

05 Environmental Protection



Material Topics

303 Water and Effluents

305 Emissions

Why It's Material to Sinyi

In the face of climate change and daily environmental deterioration, Sinyi Realty believes that the best response is to give back to society what we take from it. While simultaneously pursuing reasonable profits for our real estate brokerage services, we should also value the resources that the planet provides us with and do all that we can to promote climate action and innovative green services. In addition to raising awareness among consumers of carbon reduction and energy saving, such efforts can also help us reduce our operating costs and strengthen competitiveness, thus making a concrete contribution toward our sustainable development.

Highlights



**PAS2060
Achievement of
Carbon Neutrality**
8 Branches



**Low Carbon
Product Reward**
Awarded by the Environmental
Protection Administration



**Best Environmental
Excellence Award**
Awarded by the 11th
Annual Global CSR Awards



Circular Economy
Promoted Borrowing
Goods and Services
within Communities

Management Approach

103-1 | 103-2 | 103-3

Core Targets and Vision

Sustainability Principle | Pioneering Environmental Awareness in the Service Industry

Sinyi Realty has long considered sustainable development as our responsibility. In implementing CSR on the environmental side, we have focused on two major topics, namely low-carbon services and eco-efficiency, while continuing to reduce our carbon emissions and to use resources more efficiently. By integrating internal and external resources, we can boost corporate competitiveness to achieve the 2025 goals, being “10% reduction in carbon emissions per real estate transaction, 10% reduction in carbon emissions of electricity consumption per person, and 15% reduction in per capita water consumption, (baseline year: 2017)” while making efforts to support the sustainable development of the planet.

Performance Highlights in 2018

Low Carbon Services

SDG 12 | SDG 13

Climate change is one of the most pressing issues facing the planet, but, along with it, a few opportunities have also arisen. We are working to lead our customers through a transition to a low-carbon economy, aiming to mitigate the impact of climate change.

(Baseline Year: 2017)



-7.94 %

Carbon Emissions of per Real Estate Transaction

Eco-Efficiency

303 | 305 | SDG 6 | SDG 12 | SDG 13

Eco-efficiency is a concept that is built around seeking economic and environmental win-win situations, and presents an opportunity for businesses to turn the current crisis into a springboard for transformation. By understanding the risks and returns involved in eco-efficiency initiatives, we strive to build a new model of sustainability for the real estate industry.

(Baseline Year: 2017)

Electricity Consumption



-0.27 %

Electricity Consumption
for a Year

Electricity Consumption per Person



-4.34 %

Carbon Emissions of
Electricity Consumption
per Person

Paper Usage



-17.53 %

Paper Usage of per
Real Estate Transaction

Per-Capita Water Usage



-13.96 %

Per-Capita
Water Consumption

Corresponding to the Sustainable Development Goals (SDGs)

Sinyi supports the SDGs. These SDGs in particular are relevant to our work on Environmental Protection:

Learn more about the Sinyi SDGs Goals and Targets



SDG6

Clean water and Sanitation



SDG12

Responsible consumption and production



SDG13

Climate action

Low Carbon Services

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Material Topics

305 Emissions

Meaning to Sinyi

Although the real estate industry is not a major producer of carbon emissions, Sinyi Realty has not only established a basic foundation in carbon reduction internally but have also begun to actively promote green services in the hope of having a positive influence on the industry as a whole.

Our Commitments

Sinyi places great importance on environmental sustainability by setting out specific ways of operation to reduce carbon emissions from each of our services. These ways of operation, including green services and energy conservation, make us take more responsibility to reduce our impact on the environment.

Responding to Climate Change and Risk Analysis

Sinyi has incorporated climate change into our major risks of sustainable operations. Not only do we pay close attention to trends in global climate change and analyze the attendant risks, but we also develop innovative green services by undertaking a systematic analysis of environmental and economic benefits and conducting annual inventories to contribute to the achievement of global goals.

 In-depth reporting: p. 23-24

2018 Goals

-2%

Carbon Emissions of per Real Estate Transaction

Baseline Year: 2017

What We Achieved

-7.94%

✓ Achieved

Carbon Emissions of per Real Estate Transaction

Baseline Year: 2017

How We're Doing It

Responsibility

Total Ethical Management Committee—Green Management Group

Resources

HR: Real Estate Management Department, Digital Intelligence Center, General Affairs Administration Group
Knowledge: Sinyi Lecture Hall Environmental Care Courses

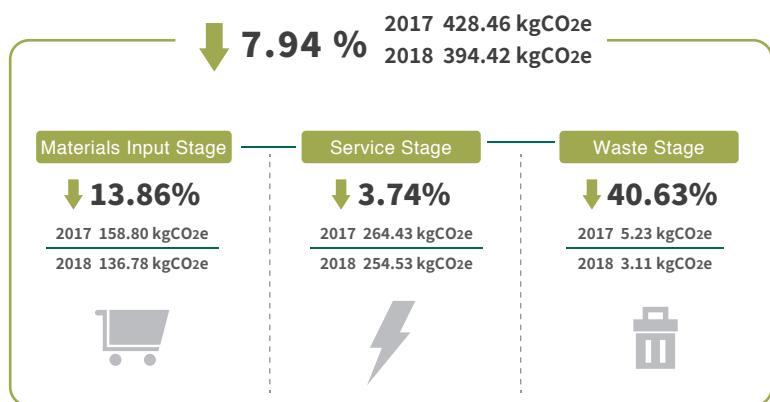
Grievance Mechanisms

[Stakeholder Engagement section](#)

Evaluation Mechanisms

Obtaining ISO certification and setting annual goals.

Carbon Emissions of per Real Estate Transaction in 2018

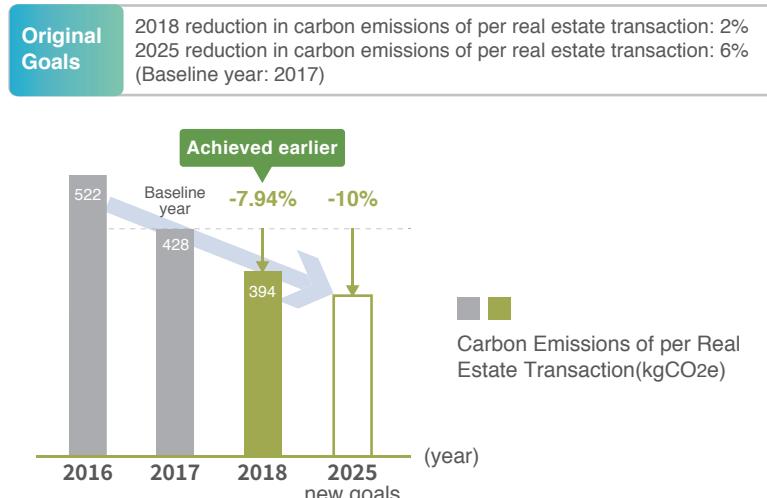


2025 carbon footprint goal has been achieved earlier.

Sinyi has reduced emissions by 7.94%, thus achieving our 2025 goals, namely “achieving a 6% reduction in service carbon footprint by 2025.” (Baseline year: 2017)

Re-set 2025 Emissions Reduction goal

Sinyi has redefined our green goals to read as “achieving a 10% reduction in service carbon footprint by 2025.” (Baseline year: 2017)



Product Carbon Footprint Label and Carbon Reduction Label of Real Estate Operation Services

Sinyi calculated the carbon footprint of real estate operation services and received the Carbon Reduction Label, resulting from our early achievement of carbon reduction goals when compared with the baseline of carbon footprint label.

For more information

Drafted world-first real estate operation services product category rules (PCR)
<http://csr.sinyi.com.tw/environment/PCR.pdf>

Product Carbon Footprint
<http://csr.sinyi.com.tw/en/environment/carbon.php>

Eco-Efficiency

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Material Topics

303 Water and Effluents
305 Emissions

Meaning to Sinyi

As the global economy and the pressure to reduce carbon emissions in response to climate change continue to grow, Sinyi Realty continues to actively launch climate sustainability policies in the hope of providing our customers with even more innovative green services to contribute to energy conservation.

Our Commitments

As the global economy and the pressure to reduce carbon emissions in response to climate change continue to grow, Sinyi Realty continues to actively launch climate sustainability policies in the hope of providing our customers with even more innovative green services to contribute to energy conservation.

2018 Goals

-1%
Carbon Emissions of Electricity Consumption per Person

Baseline Year: 2017

-3%
Per Capita Water Consumption

Baseline Year: 2017

What We Achieved

-4.34% ✓ Achieved
Carbon Emissions of Electricity Consumption per Person

Baseline Year: 2017

-13.96% ✓ Achieved
Per Capita Water Consumption

Baseline Year: 2017

How We're Doing It

Responsibility
Total Ethical Management Committee—Green Management Group

Resources
HR: General Affairs Administration Section, branches Taiwan-wide, Real Estate Management Department

Grievance Mechanisms
Stakeholder Engagement section

Evaluation Mechanisms
Obtaining ISO certification and setting annual goals.

Highlights 01

Continuing to improve performance of Eco-Efficiency

SDG 6 | SDG 12 | SDG 13



Management System

Action Plan 1
Improve Energy Efficiency

ISO50001
ISO14001



4.34%

Action Plan 2
Improve Emissions Reduction Performance

1,416.8 (kgCO₂e)
Carbon Emissions of Electricity Consumption per Person

PAS2060
ISO14064-1



17.53%

Action Plan 3
Reduce Paper Usage

26.17(kg)
Paper Usage of per Real Estate Transaction



13.96%

Action Plan 4
Use Water More Efficiently

16.04(kL)
Per-Capita Water Consumption

ISO14046

Highlights 02

Circular Economy

SDG 12

The circular economy is an important global trend in the current state of eco-efficiency. As such, Sinyi Realty engages in the recycling economy through our daily services. Following our frequent and deep contact with community tenants, we have developed a local recycling economy, namely community item borrowing service. Our branches purchase less used items such as power tools to lend to community tenants when they need it. In 2019, this system has been implemented in 32 branches, allowing the spirit of waste reduction to take root and create environmental symbiosis.



Action Plan | 01 Improve Energy Efficiency SDG 13**Continuously auditing ISO50001 Energy Management System and ISO14001 Environmental Management System to implement the Sustainable Development Policy**

In response to energy conservation issues, Sinyi Realty has introduced the Japanese Ubiteq Be Green Next (UGS) energy management system and have passed several ISO certifications, thus identifying our risks and opportunities in order to redefine our relevant energy policies and then to develop our environmental management plans to achieve energy conservation and operation cost reduction goals.

Action Plan | 02 Improve Emissions Reduction Performance**Greenhouse Gas Inventory**

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In accordance with ISO/CNS 14064-1 requirements, our inventory includes direct (Scope 1) GHG emissions, energy indirect (Scope 2) GHG emissions, and other indirect (Scope 3) GHG emissions. In 2018, Sinyi Realty's total GHG emissions were 6,924.902 tonCO₂e.

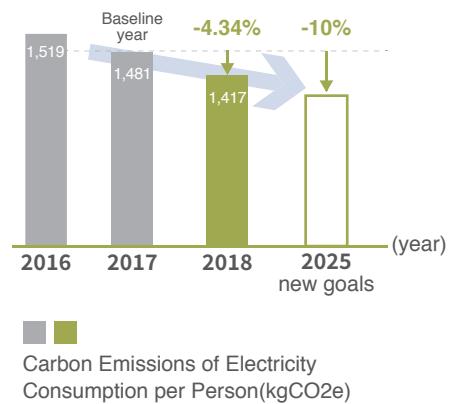
Sinyi's Carbon Emissions of Electricity Consumption (Head Office and Operating Locations)

2018 total electricity consumption was 11,096.8 MWh.

2018 carbon emissions of electricity consumption per person were 1,416.8 kgCO₂e. Compared with 2017, we have reduced carbon emissions by 4.34%, **thus achieving our goal of making a 4% reduction by 2025 earlier**.

Original Goals

2018 reduction in carbon emissions of electricity consumption per person: 1%
2025 reduction in carbon emissions of electricity consumption per person: 4%
(Baseline year: 2017)

Achieved earlier**Re-set 2025 Emissions Reduction goals**

Sinyi has redefined our green goals to read as "achieving a 10% reduction in carbon emissions of electricity consumption per person by 2025." (Baseline year: 2017)

For more information

Sinyi Realty Greenhouse Gas Inventory Boundaries and Results and chart of Total Emissions of Seven Major Greenhouse Gases
<http://csr.sinyi.com.tw/en/environment/greenhouse-gases.php>

Note 1: In 2015, 0.528kgCO₂e/kWh; in 2016 and 2017, 0.529kgCO₂e/kWh; in 2018, 0.554kgCO₂e/kWh.

Note 2: Greenhouse gas emissions were calculated in line with the GWP values used in ver. 6.0.3 of the Environmental Protection Administration's Greenhouse Gas Emissions Factor Management Chart. GWP values are mainly drawn from the IPCC's 2007 Fourth Assessment Report.

Carbon Neutrality

Being in line with national policies and international standards, Sinyi has continually implemented plans for carbon management. In 2018, we promoted carbon neutrality projects, extending to the branches in specific cities where our business base is located, including the Tianmu E. Rd., Linkou, Zhongli, Zhubei High-speed Railway, Fengjia 12th Redevelopment Zone, Changhua Dapu, Chongshan, and Chenggong Hanshin branches. By passing the third-party PAS 2060 verification, we announced our successful achievement of 2018 carbon neutrality declaration.

For more information

Verification Opinion Statement of Carbon Neutrality Declaration:
<http://csr.sinyi.com.tw/en/other/verification-report.php>



Action Plan | 03**Reduce Paper Usage**

SDG 12

Strengthen Green Paperless Marketing Tools

While calculating Sinyi's emissions of carbon footprint, we found paper usage for marketing constituted the largest proportion of carbon emissions. We have prioritized the reduction in service paper usage as one of our green goals and have introduced innovative green services, including digital dispatches and social platforms etc., thus achieving our sustainable green goals.

Paper Usage of per Transaction

2018 paper usage of per transaction was 26.17 kg. Compared with 2015, we have reduced paper usage by 54.72%, **thus achieving our goal of making a 50% reduction by 2025 earlier**.

Re-set 2025 Paper Usage Reduction Goals

Sinyi has redefined our green goals to read as "achieving a 30% reduction in paper usage of per transaction by 2025." (Baseline year: 2017)

Original Goals

2018 reduction in paper usage of per transaction: 15%
(Baseline year: 2017)
2025 reduction in paper usage of per transaction: 50%
(Baseline year: 2015)

**Highlights****More evolutionary green marketing and e-contracts, receiving Low Carbon Product Reward**

SDG 12

SDG 13

In 2018, Sinyi Realty strives to promote digitalization of some of our marketing papers and contracts to reduce paper usage and to decrease its transportation in the materials input stage while calculating emissions of carbon footprint, thus obtaining Low-Carbon Service Reward.

Action Plan | 04**Use Water More Efficiently**

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303-4

303-5

Risk and Opportunity Analysis of Water Consumption

While Taiwan is listed as one of the world's water-deficient areas and the real estate industry is not a high-water-use one, in response to stakeholder concerns, we have included water resources into important issues. We paid close attention to trends in global water related issues and analyzed the attendant operation risks and opportunities. Since water mainly used by the staff on a daily basis, by managing our water consumption data and passing ISO14046 Water Footprint verification, we demonstrated our performance of environmental protection.

In-depth reporting: p. 23-24

Per-Capita Water Consumption

2018 total water consumption was 69,619 kL. 2018 per-capita water consumption was 16.04 kL. Compared with 2014, we have reduced our water consumption by 28.15%, **thus achieving our goal of making a 20% reduction by 2025 earlier**.

Re-set 2025 Water Consumption Reduction Goals

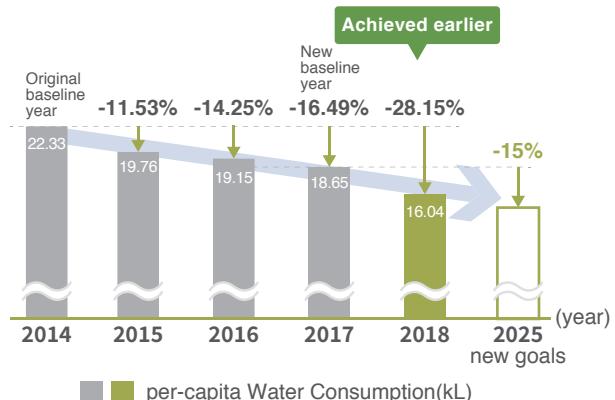
Sinyi has redefined our green goals to read as "achieving a 15% reduction in per-capita water consumption by 2025." (Baseline year: 2017)

For more information

Management of water footprint:
<http://csr.sinyi.com.tw/en/environment/water-resources.php>

Total Water Consumption (kL)**Original Goals**

2018 reduction in per-capita water consumption: 3%
(Baseline year: 2017)
2025 reduction in per-capita water consumption: 20%
(Baseline year: 2014)

**Waste Management**

Waste product management is not a material topic for Sinyi Realty. More information is available on our Sustainability Website.

For more information <http://csr.sinyi.com.tw/en/environment/waste.php>