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1. ABOUT THIS REPORT

1.1 Basis for Preparation

The Report was prepared in accordance with the Environmental, Social and Governance Reporting Guide (the “ESG Guide”) as set out in the Appendix C2 to the Rules Governing the Listing of Securities (the “Listing Rules”) on The Stock Exchange of Hong Kong Limited (the “Stock Exchange”). The Report has complied with the “comply or explain” provisions set out in the ESG Guide and the reporting principles of “materiality”, “quantitative”, “balance” and “consistency”.

“Materiality”: The Group prioritises the ESG issues of concern to stakeholders, makes a response in the Report according to the materiality level of the issues, and describes in the section headed Communication with Stakeholders and Materiality Assessment of ESG Issues in the Report.

“Quantitative”: The Group’s key performance indicators (KPIs) in environmental and social areas are presented with quantitative information, so as to evaluate and validate the KPIs in the Report. In addition, the quantitative standards, methodologies, assumptions and/or calculation tools for the KPIs, as well as the sources of conversion factors used, are described in the corresponding sections in the Report.

“Balance”: The Report provides objective and fair presentation of the ESG performance of the Group to avoid selections, omissions, or presentation formats that may inappropriately influence a decision or judgment by the report reader.

“Consistency”: The Group has adopted consistent methodologies to information disclosure and statistics as in previous years. Explanations have been made on any individual change in the corresponding places in the Report to allow for meaningful comparisons of data over time.

1.2 Reporting Scope

The Report covers the year of 2023 (namely the period from 1 January 2023 to 31 December 2023) (the “Reporting Period”) in relation to the ESG performance of the business directly operated and managed by the Group unless otherwise stated.

2. BOARD’S STATEMENT

The Group and the Board of Directors of Roiserv Lifestyle Services Co., Ltd. (the “Board”) made the following statements in accordance with the requirements of the “ESG Guide”.

The Board attaches great importance to the ESG-related issues of the Group, performs the obligations of monitoring the ESG-related issues and has overall responsibility for the Company’s ESG strategy and reporting.

The Group integrates ESG concepts into its business operations and management, and the ESG strategy and management structure are regularly reviewed by the Board. The Group attaches importance to ESG-related risks and opportunities that may have a significant impact on the Group, and identifies material ESG-related issues related to the Group's business. Assessment, prioritisation and management of material ESG issues will be conducted annually based on the materiality assessment of ESG issues and the result of communication with stakeholders, and continuous improvement on the Group's key ESG issues, as well as clarification on the focus of ESG work will be made.

The Group has established environmental objectives associated with the operation of its business. The Board conducts regular reviews on the achievement and progress of the environmental objectives.

3. ESG MANAGEMENT

3.1 ESG Concepts

Guided by property owners' demands, the Group adheres to the corporate vision of "Live a good life with Roiserv", centres on the service concept of "full life cycle, full service chain" and insists on providing property owners with high-quality services. Meanwhile, the Group has a deep understanding of the materiality of ESG management, proactively takes up the social responsibility and is committed to creating a "warm community culture" with a "technological" and "modern" community and living space for customers and property owners.

The Group promotes the integration of ESG concepts into corporate operations, continuously improves the ESG management system and actively enhances ESG performance, boosting the sustainable development of the Group.

3.2 ESG Structure

The Group has established an ESG governance structure consisting of the Board, the ESG leading group and the ESG working group.

Board: The Board is responsible for the overall ESG governance issues and supervising and reviewing the ESG performance of the Company; reviewing and determining the ESG structure and strategy of the Company; reviewing and ensuring that appropriate and effective ESG risk management and internal control systems are in place; and reviewing and approving the ESG report.

Our reporting is based on the ESG topics and materiality matrix, considering the assessment of impacts and collecting data and preparing an ESG report.

3.3 Communication with Stakeholders and Materiality Assessment of ESG Issues

The Group has established a mechanism for the communication with stakeholders including via T5/T14 1 attachment

		<ul style="list-style-type: none"> • Environmental protection and management • Customer service center and hotline
Environment	<ul style="list-style-type: none"> • Up-to-standard discharge and emissions • Energy conservation and emission reduction • Protection of ecosystem 	<ul style="list-style-type: none"> • Communication with local environmental departments • Communication with local residents • Submission of reports • Research and inspections
Industry	<ul style="list-style-type: none"> • Establishment of industry standards • Promotion of industrial development 	<ul style="list-style-type: none"> • Participation in industry forums • Mutual visit and inspection
Employees	<ul style="list-style-type: none"> • Protection of rights and interests • Occupational health • Remunerations and benefits • Career development • Humanity care 	<ul style="list-style-type: none"> • Employee meetings • Company's internal publications and intranet • Mailbox for employees • Training and workshops • Activities for employees • Departmental satisfaction survey
Community and the public	<ul style="list-style-type: none"> • Enhancement of community environment • Participation in charity • Information transparency 	<ul style="list-style-type: none"> • Company's website • Company announcements • Interviews by media • Social media platforms

1	Environmental Compliance	2	Environmental Compliance	15	Managing Environmental Risks of Supply Chain	22	Promotion of Community Development
3	Air Pollution Management	8	Employee Recruitment and Benefits	16	Managing Social Risks of Supply Chain	23	Poverty Alleviation
7	Wastewater Management	9	Employee Working Hours and Rest Period	17	Purchasing Practices		
4	Noise Management	10	Diversity and Equal Opportunity	18	Quality Management		
5	Greenhouse Gas Emission	11	Occupational Health and Safety	19	Customer Health and Safety		
6	Prevention and Handling of Environmental Incidents	12	Training and Development	20	Responsible Sales and Marketing		
		13	Prevention of Child Labor and Forced Labor	21	Customer Service Management		
				22	Intellectual Property Protection		
				23	Research and Development		
				24	Information Security		
				25	Customer Privacy Protection		
				26	Anti-corruption		

The Group has assessed the materiality of the above potentially material ESG issues and the results are as follows:



4. ENVIRONMENTAL PROTECTION

The Group has established an environmental management system and various environmental management systems, and obtained the ISO14001:2015 environmental management system certification in 2018, carrying out the environmental protection work in a closed-loop management model of planning, implementation, inspection and handling.

4.1 Green Project Operation

The Group adheres to the concept of green operation in property management project operations, and improves energy use efficiency as well as reduces emissions while ensuring the service quality for property owners and tenants.

Energy consumption management

The Group has formulated systems and standards relevant to energy consumption management, including the Management System of Energy Conservation and Emission Reduction in Public Areas and the Management System of Early Involvement in Planning and Design, aiming at the unified management of energy consumption and the detailed requirements for energy conservation practices in projects. The Group has formulated the Implementation Guidelines for Energy Saving and Consumption Reduction to promote the excellent energy saving examples based on the management of the Company's energy consumption.

The measures taken by the Group to reduce energy consumption in project operations include:

- Stipulating the technical specifications for energy-saving lamps, and giving priority to the use of energy-saving lamps on the premises of ensuring the lighting quality;
- Conducting intelligent control over elevator operation and setting automatic dormancy function for lighting and ventilation equipment in the car;
- Replacement of all non-fire emergency lighting equipment in the community's garages with intelligent sensor lights;
- Eliminating the use of incandescent light in public areas, promoting the use of LED energy-saving voice-activated and light-sensitive lamps and adjusting the running time of lighting equipment according to the season and weather in order to reduce the power consumption of lighting equipment;
- Controlling the use time of lighting in equipment rooms according to the actual needs of lighting;
- Carrying out data analysis for energy consumption of project operation and conducting performance assessment on energy management for relevant project managers.

- Carrying out the regular maintenance of facilities and providing in communities with implementing scientific water-saving irrigation methods, such as drip irrigation or rotary jet irrigation, to reduce the use of water resources;
- Carrying out water-saving publicity and implementation for property owners, tenants and employees of the Group to enhance their awareness of water conservation.

Emissions management

The major emissions generated by the Group are the GHG and non-hazardous wastes produced in energy use, where the non-hazardous wastes generally include office waste, domestic waste, kitchen waste and construction waste generated from the operation and maintenance of the property management projects. The Group has established systematic waste classification and normative disposal standards to actively respond to the waste classification requirements of the places where the projects are located.

Waste management practices of the Group include:

- Establishing waste classification stations, encouraging property owners, tenants and employees of the Group to classify garbage while publicising and practicing the knowledge of waste classification;
- Formulating the Standard Operating Procedures for Domestic Waste Removal and Cleaning as the basis for waste management, timely removing and disposing of the waste in public areas, and setting up fixed storage places and waste transfer stations in property management projects. After temporary storage and disposal, non-hazardous wastes such as domestic waste, kitchen waste and construction waste will then be handled by municipal departments or qualified cleaning suppliers uniformly;
- A small amount of hazardous waste generated from project operations, such as waste oil residue and waste paint generated in the process of facility maintenance in communities, should be collected and stored separately by the Group and handled by qualified professional companies.

Environmental management for ground-floor commercial space in communities

The Group has clear requirements on the environmental management for the ground-floor commercial space in communities of property management projects. For example, when catering merchants discharge waste water, they should add oil separation devices and install cooking fume purification devices in accordance with the relevant laws and regulations to meet the relevant acceptance standards of the environmental protection departments, and they will be allowed to start business only after they pass the acceptance inspections.

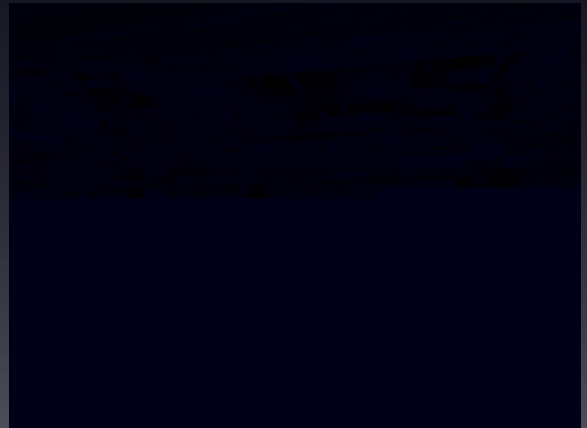
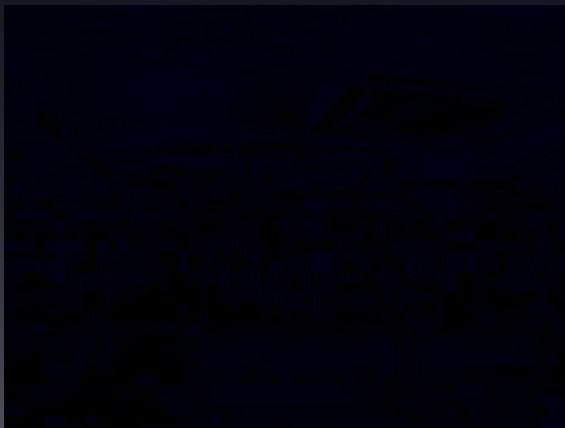
herbaceous succulents, ornamental flowers and trees.

Ecological protection of communities

In the environmental building of property management projects, the Group is committed to reducing environmental impacts by integrating the ecological protection concepts into operations, and paying attention to the protection of ecological environment and biodiversity of communities. The Group carries out a number of ecological protection practices in communities. For instance, the Group grows plant varieties suitable for the climate at the location of the projects, nurses vegetation, and maintains the ecological health of communities. While maintaining the community landscape and vegetation, the Group uses environmentally-friendly pesticides in accordance with national standards and strictly controls the pesticide spray concentration to prevent the harm to soil and water sources.

Smart Lighting Project

During the year, we had made progress on the smart lighting project for over 1,500 lights in the basement by piloting and conducting calculations with our partners. The project was completed in February 2024. In addition to saving energy and reducing emissions, it will also improve the overall lighting in the basement and increase owner satisfaction.



4.2 Green Office

- Purchasing low-energy-consumption office supplies (including electricity, printer, etc.), adjusting properly the running time of electrical appliances according to business needs, and requiring employees to timely switch off the appliances when they leave the workplace; assigning security staff to undertake patrol inspection during non-business hours, and timely switching off unused equipment or switching it to the hibernation mode to reduce power use as well as to ensure electrical safety;
- Specifying the air conditioning temperature in offices, and closing doors and windows when air conditioners are on to avoid wasting electricity while maintaining appropriate temperature in the workplace;
- Requiring all departments to follow the principle of saving when collecting office items, controlling the quantity of office supplies used, and reducing unnecessary material consumption;
- Using duplex printing and copying in office as much as possible, and collecting paper of which only one side is used as recycled paper for reuse;
- Educating employees on water saving, improving all staff's awareness of water conservation, urging them to develop a good habit of saving water by "keeping unused water taps closed" and preventing "leaving the water taps running";
- Proactively promoting waste sorting, communicating waste sorting knowledge to employees, collecting separately domestic waste, office waste and other non-hazardous wastes produced in work places and delivering them to professional companies for treatment; and delivering the small amount of hazardous wastes produced such as waste fluorescent tubes, toner cartridges, and ink cartridges to qualified professional companies or original manufacturers for treatment in compliance with laws.

4.2 Environmental Objectives

Environmental Objectives		Progress during the year
Energy consumption	<p>Formulating a project energy consumption management system covering all of the existing communities and newly developed communities to enhance refined management of energy consumption</p> <p>Increasing the proportion of energy conservation products and equipment used in project communities;</p>	<p>Ongoing monitoring of energy efficiency and timely improvements.</p> <p>Continuing to prioritise the use of energy efficiency labelled products.</p>
Use of water resources	<p>Establishing a monthly submission and early warning mechanism with regard to water consumption to provide early warning and management for projects with abnormal growth in water consumption, so as to control abnormal consumption of water</p> <p>Continuing to facilitate the application of technologies such as micro-irrigation and sprinkler irrigation in the project communities to rationally irrigate and reduce the use of water for greening;</p>	Continuing to raise the awareness of staff and property owners and tenants on water conservation.
Waste disposal	Promoting waste reduction in its projects by urging and guiding employees, property owners and tenants to sort their waste and centrally dispose of recyclable waste.	The waste generation was maintained at the current level.

The Group primarily produces GHG due to energy consumption in the project operation and daily work, and thus no separate GHG emission reduction target has been set for this year.

4.4 Climate Change and Risk Management

In the context of the current trend in the trend of global green development, the focus of national policies, laws and regulations, technologies and the market may shift to low-carbon, which may subject the Group to relevant transition risks in the future to abide by the increasingly stringent carbon reduction compliance requirements.

In response to potential safety issues brought by extreme weather, the Group has formulated and issued the Emergency Plan for Typhoon and Flood, Emergency Plan for Outbreak of Pandemic, Media Response and Public Opinion Guidance for Emergencies and other relevant systems and procedures, and developed a series of measures to minimise the losses resulting from it. For example, when the project communities came across a typhoon, the Group will promptly take measures and set up a working group led by the project manager to arrange inspection work and combat typhoon damage and conduct disaster relief, at the same time, investigate dangerous areas and hidden dangers, develop and improve emergency plans, implement safety measures for disaster prevention and protection and emergency rescue, in order to ensure the safety of personnel.

To address potential transition risks, the Group continuously tracks the implementation and updates of climate change policies that may have a significant impact on business operations, and conducts real-time research on possible policy trends in the future and deploys preparatory work in advance to proactively seek opportunities for low-carbon transition. Climate change comes with risks as well as opportunities.

The Group enhances the efficiency of the use of natural resources in project operations through the promotion and application of energy-saving and emission-reducing technologies and equipment, and continues to promote the sustainable development of the group while saving business costs.

4.2 Environmental Performance in 2023

Based on the nature of the Group's business, gas emissions are mainly GHG emissions generated from the use of fossil fuel-converted electricity and fuels; purchased electricity, purchased steam, purchased chilled liquid, purchased steam and gas (LFG), natural gas, etc. There is no problem with the use of water resources by the Group. As for the wastewater generated in the Group's operation, they are not disclosed.

KPIs: Emissions¹

	Unit	2023	2022
Total GHG emissions ^{2,3}	Tonnes	177,871.91	163,187.38
GHG emissions (Scope 1) ³	Tonnes	194.60	126.46
GHG emissions (Scope 2) ⁴	Tonnes	176,178.31	161,623.15
GHG emissions (Scope 3) ⁵	Tonnes	1,499.00	1,437.77
Total GHG emissions intensity	Tonnes/m ^{2,6}	2.13	2.07
Non-hazardous waste	Tonnes	2,021.28	1,539.02
Non-hazardous waste intensity	kg/m ^{2,6}	0.02	0.02

KPIs: Use of resources

	Unit	2023	2022
Total comprehensive energy consumption ⁷	MWh	243,636.85	228,447.72
Comprehensive energy consumption intensity	MWh/m ^{2,6}	2.91	2.78
Direct energy consumption	MWh	892.26	540.78
Indirect energy consumption	MWh	242,744.59	227,906.94
Water consumption	Tonnes	3,521,476.00	3,363,655.47
Water consumption intensity	Tonnes/m ²	42.11	45.90

- 1 Based on the nature of the Group's business, gas emissions are mainly GHG emissions generated from the use of fossil fuel-converted electricity and fuels;
- 2 The Group's GHG calculation mainly covers carbon dioxide, methane and nitrous oxide. GHG emissions data is presented in carbon dioxide equivalent ("CO₂e"), and was calculated in conformance with the calculation methods and conversion factors as set out in the Guidelines for Calculation Methods and Reporting of Greenhouse Gas Emissions released by National Development and Reform Commission of the PRC ("NDRC");
- 3 GHG Scope 1, which covers the GHG emissions directly generated from the Group's operation;
- 4 GHG Scope 2, which covers the GHG emissions as a result of the Group's consumption of electricity and heat (indirect energy);
- 5 GHG Scope 3 includes GHG emissions from water treatment. Calculation methods and conversion factors adopted were set out in the Appendix II: Reporting Guidance on Environmental KPIs ("Appendix II") issued by the Stock Exchange;
- 6 The gross floor area under management of the Group as of 31 December 2023;
- 7 Total comprehensive energy consumption was calculated based on direct and indirect energy consumption with the conversion factor in General Rules for Calculation of the Comprehensive Energy Consumption (GB/T2589-2020).
- 8 The data for 2022 has been restated for statistical consistency.

5 HARMONIOUS EMPLOYMENT FOR MUTUAL BENEFIT

5.1 Employment and Promotion

The Group strictly complies with relevant laws and regulations like the Labour Law of the People's Republic of China, the Labour Contract Law of the People's Republic of China, and the Law on the Protection of Persons with Disabilities of the People's Republic of China. By developing internal rules and regulations including the Measures for Talent Recommendation Management, the Welfare Management System, the Compensation Management System, and the Attendance and Vacation Management System, the Group standardises such aspects as employment, vacation, compensation and benefits, resignation, promotion and development.

In the recruitment process, the Group emphasises the quality, potential, character, and experience of candidates. At the same time, the Group follows the rule of fair selection and open competition to promote equality and oppose discrimination against employees on grounds of race, nationality, skin colour, religion, gender, age and other factors.

The Group has established the Attendance and Vacation Management System, which specifies employees' working hours and the official holidays they are entitled to, and normalises the process and management model for employees to apply for a business trip and leave.

The Group resolutely prohibits the use of child labour and forced labour. The employee's identity information auto-check in the human resource system and the automatic age identification in the online induction system enable dual verification of employee's identity so as to prevent the employment of child labour. In case of any employment of child and forced labour, the Group will promptly investigate the event and take remedial measures based on the findings of the investigation. During the Reporting Period, to the best of the Group's knowledge, the Group did not have any non-compliance issues in relation to labour laws and regulations.

To further improve the Group's talent recruitment and promotion mechanism, it has launched various online and offline recruitment channels to attract quality talents through the entire internet, colleges and universities. Meanwhile, the Group encourages the growth and development of its employees through establishing an internal job competition mechanism, and has formulated the Measures for Talent Recommendation Management to standardise the process of referral and discovery of internal talents.

In the actual recruitment and promotion of employees, the Group arranges interviewers from multiple departments and different ranks to conduct a comprehensive review, so as to ensure the candidates are treated and judged fairly. Moreover, the Group regularly conducts talent review and keeps building a sound training system for key posts to discover outstanding talents and accelerate its qualified personnel development.

5.2 Compensation and Benefits

The Group actively organises employee activities, including traditional festival celebrations, corporate culture building, team building, employee welfare activities, team physical examination, paid annual leave and other training benefits, as well as housing benefits and property expenses reimbursement based on employee performance.

The Group actively organises employee activities, including traditional festival celebrations, team building, corporate culture building, welfare and care, to enrich the employees' leisure time.



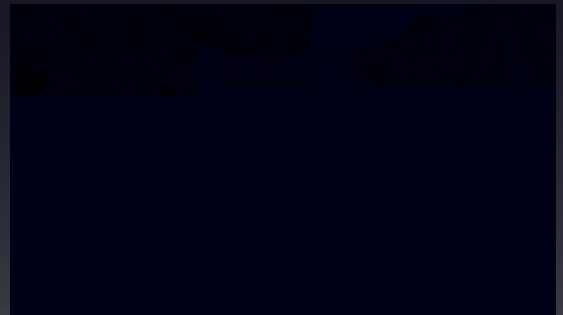
Team Building Activities at the Annual Meeting



2023 Annual Debriefing Meeting



"Embracing Beautiful Life and Enjoying the Fun" Activity



Team Building Activities

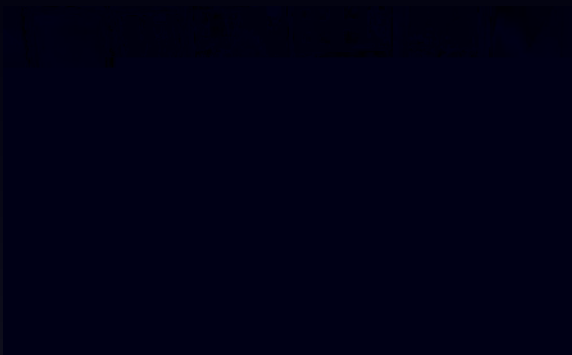
5.3 Development and Training

work requirements and related operating procedures, and conduct professional competence cultivation and evaluation and improve the professional skills of front-line employees. As far as management staff is concerned, the Group aims to enhance multi-task management capability, business capability, and strategic planning capability. It carries out project-based training camps based on staff specialties, and strengthens management training to enhance the management staff's management capability. In terms of senior management, the Group invites senior executives to give lectures based on specific training and conducts training on corporate strategy analysis, and improvement of management capabilities and comprehensive operation abilities.

The training programs launched by the Group include:

- Management trainees program: During the year, we continued to implement the management trainees program. In order to enable the trainees to fully understand and integrate into the company's culture, enhance the ability of teamwork, strengthen personal qualities, and realise the change from student to workplace. We have organised a Management Trainee Orientation to welcome the young and energetic management trainees. Through activities such as mentor guidance, cultural learning, and project observation, they have completed the role transformation from "college students" to "formal employees of the Group", commencing their way to growth and success at Roiserv.
- "Environmental supervisor training camp": It was participated by the environmental supervisors of each

Our environmental management system is based on the concept of continuous improvement through learning from our mistakes, incorporating others' mistakes, and applying those experiences to our own work.



5.4 Employee Communication and Care

The Group has established a communication system to ensure that employees can communicate with the Group and management through communication channels. The Group also makes full use of various communication channels to plan and continuously improve the plan implementation to ensure the needs of employees' concern are addressed and solved.

To assist the Company to serve its employees, protect their legitimate rights and interests and create a harmonious working atmosphere, the Group has established a labor union and formulated the Labor Union Management System to regulate the management of the labor union. While protecting the rights and interests of employees, the Group's labor union closely liaises with its employees, listens to and reflects their opinions and requests, helps them solve their difficulties and carries out a number of caring activities.

5.5 Employees' Health and Safety

The Group stresses the health and safety of employees, and is committed to creating a healthy, safe, harmonious, friendly, reassuring and comfortable working environment. The Group has established an occupational health and safety management system and obtained the ISO45001:2018 certification. The human resource department of the Group has appointed dedicated persons responsible for employees' health management, which includes statistics and management of the health, physical examination and vaccination of people on each post.

For the health and safety management in the workplace of property management projects, the Group has formulated the Management System of Employees' Safety and Health, which contains education and training on employees' health and safety, environmental safety and fire safety in workplace, to protect employees' safety and their physical and mental health. The Group also identifies safety risks in the working areas of projects and makes corresponding safe work requirements. For instance, the system provides that flame operations in high-risk areas such as transformer room, distribution room and generator room must be approved by the manager of property service centre and conform to the relevant operating rules and procedures for flame operations established by the Group, and the operators shall wear protective equipment.

For the health and safety management in employees' daily life in offices and living areas, the Group has formulated the Measures for Dormitory Management and Systems for Canteen Management which specifies electricity safety, fire safety, gas safety, anti-theft security, food safety, etc. in staff dormitories and canteens, and implemented the following safeguards for employees' health and safety:

- Providing extinguishers and fire safety signs in office areas, and prohibiting smoking in office areas for fire safety;
- Requiring employees to use appliances and power strips safely and not having them run at full capacity for electrical safety;
- Equipping front-line employees (repairers, gardeners, and canteen workers) with labour protection supplies such as insulating boots and gloves for operation safety;
- Regularly checking the Safety Check Records for dormitories and canteens for the safety of employees and equipment in dormitories and canteens.

5.2 Employment, Health and Safety, Employee Training Performance

		2023	2022
		7,743	7,146
Number of employees by employment type (persons)	Regular employees	7,743	7,146
	Other categories	0	0
Number of employees by gender (persons)	Male	4,166	3,607
	Female	3,577	3,480
Number of employees by age group (persons)	Aged 30 and below	1,329	1,475
	Aged 31-50	4,894	4,483
	Aged over 50	1,520	1,189
Number of employees by geographical region (persons)	Mainland China	7,743	7,146
	Hong Kong, Macau and Taiwan	0	1
Total employee turnover rate (%)		53.74	64.84
Employee turnover rate by gender (%)	Male	46.88	57.64
	Female	61.36	72.49
Employee turnover rate by age group (%)	Aged 30 and below	78.96	85.84
	Aged 31-50	49.65	59.53
	Aged over 50	41.79	51.66
Employee turnover rate by geographical region (%)	Mainland China	53.73	64.84
	Hong Kong, Macau and Taiwan	0	0

KPIs: Health and safety

	2023	2022	2021
Total number of work-related fatalities (persons)	1	0	2
Work-related fatality rates (%)	0.01	0.00	0.02
Days lost due to work-related injuries (days)	4,227.0	3,170.0	645.5

Roisery Lifestyle Services Co., Ltd. Environmental, Social and Governance Report 2023

9.2 Quality Service

The Group has implemented a system to provide a standardised basis for the implementation of the Group's service management. Meanwhile, the Group has formulated the *Standardisation Standard Manual*, with system standards and implementation procedures well defined, so that employees can clearly and efficiently understand management standards and service specifications when implementing relevant requirements.

The Group continued to strengthen the service management system, carried out quality supervision, consolidated the concept of quality service, and continuously improved the service quality. In 2023, the Group's measures to enhance its service quality included:

- Continuously revising and improving the current system documents in combination with the operation of the system, optimising the internal control process, and improving the work efficiency of the front-line employees;
- Compiling a full-process service manual of "Warm Housekeeper (馨管家)" which covers the full-cycle service content of the housekeeper, so as to standardise the work process and standards, and to provide quality services;
- Carrying out quality control with the three-level mode for supervision and inspection of "headquarters, branches and projects", and standardising the business development by general-level positions;
- Creating a model project by setting up six dimensions of selection criteria including satisfaction survey, quality inspection, on-site acceptance, project highlights, etc., so as to set a benchmark for service quality.

Full life cycle & full service chain

Adhering to its service concept of "Full Life Cycle & Full Service Chain", the Group provides property owners with quality services that cover all chain stages for the establishment and operation of property management projects.

- Early-stage intervention: In the early stage of the completion of the project, the Group begins to conduct in-depth research on it, builds a profound understanding, drafts a property service management plan, enters the community to found a property service centre, and performs service personnel training and drills;
- Delivery inspection: Acceptance inspection of the project delivered by the builder aims to submit the identified problems to the builder for settlement and track the rework results, ensure the quality of the community's appearance and use of equipment, and assist the property owners to complete the house delivery;
- Operation management: In the operation phase, the Group establishes property owners relationships with customers, and improve the life and living quality of property owners through environmental management, safety management, project management, special services and emergency handling services.

- **Stability period:** In the stage of repair and renovation, the Group understands the property owners' family structure as well as their interests and hobbies, so as to establish service outlets.
- **Stability period:** The Group strengthens the understanding of property owners through long-term contact, actively discusses the convenience of the community with the property owners and solves the problems encountered in their lives. Meanwhile, the Group actively organises community cultural activities, analyses the use of community equipment and carries out its improvement/maintenance;
- **Regular property owner period:** The Group maintains and renovates various equipment and facilities in the community, especially key contact outlets, and increases fine convenience services, so as to eliminate "aesthetic fatigue". Meanwhile, the Group practically understands property owners' needs to adjust service products, and conducts satisfaction surveys.

Housekeeper service

Through the connectivity day and night between the housekeeper and the property owners, the housekeeper understands property owners' ideas and needs and builds mutual trusts. To ensure property owners' service needs can be dealt with at any time, and property owners can enjoy the considerate service from housekeepers at any time, the Group's housekeeper as the main channel for the property owners to link with the Group is defined as: The Group defines "steward" as:

- **A cultural propagator:** Being a good promoter of corporate culture, whose every word and deed represents the genuine feelings of the Group to property owners, and helps build a warm community atmosphere for customers;
- **An emotional liaison:** Being the emotional liaison between property owners and the Group, thinking about what property owners think, and creating a happy and secure living space for all property owners;
- **A business linker:** Being a good business linker to improve service capabilities, integrate service resources, and help realise the "good life" of the property owners' community.

Intelligent community

Based on a deep understanding of the industry and the continuous pursuit of service quality, the Group adheres to a sustainable innovative development strategy, enhances the application of intelligent systems, and integrates mobile Internet, big data, artificial intelligence and other technologies to independently develop community service APP "Rice Community" and "Rice Home", an intelligent property operation management platform of the Group, which aims to provide property owners with all-round intelligent community life services based on the "Internet + Property" model.

2.2.2 Smart Community

- Smart property: online collection of property management fees, water and electricity charges, online processing of complaints and call for repairs, parking lot management, surrounding security and smart security access control, etc.;
- Value-added services: community supermarkets and group buying; community housekeeping services, car wash services and canteen services, etc.;
- Data analysis: analysis of facility and equipment operation data and staff service evaluation data to be carried out to improve the quality of the community's equipment management, and to optimise owner services.

Meanwhile, the Group utilises the "Rice Home" APP to perform systematic job management. Its specific functions are as follows:

- Facility and equipment management system: different facilities and equipment in the community are connected through the online management system that displays in real-time the operating status of the equipment in the community and matches it with the dynamic maintenance plan to improve the efficiency of equipment operation;
- Employees' operation management system: The "work order competition" model of reporting work orders is set up. After processed intelligently, the work orders are automatically matched to the closest and most appropriate operators. The employees accept and process accordingly on the platform to realise "Confirm an order within 3 minutes, go for repair within 30 minutes" to the full extent;
- Intelligent patrol system: to ensure the implementation of basic patrol in the community, improve the efficiency of personnel management and work effect, and help community managers understand the status of the community in a timely manner.

In addition, the Group uses the business intelligence system to compile and analyse information and, with the combination of the practical needs of the various departments of the company, produces various reports, such as complaint work orders, resource usage reports and operational reports, which are used in the performance appraisal of various business departments of the company to motivate their business execution capability in an immediate and effective manner.

- YOHO Night Market of Zhanjiang Company:

- On August 27th, “YOHO Night Market – Igniting the Fireworks of the City” was held at Zhanjiang.
- The homeowners bring out “treasures” from their homes, called out to sell them, and together created a vibrant community scene filled with excitement.

- Through the activity, the owners developed their social communication skills and cultivated the good habits of diligence and industry.

YOHO Night Market of Shijiazhuang Company:

- Owners participated in the flea night market, calling out for sales in the crowd.
- The items at the stalls were gradually being sold out while customers of all ages were happily interacting.
- Through such activities, owners found the simplest pleasures, and the community became more vibrant.

These YOHO Night Market activities not only enriched the lives of the owners, but also strengthened the cohesion of the community, giving everyone a greater sense of belonging and happiness. With the goal of building a culture of “family”, Roiserv made the community a warmer and more loving place.

Convenient community services

The Group's Community Business Division has always adhered to the service philosophy of “providing convenient and secure one-stop services for property owners and residents of the community”, aiming to provide quality services to the satisfaction of property owners. The Group has formulated relevant systems such as the “SOP Manual of YOU MEAN Convenience Store” (《優米便利店SOP手冊》), “Car Washing and Beauty Process Standard” (《洗美流程標準》) and “Roiserv House Improvement Supply Quality Commitment” (《榮萬家美居供應商品質承諾書》) to regulate the services and management standards of its partners in community convenience stores, car beauty and house renovation, so as to create a quality shopping, car washing and beauty as well as house improvement experience for property owners. The Group has a dedicated person responsible for the above services and has put in place a number of measures to manage and control the quality of its services. The specific measures include:

- Retail business: Conducting a survey on the daily consumption products of property owners in Roiserv

6.2 Property Owners' Security Assurance

Regarding the Equipment Management, the Group has formulated the *Community Vehicle Management and Transportation and other equipment operation regulations*, which clearly stipulate the maintenance frequency and operation safety requirements of equipment in the community. The Group has taken a number of measures to ensure the safety of property owners, including:

- Conducting fire drills no less than twice a year and anti-theft drills no less than once a quarter to normalise the awareness of risk prevention and control;
- Adopting the principle of separation of people and vehicles in the community planning to reduce the impact of car flow in the community, and to verify the identity of visitors at the entrance of the community;
- Carrying out special actions such as "Zero Hidden Danger Actions", "Safety Production Month" and "Pre-holiday Risk Inspection" in stages every year to standardise the safety management actions in the community and improve the risk handling skills of security guards.

At the same time, in order to respond to emergencies in an orderly manner and minimise emergencies and the damages they cause, the Group has formulated the *Emergency Plan Management Guideline* and emergency response procedures to standardise the procedures for handling emergencies. When an emergency occurs, the on-site employees shall report the emergency in a timely manner and call the police; the leaders shall immediately rush to the scene after receiving the notice, organise the accident site protection work, and cooperate with the police in respect of investigation. After the handling of the accident, the Group will summarise and archive the relevant data, sum up experience and strengthen safety management education to ensure the basic life safety of property owners.

5.2 Property Owners' Complaints & Satisfaction

The Group has actively collected suggestions and opinions from property owners and customers through such channels as face-to-face complaints, online complaints via the APP, complaints via housekeeper WeChat account and 400 hotline. The Group has promoted the improvement of property services and improved customer satisfaction through timely feedback on customer service experience. The Group has established customer service for social commerce business and assigned special personnel to handle complaints from property owners related to social commerce business.

The Group sets up a dedicated housekeeper to handle complaints. It is stipulated that the complaints will be responded to within 24 hours and the 400 customer service centre will make return visits. For complaints that cannot be handled immediately, feedback and handling measures must be given within 24 hours. For the handling of specific complaints, the housekeeper needs to report the progress of the handling to the property owners every 72 hours. The conditions for closing the work order are dependent on the property owner's evaluation. If the owner's evaluation is satisfied, the work order will be closed in a closed loop, and if unsatisfied, the complaint will continue to be handled.

In order to effectively handle customer appeal, the Group has adopted a complaint escalation warning function. For unhandled customer complaint, it will be reported to the project manager if unhandled over 7 days, or to the regional general manager if unhandled over 15 days, or to the quality management department of the headquarters if unhandled over 30 days. Through the level-by-level early warning system, it is ensured that the customer's appeal is effectively dealt with.

With an aim to realise the standardised management and retention of property owner's reporting and complaint data, the Group has improved the efficiency of personnel management by solidifying the daily inspection actions, and applied information-based property management methods to avoid the risk of information loss caused by offline records, and realise the online circulation and effective closed-loop of information, thereby enhancing the quality of daily management and customer satisfaction.

In 2023, the Group received 2,393 complaints in relation to properties, all of which have been dealt with in accordance with the said mechanism.

7. COMPLIANCE OPERATIONS

7.1 Anti-corruption

The Group shows zero tolerance to corruption and fraud, and severely combats and eradicates any form of corruption, fraud, bribery, blackmail, money laundering and other incidents. The Group strictly abides by relevant laws and regulations, including but not limited to the Criminal Law of the People's Republic of China, the Anti-Unfair Competition Law of the People's Republic of China, and has formulated and issued the Integrity and Self-discipline Code, the Implementation Rules for Reporting, Confidentiality, Protection & Reward, the Implementation Rules for Supervision Information Publicity, the Implementation Rules for Cash Gift and Gift Disposal, the Implementation Rules for Employee Reporting and other management systems to regulate employees' behaviour. Among them, the Integrity and Self-discipline Code of the Group as an integral part of the labour contract must be signed by all employees when onboarding. At the same time, the Group regularly conducts staff's integrity training based on the above rules.

In terms of reporting and whistle-blowing, the Group has established reporting channels such as telephone, WeChat, and email, and abides by the Implementation Rules for Reporting, Confidentiality, Protection & Reward to protect whistle-blowers and clarify the rewards to them.

In terms of integrity training for employees, the Group conducts integrity culture presentations with different contents based on the business conducted by employees at different levels, and fraud cases investigated and dealt with by the Company according to the relevant clauses in the Integrity and Self-discipline Code. During the year, the Group carried out 5 integrity-related trainings for employees, involving anti-corruption measures, integrity discipline, financial discipline and organisational discipline.

In 2023, the Group and its employees did not involve in any violations of corruption, bribery, fraud and money laundering or related lawsuits.

7.2 Publicity & Advertising Management

In accordance with relevant national advertising laws and regulations, the Group strictly reviews product publicity content to prevent exaggerated, distorted, untruthful, and indelicate content. Regarding the review of content such as official website publicity articles and official account tweets, the legal and branding departments of the Group jointly review the promotional materials to ensure that the images and texts are legal, compliant, objective and accurate.

7.3 Intellectual Property Protection

- Regularly investigate the infringements of the trademark and of the Group's name and trademark, immediately communicate with the related party upon discovering such infringement, and request it to make rectification and replacement;
- The legal and branding departments review the intellectual property in official website publicity content, and public account tweets to prevent infringements upon images, fonts, text, etc.;
- The ownership and protection of intellectual property rights are made clear in the Rice Community APP user agreement.

7.4 Information Security & Privacy Protection

The Group attaches great importance to the information security and privacy protection of property owners and customers, strictly abides by the Cyber security Law of the People's Republic of China, the Information Security Technology & Personal Information Security Regulations of the People's Republic of China and other relevant laws and regulations, and has formulated privacy management policies such as the Customer Information Management Regulations to provide guiding specifications in terms of information access permission, cloud data security, and data leakage emergency protection.

In terms of access permission, the Group strictly controls employees' access to customer privacy, implements the principle of not storing non-business customer information, and continuously improves the Company's internal systems and access systems. At the same time, the Group uses a self-developed access control system to double-protect and encrypt customer privacy information, and conduct regular inspections to review the process and check for deficiencies.

In terms of protection of property owners' data stored in the customers' cloud, the Group regularly monitors the number of accounts and their usage, and accordingly formulated emergency plans to prevent consumers' data leakage. In the meantime, the Group has improved the ability to detect and identify, understand and analyse, and respond to and dispose of security threats from a global perspective, and implemented real-time upgrades to technologies such as internal firewalls to ensure the full-process encryption of information.

When responding to data leakage emergencies, after receiving and identifying an alarm of abnormal customer data call, the Group limits and downgrades temporary services, and controls the amount of information retrieved. After discovering the signs of leakage, the Group collects and retains them on the spot, and reports them to the public security and judicial systems urgently to minimise the impact of the accident within the minimal time and protect the privacy of customer information to the greatest extent.

2.2.2 Environmental Management

2.2.2.1 Supply Chain Management

Environment and other management systems to guide and standardize supply chain related management work, as well as the management of suppliers.

In terms of supplier access, the Group requires relevant departments to check the company qualifications, past services experience, and performance of all suppliers. Labour outsourcing suppliers shall be inspected in terms of the scale and quality of their cooperation projects, project maintenance suppliers shall be reviewed in terms of whether their maintenance records are detailed and comprehensive, and material procurement suppliers shall be inspected in terms of the completeness of their categories and their satisfaction of quality requirements. Meanwhile, the Group has conducted on-site inspections on the offices and service sites of all suppliers newly engaged in 2023, and reviewed their management structure, financial condition and capital flow status.

In terms of supplier evaluation, the Group conducts service quality evaluations on a monthly basis, and conducts evaluations in different dimensions for different types of suppliers. For those with lower evaluation scores, the Group will organise relevant departments to communicate with the supplier's responsible person to understand the current status of the supplier and the reason for the low evaluation score. At the same time, the Group conducts a summary of supplier evaluations at the end of each year. Suppliers with repeatedly low assessment scores or defaults will be blacklisted upon the awareness of objective circumstances.

In addition, the Group incorporates the supplier's ESG performance into the considerations of supplier access and evaluation and gives priority to environment-friendly products during procurement to respond to the relevant environmental requirements. For instance, the garbage transfer vehicles and snow plows purchased by the Group for provision of property services to the Winter Olympic venues are all new energy and environment-friendly vehicles.

Number of suppliers by geographical region

Geographical region of suppliers	2023	2022
Mainland China	574	559

¹ The data for 2022 has been restated for statistical consistency.

8. GIVING BACK TO SOCIETY

Continuing to participate in social welfare, the Group will play full role in fulfilling its responsibilities and mission as a corporate citizen, achieve its contribution and give back to the society and people through every act of kindness. During the year, the Group undertook the following activities to give back to the community:

- "Sunshine SPA – Making 'Quilt' Warmer": As a branded community activity of Roiserv, this activity was aimed to free the hands of busy owners, infuse the quilt with warmth, and blend the scent of summer sunshine into their dreams. The housekeepers set up a drying area, prepared various cleaning and drying tools for quilts, and carefully aired each set of bedding. While the quilts enjoyed a "SPA" in the sunshine, the housekeepers were also busy ensuring that all quilts would safely return "home" after drying. This summer, Roiserv guarded the owners' beautiful lives with sunshine and happiness, making every night full of warmth and comfort.

3. ESG REPORTING GUIDE CONTENT INDEX

ESG INDICATOR	REPORTING GUIDE	SECTION
General Information	Information on: (a) the policies and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to air and greenhouse gas emissions, discharges into water and land, and generation of hazardous and non-hazardous waste.	General Project Operation Green Office
KPI A1.1	The types of emissions and respective emissions data.	Environmental Performance in 2023
KPI A1.2	Total greenhouse gas emissions (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility).	Environmental Performance in 2023
KPI A1.3	Total hazardous waste produced (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility).	The small quantity of hazardous wastes produced in the Group's operation have all been treated or recycled by professional companies and have not had significant environmental impact, and thus are not disclosed.
KPI A1.4	Total non-hazardous waste produced (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility).	Environmental Performance in 2023
KPI A1.5	Description of emissions target(s) set and steps taken to achieve them.	Green Project Operation Green Office Environmental Objectives
KPI A1.6	Description of how hazardous and non-hazardous wastes are handled, and a description of reduction target(s) set and steps taken to achieve them.	Green Project Operation Green Office Environmental Objectives

ESG INDICATOR	REPORTING GUIDE	SECTION
KPI A2.1	Green and brown energy consumption by type (e.g. electricity, gas, oil) in total (kWh in 1000s) and intensity (e.g. per unit of production volume, per facility).	Environmental Performance in 2023
KPI A2.2	Water consumption in total and intensity (e.g. per unit of production volume, per facility).	Environmental Performance in 2023
KPI A2.3	Description of energy use efficiency target(s) set and steps taken to achieve them.	Green Project Operation Green Office Environmental Objectives
KPI A2.4	Description of whether there is any issue in sourcing water that is fit for purpose, water efficiency target(s) set and steps taken to achieve them.	Green Project Operation Green Office Environmental Objectives
KPI A2.5	Total packaging material used for finished products (in tonnes) and, if applicable, with reference to per unit produced.	Packaging materials were not used due to the nature of the business
Aspect A3		
General Disclosure	Policies on minimising the issuer's significant impacts on the environment and natural resources.	Green Project Operation <ul style="list-style-type: none"> – Environmental management for ground-floor commercial space in communities; – Environmental hygiene management of property owners; – Ecological protection of communities
KPI A3.1	Description of the significant impacts of activities on the environment and natural resources and the actions taken to manage them.	Green Project Operation <ul style="list-style-type: none"> – Environmental management for ground-floor commercial space in communities; – Environmental hygiene management of property owners; – Ecological protection of communities

ESG INDICATOR	REPORTING GUIDE	SECTION
KPI B3.1	The percentage of employees trained by gender and employee category (e.g. senior management, middle management).	Employment, Health and Safety, Employee Training Performance
KPI B3.2	The average training hours completed per employee by gender and employee category.	Employment, Health and Safety, Employee Training Performance
Aspect B4 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 lab.04c9Tj0 T924.105 T7.6 B46.8ET1.0EETJning	

ESG INDICATOR	REPORTING GUIDE	SECTION
	regulations that have a significant impact on the house relating to health and safety, advertising, labeling and privacy matters relating to products and services provided and methods of redress.	
KPI B6.1	Percentage of total products sold or shipped subject to recalls for safety and health reasons.	No production and transportation of products were involved due to the nature of the business
KPI B6.2	Number of products and service related complaints received and how they are dealt with.	Property Owners' Complaints & Satisfaction
KPI B6.3	Description of practices relating to observing and protecting intellectual property rights.	Intellectual Property Protection
KPI B6.4	Description of quality assurance process and recall procedures.	Quality Service
KPI B6.5	Description of consumer data protection and privacy policies, and how they are implemented and monitored.	Information Security & Privacy Protection

ESG INDICATOR	REPORTING GUIDE	SECTION
	Significant events that have a significant impact on the issuer relating to bribery, extortion, fraud and money laundering.	
KPI B7.1	Number of concluded legal cases regarding corrupt practices brought against the issuer or its employees during the reporting period and the outcomes of the cases.	Anti-corruption
KPI B7.2	Description of preventive measures and whistle-blowing procedures, and how they are implemented and monitored.	Anti-corruption
KPI B7.3	Description of anti-corruption training provided to directors and staff.	Anti-corruption
Community		
Aspect B8		
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.	Giving Back to Society
KPI B8.1	Focus areas of contribution (e.g. education, environmental concerns, labour needs, health, culture, sport).	Giving Back to Society
KPI B8.2	Resources contributed (e.g. money or time) to the focus area.	Giving Back to Society