

Green Leasing Policy

Seazen Holdings Co., Ltd. (hereinafter referred to as the "Group", "we", "our" or "us") is committed to fulfilling its social role of "being a service provider for an ideal life". To better practice the concepts of green design, green procurement and green development, and jointly assume the common green responsibility for building a property ecosystem with merchants, thereby contributing to the achievement of the national goals of "carbon neutrality and carbon peak", we have formulated the Green Leasing Guidelines (hereinafter referred to as the "Guidelines").

The Guidelines are formulated in accordance with relevant national laws and regulations and with reference to domestic and international industry practices. They apply to the headquarters of Seazen Holdings Group, its two major business divisions (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 Guidelines.

We are committed to:

1. Comprehensively carrying out environmental target management, strengthening the management of air, water, noise and waste at the operation stage, and improving the environmental benefits of buildings, and regularly carrying out construction energy audit and scientific energy consumption management through Wuyue Energy Consumption Control Platform to tap the potential of energy-saving renovations.
2. Regularly communicating and negotiating with merchants, urging merchants to formulate energy consumption management plans for stores, and promoting merchants to comply with environmental management objectives.
3. Promoting the triple net value lease, clarifying the payment methods of commercial management fees such as water consumption, kitchen waste generation and energy consumption during the lease period and operation period of merchants, and encouraging merchants to reduce costs.
4. Carrying out energy-saving publicity on a regular basis, organizing energy-saving renovations of existing buildings, displaying potential cost benefits to merchants in an open and transparent manner, and encouraging merchants to participate.
5. Establishing a green leasing evaluation system to grade the behavior of merchants every year and provide incentives for merchants with outstanding performance in green operation.

Our merchants are required to:

6. Select materials and equipment that comply with the relevant national or local standards during decoration. Use of green building materials, green products, recyclable materials, energy-saving lamps and high-efficiency cooling and heating source systems etc. are recommended.
7. Properly classify construction waste generated during the decoration period to ensure

the proper disposal of waste.

8. Set electricity and water consumption targets in line with their operational needs, display water-saving signs at all water use points, and adjust indoor lighting according to passenger flow without compromising indoor lighting quality, so as to firmly build a consciousness of electricity and water conservation.

9. Strictly adhere to local waste classification regulations, and ensure compliance with disposal requirements while promoting waste reduction, recycling, and harmless treatment.

10. Promote green operating practices to their employees to ensure the effective implementation of the goals for energy conservation, water conservation and waste classification.

The Guidelines are effective as of its release date and will be reviewed and updated by the Group periodically.