-type: none"> Law of the People's Republic of China on the Prevention and Control of Environmental Pollution by Solid Wastes Atmospheric Pollution Prevention and Control Law of the People's Republic of China Water Pollution Prevention and Control Law of the People's Republic of China Environmental Protection Law of the People's Republic of China Energy Conservation Law of the People's Republic of China | <ul style="list-style-type: none"> Air Pollution Control Ordinance Waste Disposal Ordinance Water Pollution Control Ordinance Dumping at Sea Ordinance Hazardous Chemicals Control Ordinance Noise Control Ordinance | <ul style="list-style-type: none"> Basic Environment Law General Regulations Governing Public Places |
| Employment and Labour Standards | <ul style="list-style-type: none"> Labour Contract Law of the People's Republic of China Labour Law of the People's Republic of China Law of the People's Republic of China on Safeguarding the Rights and Interests of Women Employment Promotion Law of the People's Republic of China Law of the People's Republic of China on the Protection of Minors Social Insurance Law of the People's Republic of China | <ul style="list-style-type: none"> Employment Ordinance Minimum Wage Ordinance Discrimination Ordinance Mandatory Provident Fund Schemes Ordinance | <ul style="list-style-type: none"> Labour Relations Law |
| Health and Safety | <ul style="list-style-type: none"> Work Safety Law of the People's Republic of China Fire Protection Law of the People's Republic of China Law of the People's Republic of China on the Prevention and Control of Occupational Diseases | <ul style="list-style-type: none"> Occupational Safety and Health Ordinance Fire Safety (Commercial Premises) Ordinance Fire Safety (Buildings) Ordinance Lifts and Escalators Ordinance Dangerous Goods Ordinance Factories and Industrial Undertakings Ordinance | <ul style="list-style-type: none"> Legal Regime on Compensation for Damage Arising from Work Accidents and Occupational Diseases Legal Regime for Fire Safety in Buildings and Sites Legal System on Lifting Equipment Safety Law on Occupational Safety and Health in Construction Industry |
| Responsibility for Product/Service Quality | <ul style="list-style-type: none"> Patent Law of the People's Republic of China Product Quality Law of the People's Republic of China Advertising Law of the People's Republic of China | <ul style="list-style-type: none"> Personal Data (Privacy) Ordinance Property Management Services Ordinance Trade Descriptions Ordinance Consumer Council Ordinance Patents Ordinance Building Management Ordinance | <ul style="list-style-type: none"> Law on the Commercial Activity of Management of Condominiums Legal System on Urban Construction Legal Framework for the Management of the Common Areas of the Condominium Personal Data Protection Act |
| Anti-Corruption | <ul style="list-style-type: none"> Anti-Unfair Competition Law of the People's Republic of China Anti-Money Laundering Law of the People's Republic of China | <ul style="list-style-type: none"> Competition Ordinance Prevention of Bribery Ordinance | <ul style="list-style-type: none"> Criminal Code |





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