

Green Building Policy

Seazen Holdings Co., Ltd. (hereinafter referred to as the “Group”, “we”, “our” or “us”) practices the concept of green development and strives for the harmonious unity of people, nature, and buildings. To better create a green, healthy, and sustainable living environment, we have formulated this green building policy (hereinafter referred to as the “Policy”). The Group is committed to continuously promoting the construction and development of green buildings, innovating green technologies, and integrating the concepts of environmental protection and responsible development into all aspects of R&D, design, construction, and operational management, thereby effectively reducing the carbon footprint and environmental impact throughout the whole life cycle of buildings.

The Policy is formulated with reference to the relevant national laws and regulations and industry practices and is applicable to the headquarters of Seazen Holdings Group, its two major business divisions (being the Real Estate Development Division and the Commercial Management Division), diversified businesses, and its major regional, city, and project companies. We encourage business partners to comply with the Policy. We are committed to:

Whole Life Cycle Management of Buildings

1. On the basis of strictly abiding by local laws, regulations, and industry standards, establishing and continuously improving our own green building management system, take the five major systems of safety and durability, health and comfort, life convenience, resource conservation and a livable environment as standards to ensure the greenness of buildings throughout their life cycles, value the safety and health of building users, and maximizing the harmonious coexistence of humanity and nature.
2. Actively embracing the development opportunities of green buildings, following and referring to domestic and international green building certifications, and promising to have green building certifications extended to our new projects by 2025 and actively renovating existing buildings. Based on the actual situation of the project, the proportion of new buildings obtaining green building certifications, such as the two-star or above of China’s “Green Building Evaluation Standard”, the gold level or above of “Leadership in Energy and Environmental Design” (LEED), and the “WELL Building Standard”, shall be increased, and pursuing the “LEED for Operations and Maintenance (LEED O + M)” certification for some existing projects.
3. Comprehensively carrying out environmental target management, strengthening the management of air, water, noise, and waste at the construction and operation stages, and reducing energy consumption and resource waste.
4. Improving the environmental benefits of buildings, reducing energy consumption, performing energy-saving renovation, and using clean energy. In existing buildings and new projects, greenhouse gas emissions from buildings shall be reduced through methods such as distributed photovoltaic installation and solar water heaters.

5. Promoting the innovation and accelerating the application of green technologies, for which we leverage innovative technologies such as big data, the Internet of Things, and artificial intelligence to develop SmartCore technologies and the “New Cloud” intelligent energy consumption control platform, and explore the materialization of ecologically friendly buildings such as prefabricated buildings, ultra-low energy consumption buildings, near-zero energy consumption buildings, and sponge cities.

Ecological Design

6. Strictly conducting social assessments and environmental impact assessments of project sites before a project is developed, establishing diversified land development strategies and negative lists for project sites, promoting projects such as greenfield development and brownfield redevelopment, and reducing the negative impact on local communities, natural environments, and biodiversity.

7. Giving full consideration to the relationship between buildings, natural ecology, and human habitation at the design stage. Using passive design strategies to strengthen the use of natural lighting and ventilation and improve the climate adaptability of buildings; adopting efficient HVAC and lighting systems to improve building energy efficiency; advocating sponge city design to improve the efficient use of water resources and environmental protection; enhancing the connection between building users and the natural environment to create a living environment where humans and nature coexist in harmony. Green Construction

8. Fully complying with the relevant national laws and regulations of the country and the places where the projects are located, strengthening the safety responsibility system of contractors, ensuring the legality and compliance of the construction process, and creating a clean, tidy, comfortable, and safe construction environment.

9. Adhering to the standards of green construction, implementing the concept of green construction, promoting prefabricated building technology, applying Building Information Modeling (BIM) technology, smart construction site systems, and the “SmartCore” construction system. Prioritizing the use of safe, durable, green, and low-carbon building materials to reduce the potential environmental impacts during construction and future operation periods.

Sustainable Operation

10. Emphasizing green management at the operation stage. Leveraging building energy management, energy audits, and energy-saving renovation measures, as well as a smart building energy management platform for monitoring and control, we tap the potential of reducing the energy demand from buildings. With strict control over waste gas, wastewater, solid waste, etc. generated during commercial operations, we increase the intensity of resource conservation and recycling.

11. Actively responding to the national call for urban renewal, deeply participating in the comprehensive upgrading of urban public spaces, building images, equipment and facilities, and promoting the renewal of existing areas such as streets and urban villages and abandoned factory areas. Integrating the services of the Group to establish a benchmark for urban renewal in the full-chain ecosystem of real estate development,

commercial investment and operation, and healthcare services. Seizing opportunities and cooperating with partners and merchants in commercial complexes to enhance the urban humanistic atmosphere, empower residents' life, and improve the livability, ecological quality, and sustainability of the city, further stimulating urban vitality.

12. Strengthening the publicity of sustainable development, green, and low-carbon concepts among the users of buildings under operation, and promoting green leasing, giving full play to the subjective initiative of building users to jointly fulfill the responsibilities for climate change and environmental protection.

This Policy is effective as of its release date and will be reviewed and updated by the Group periodically.