



Environment

Make green awareness take root.
Achieve Net Zero emissions.



Material Topic >>>

GRI 303 Water and Effluents
305 Emissions

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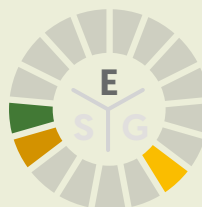
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Core Target and Vision

Sinyi Realty has long regarded sustainable development as our responsibility and actively responded to the climate issues. We turn the sustainability principle of "Get to Net Zero" into concrete actions, committing to achieve net zero emissions by 2030. By integrating internal and external resources and supporting the development of renewable energy, we can enhance our climate resilience and achieve the 2030 goals of "a 45% reduction in GHG emissions per transaction, a 90% reduction in GHG emissions [category 1&2], a 30% reduction in per capita water consumption [base year: 2017], 100% renewable energy"; thus making humble contributions to protecting our environment.

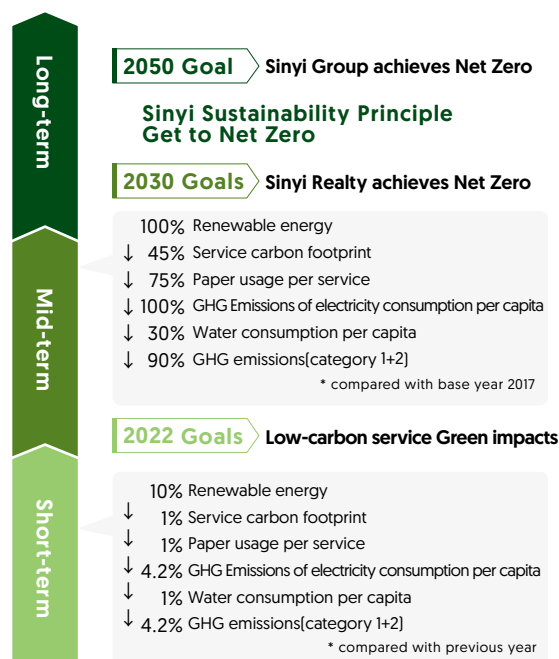


Corresponding to the Sustainable Development Goals (SDGs)

Sinyi supports the SDGs. These SDGs in particular are relevant to our work with Environment:

Contents	Action Plans
<p>7 可負擔能源 7.2 7.a</p> <ul style="list-style-type: none"> • Increase renewable energy consumption • Support low-carbon and renewable energy development 	<ul style="list-style-type: none"> • Renewable energy p. 32
<p>12 責任消費與生產 12.2 12.5</p> <ul style="list-style-type: none"> • Improve resource efficiency • Waste management and circular economy 	<ul style="list-style-type: none"> • Water stewardship p. 31 • Environmental management systems p. 31 • Waste reduction and lending service p. 31
<p>13 氣候行動 13.3</p> <ul style="list-style-type: none"> • TCFD and climate governance • Promote low-carbon services • Reduce GHG emissions • Environmental education and carbon neutrality 	<ul style="list-style-type: none"> • Climate governance p. 27, 28 • Service footprint reduction p. 29 • Energy and carbon management p. 30 • Sustainable branches p. 32

Strategic Goals



2021 Performance Overview

In accordance with TCFD framework, we developed strategies and targets for climate governance; furthermore, we have participated in climate initiatives and carried out climate actions to achieve Net Zero goals.

	Metric & Target	2021 Performance *compared with previous year		Status
Strategy 1 Promotion of low-carbon services	1% ↓ • Service carbon footprint Carbon emissions per transaction	190.25 kgCO ₂ e	28.3% ↓	✓
	1% ↓ • Paper usage per service	6.9 kg	37.5% ↓	✓
Strategy 2 Improvement of resource efficiency	2.5% ↓ • GHG Emissions of electricity consumption per capita	1,148 kgCO ₂ e	7% ↓	✓
	1% ↓ • Water consumption per capita	14.3 m ³	6.2% ↓	✓
Strategy 3 From nearly zero to Net Zero	2.5% ↓ • GHG emissions [category 1+2]	6,348 tonCO ₂ e	6.3% ↓	✓
	4% • Renewable energy consumption	340 MWh	3%	✗

✓ Achieved ✗ Ongoing ✗ Not Achieved

The world is in face of "climate emergency" where the global economy and civilization are in threat. "Climate action failure" has been the top global risk since 2020, which not only put species survival in danger but also cause natural disasters and diseases. Livings on the planet are impacted tremendously. The real estate brokerage industry is not a major source of emissions neither is included in emission-related regulations. However Sinyi still actively implement climate change risk management in compliance with the TCFD structure of "governance, strategy, risk management, and metrics and targets" to enhance climate resilience, promote sustainable business operations, so as to mitigate and adapt to climate change.

[Climate-related risks and opportunities](#)

<http://csr.sinyi.com.tw/en/environment/risks-opportunities.php>

[Sinyi Realty TCFD Report](#)

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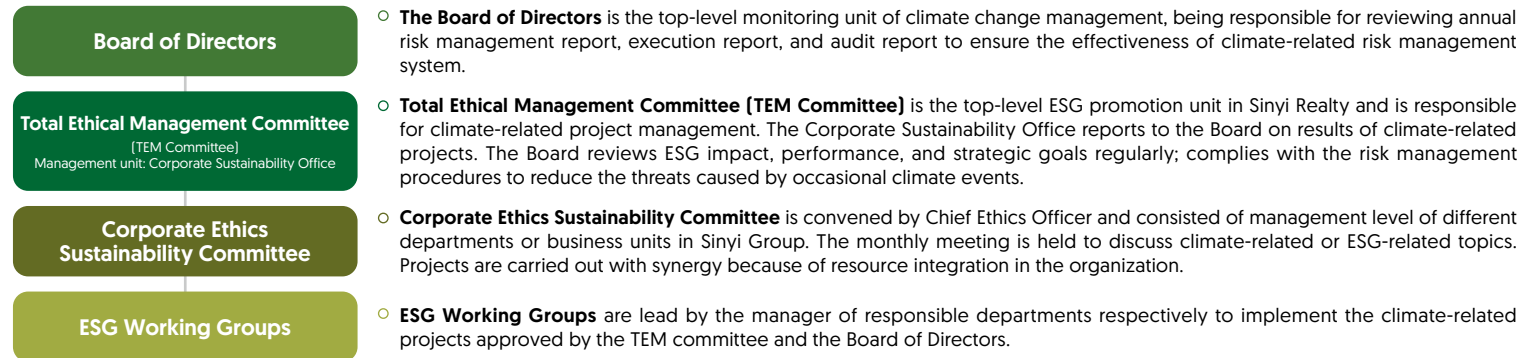
● Adoption of Task Force on Climate-related Financial Disclosure (TCFD) Framework

01

Governance

[p. 59](#)

Sustainability Governance Structure



02

Strategy

- Define time horizons: short-term: within 1 year[~2022], medium-term: 1-10 years[~2030], long-term: 10-30 years [~2050].
- Analyze the financial and non-financial impacts and explore business opportunities, strategies and action plans.
- Apply two climate-related scenario analysis of "2DS+NDCs and RCP8.5" to analyze physical risks and transition risks.

[Refer to Sinyi Realty TCFD Report](#) for detailed process.

Material Climate Risks

- **Policy and Legal** - Enhanced emissions-reporting obligations
- **Technology** - Costs to transition to lower emissions technology (low-carbon services)
- **Market** - Increased costs of renewable energy (low-carbon services)
- **Acute/Physical** - Increased severity and frequency of extreme weather events

Potential Financial Impacts

- Increased expenditures on energy-saving equipment/facilities.
- Drop in revenue caused by customer shifts.
- Increased transaction costs to low-carbon technology.
- Increased costs of renewable energy.
- Extreme rainfall leads to operation interruption of branches or endanger work safety

Material Climate Opportunities

- **Resource Efficiency** - reduction in paper usage
- **Products and Services** - development of low-carbon products and services
- **Resilience** - participation in renewable energy programs and adoption of energy-efficiency measures

Material Climate Opportunities

- Modifications of paper-less service process
- Innovated customer service that brings revenue
- Positive corporate image and market value

Strategies and Actions

- ✓ **Promotion of low-carbon services** [p. 29](#)
- ✓ **Improvement of resource efficiency** [p. 30](#)
- ✓ **Organization from nearly zero to net zero** [p. 32](#)

03

Climate-related risk identification, assessment, and management

Risk

Management

p. 15, 64

Risk
Management
Proces

Identification and Assessment

- In response to possible climate-related physical risks and transition risks, we reassess the climate-related impact every year, explore business opportunities, strategies and action plans in a systematic way.

Managing mechanism

- The Board of Directors regards the impact of climate change as a material risk. TEM developed and managed climate-related strategies. The climate-related issues are managed systematically through ISO management system verification and carbon emission verification. The performance is regularly reported to the Board.

Integration to overall risk management

- Sinyi integrates climate-related and other operational risks into overall risk management system, and conducts regular identification, evaluation and management through standardized procedures.
- Each department in Sinyi Realty identifies relevant risks so that be reviewed at annual and quarterly plan-review meeting.

04

Metrics &

Targets

In response to the opportunity for transformation arising from this "Climate Emergency", Sinyi Realty expects to influence its customers to move towards a low-carbon green economics to mitigate climate impact. We propose green management strategies and goals, launch and promote green projects, and evaluate performance through annual audits to achieve environmental sustainability.

Target	2022	2030	2050
GHG Emissions (base year : 2017)	Sinyi Realty GHG emissions [category1+2]] [annual] - 4.2 %	Sinyi Realty GHG emissions [category1+2] - 90 %	Sinyi Group Net Zero
Service Carbon Footprint (base year: 2017)	Service Carbon Footprint - Carbon emissions per transaction [annual] - 1 %	Service Carbon Footprint - Carbon emissions per transaction - 45 %	Service Carbon Footprint - Carbon emissions per transaction - 60 %
Renewable Energy Consumption	Sinyi Realty Renewable energy consumption 10 %	Sinyi Realty Renewable energy consumption 100 %	Sinyi Group Renewable energy consumption 100 %
Water Stewardships (base year: 2017)	Sinyi Realty per Capita Water Consumption [annual] - 1 %	Sinyi Realty per Capita Water Consumption - 30 %	Sinyi Realty per Capita Water Consumption - 40 %

05

Action

Plan

To enhance our climate resilience, Sinyi Realty has established climate change response mechanism where sustainability principles and strategies have been developed and relevant action plans have been implemented, in the hope to fulfill our responsibility as part of the global community.

Participate in Climate Initiatives

Task Force on Climate-related
Financial Disclosures (TCFD)

Level 5+
Excellence **TCFD** TASK FORCE ON
CLIMATE-RELATED
FINANCIAL
DISCLOSURES

CDP Climate Change Questionnaire

Leadership
A List



Science-based Targets initiative (SBTi)

Pass 1.5° C
Pathway



United Nations Race to Zero initiative

Business
Ambition
for 1.5° C



Taiwan Alliance for Net Zero Emission

Sinyi Realty
2030 Net Zero **TANZE**
台灣淨零行動聯盟
Taiwan Alliance for Net Zero Emission

NET ZERO 30/50 badge

Grade
GREEN



Service Carbon Footprint realized carbon reduction

Carbon Footprint Label &
Carbon Reduction Label

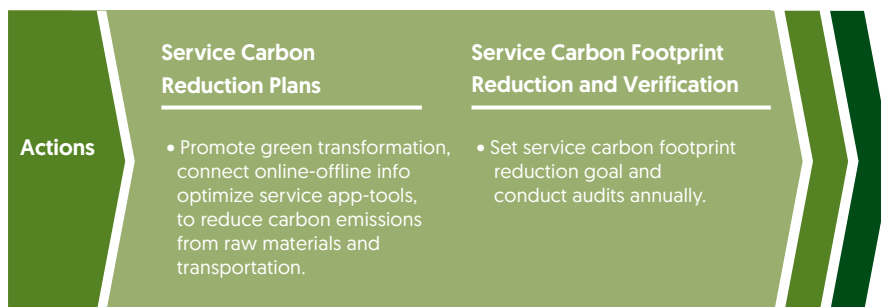


Service Carbon Footprint

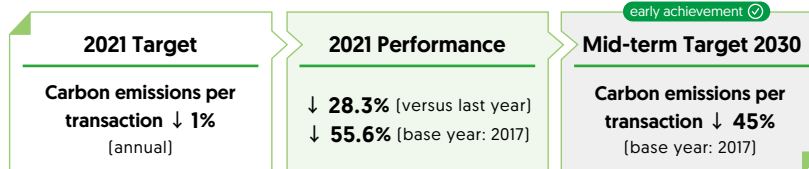
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SDG13

Carbon Emissions per Real Estate Transaction

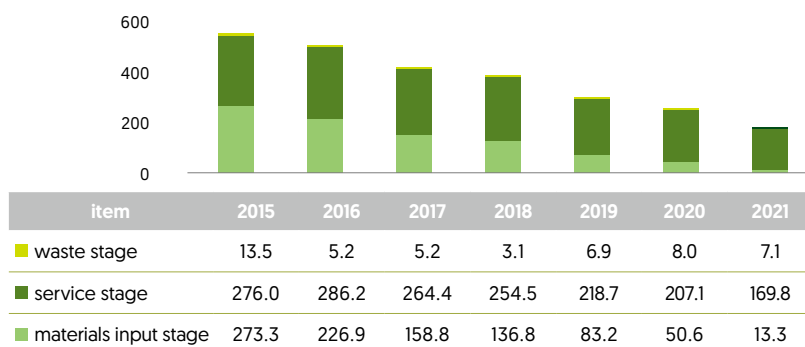


Service Carbon Footprint Reduction



The verified product carbon footprint per real estate brokerage transaction in 2021 was 190.25 kgCO₂e, among which 13.34 kgCO₂e in materials input stage, 169.79 kgCO₂e in service stage, and 7.13 kgCO₂e in waste stage. Compared to base year, 2017, the service carbon footprint was reduced by 55.6%.

Carbon emissions in each stage (kgCO₂e)



High lights

Low-carbon product award - Excellence

Excellence
EPA
Low-carbon product award

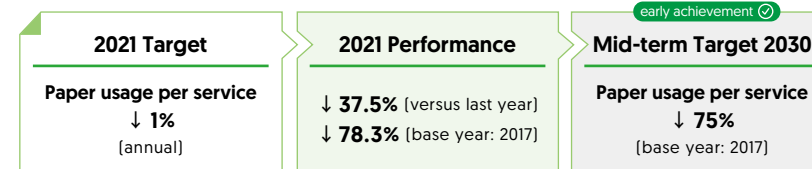


High lights

Carbon Footprint Label & Carbon Reduction Label extension

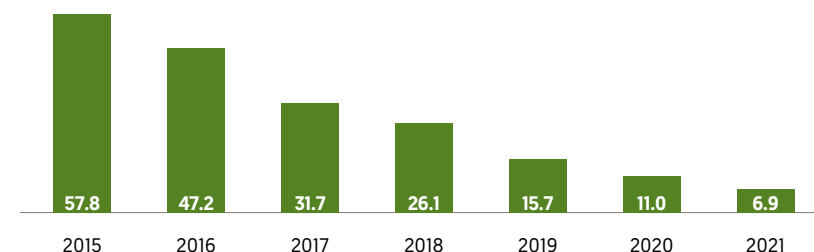


Paper Usage per Service Reduction



Sinyi Realty found out that emissions from paper usage in transactions is the largest emission source in material input stage, thus we viewed the paper usage reduction in service as one of our green goals. Green services such as Top Agent App, DiNDON Smart House Viewing Service, online instruction of real estate and commission have been launched, in order to achieve the goal of paper usage reduction.

Paper usage per service (kg)



Energy & Carbon Management

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SDG7

SDG13

ISO 50001 Introduction & Verification

The 2021 GHG inventory results indicated that indirect energy emissions accounted for 92% of category 1+2, as the main cause of environmental externality. Since 2016, Sinyi HQ and demonstration sites have introduced ISO 50001 Energy Management System, enhancing energy performance by PDCA approach. The energy efficiency has been improved in a systematic way and the increasing renewable energy consumption will further reduce the GHG emissions. By providing green innovated services we can meet the emerging demand for low-carbon economies.

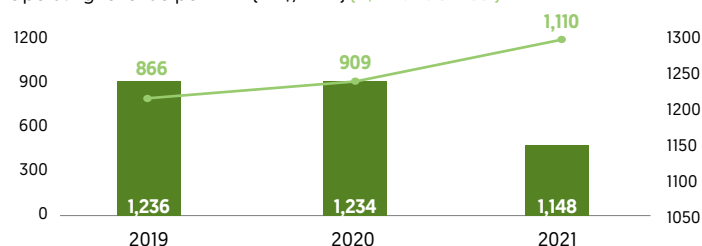
Energy management actions

Actions	Outcome (Category 2 emissions)
<ul style="list-style-type: none"> ✓ Improve energy efficiency Introduced and enhanced smart energy management system/storage equipment to boost the electricity allocation efficiency. 	2020 6,165.6 → 2021 6,015.9 tonCO ₂ e → Reduced 149.7 tonCO₂e
<ul style="list-style-type: none"> ✓ Carbon reduction activities Raised employees' awareness and encouraged low-carbon actions. 	
<ul style="list-style-type: none"> ✓ Zero-carbon energy Increase the percentage of renewable energy. 	2020 6,015.9 → 2021 5,845.1 tonCO ₂ e → Reduced 170.8 tonCO₂e

Energy management performance

2021 Target	2021 Performance	Mid-term Target 2030
GHG emissions of electricity consumption per capita ↓ 2.5% [annual]	↓ 7% [versus last year] ↓ 22.5% [base year: 2017]	GHG emissions of electricity consumption per capita ↓ 100% [base year: 2017]

- GHG emissions of electricity consumption per capita (kgCO₂e) [↓ 7% annual]
- Operating revenue per kWh (NT\$/kWh) [↑ 22.4% annual]

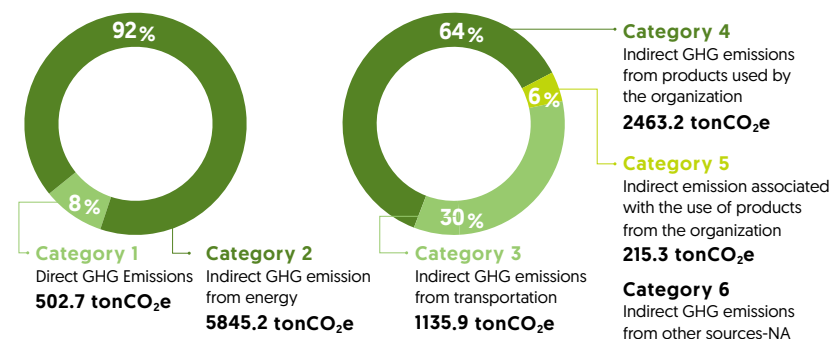


Energy Management <https://csr.sinyi.com.tw/en/environment/energy.php>

GHG Inventory & Verification of 100% Operational Boundary

In accordance with ISO 14064-1:2018, Sinyi Realty reported on 100% of emissions from the organization's operating activities in the operational boundary, including direct GHG emissions [category 1], indirect GHG emissions from energy [category 2] and other indirect GHG emissions [category 3-6]. In 2021, the verified total GHG emissions of Sinyi Realty was 10,160.243 tonCO₂e, with 502.707 tonCO₂e in category 1, 5,845.182 tonCO₂e in category 2 [market based], and 3,812.354 tonCO₂e in category 3-6.

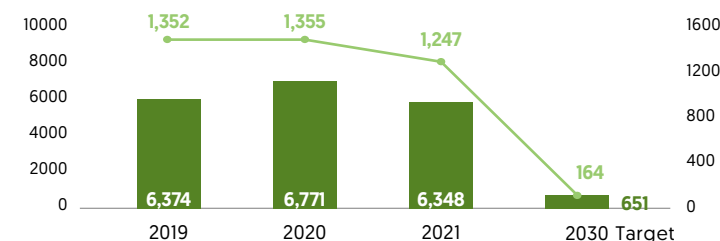
The GHG emissions from all categories (tonCO₂e)



Carbon Management Performance

2021 Target	2021 Performance	Mid-term Target 2030
GHG emissions (category 1+2) ↓ 2.5% [annual]	↓ 6.3% [versus last year] ↓ 2.4% [base year: 2017]	GHG emissions (category 1+2) ↓ 90% [base year: 2017]

- GHG Emissions [Category1+2] (tonCO₂e) [↓ 6.3% annual]
- GHG Emissions [Category1+2] per capita (kgCO₂e) [↓ 8% annual]



GHG Inventory <http://csr.sinyi.com.tw/en/environment/greenhouse-gases.php>

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Strategy 2 Improvement of resource efficiency

Water Stewardship

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SDG12

Water Footprint and Water Efficiency Management System

Improve water resource management and water recovery efficiency

Even though real estate service industry does not consume huge amount of water, in response to stakeholders' concerns, Sinyi Realty has been continuously implementing water saving practices. ISO 14046 Water Footprint verification is conducted annually for reviewing results of water management. Our water consumption is mainly for employees' daily usage and the water withdrawal is not from areas with water stress. We have no manufacturing process to produce pollutants in wastewater.

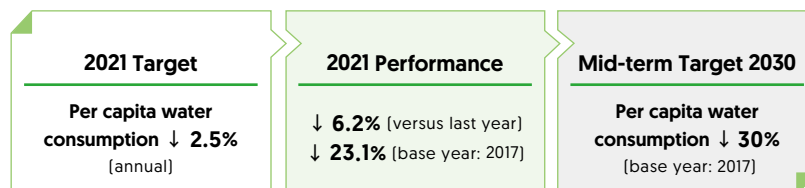
Water consumption and withdraw <http://csr.sinyi.com.tw/en/environment/water-resources.php>

ISO 46001 Water Efficiency Management System

We introduced ISO 46001 in 2022 to build up, implement, and maintain water efficiency by "reduce, replace, or reuse" approach. Through using water saving equipment, establishing monitoring system, replacing drinking water by alternative sources. With the systematic approach of exploring water saving opportunities, we hope to further enhance the water efficiency.

Management Systems <https://csr.sinyi.com.tw/en/environment/system.php>

Water Management Performance



As verified by ISO 14046 Water Footprint, in 2021 the annual water withdraw was 73,026 m³, reduced by 4.4% compared to previous year; per capita water consumption was 14.3 m³, reduced by 6.2% compared to previous year.

※boundary of Sinyi Realty: headquarters building, operating branches and administrative centers

Index	2019	2020	2021
Annual water withdraw (m ³)	69,334	76,388	73,026
Growth rate	-0.4%	10.2%	-4.4%
Per capita water consumption (m ³)	14.7	15.3	14.3
Growth rate	-8.4%	4%	-6.2%

Water Stewardship <http://csr.sinyi.com.tw/en/environment/water-resources.php>

Environment Management System & Improvement Measures

SDG12

SDG13

ISO 14001 Environmental Management System & Improvements

Sinyi Realty reviewed its energy policies and management procedures, implemented green procurement to achieve the overall usage of environmentally-friendly equipment. We have introduced UBITEQ BE GREEN Next EMS to HQ building and DOMI-Smart EMS to branches. Through certifying ISO 14001 and ISO 50001 annually, we found out our improvement opportunities.

Management Systems <https://csr.sinyi.com.tw/en/environment/system.php>

Waste Management & Circular Economy

SDG12

SDG13

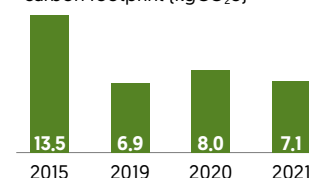
Waste Management

Sinyi Realty is a service company so its waste is mainly daily waste and no toxic waste from manufacturing process. Through GHG inventory, the emissions by solid and liquid waste disposal account for about 1% of indirect GHG emissions. Therefore, the waste issue was not listed as a material topics. The waste disposal complies with local government regulations.

Waste Reduction Performance of Service Carbon Footprint

Although waste management is not a material issue of Sinyi Realty, we still keep on developing green services and improve operating procedures to reduce carbon emissions of waste disposal during our service process. Compared with 2015 baseline of carbon footprint, the carbon emissions in the waste stage in 2021 have been reduced by 47%, demonstrating our emphasis on waste management.

Emissions in waste stage of service carbon footprint (kgCO₂e)



Waste Management <http://csr.sinyi.com.tw/en/environment/waste.php>



SDG12



SDG13

Circular Economy

Through in-depth contact with community residents, Sinyi Realty launched a local recycling economy of "lending services", which residents can borrow rarely used items or second-hand books from branches when needed, to achieve the environmental symbiosis.

Circular Economy <http://csr.sinyi.com.tw/en/environment/waste.php>



Strategy 3 From nearly zero to Net Zero

"Net Zero" is crucial for climate actions. As the leading real estate service company, Sinyi Realty has committed to achieve Net Zero by 2030. Our actions include joining climate initiatives, introducing carbon neutral branches, promoting green awareness, and supporting renewable energy.

Climate action initiatives



Task Force on Climate-related Financial Disclosures (TCFD)
Level 5+ Excellence



CDP Climate Change Questionnaire
Leadership A List



Science-based Targets initiative (SBTi)
Pass 1.5° C pathway



United Nations Race to Zero initiative
Business Ambition for 1.5° C



Taiwan Alliance for Net Zero Emission
Founding member Sinyi Realty 2030 Net Zero



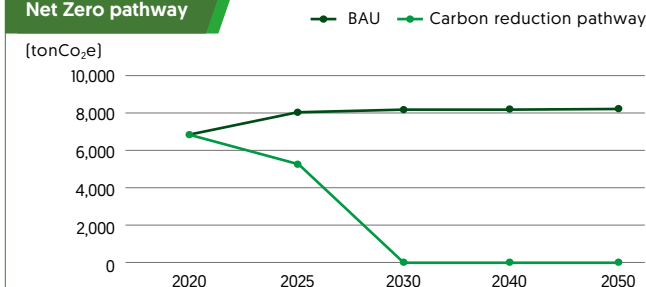
NET ZERO 30/50 badge
Grade GREEN

Get to Net Zero

*Due to COVID-19, the review process by Taipower was pending so the supply of renewable energy was less than planned; therefore the index was not achieved.

Index	2021 target & performance *annual reduction		2022 target *annual reduction	2030 target *base year 2017
GHG emissions (category 1+2)	2.5% ↓	6.3% ↓ ✓	4.2% ↓	90% ↓
Renewable energy consumption	4%	3% -	10%	100%

Net Zero pathway



Environmental Sustainability Education

Promote environmental protection awareness among employees

- Held environment-related trainings (energy management, water conservation)
- Encouraged employees' fulfillment of environmental responsibilities through practical actions.
- In 2021, the headquarters building and all branches of Sinyi Realty joined the international "Earth Hour" event.

Collaborate to expand sustainable impacts, realizing sustainable consumption and production model

- Listened to customers' needs and developed sustainable community services.
- Worked with suppliers to hold environmental educations and activities.
- Introduced "Sustainable Branches" for promoting SDGs. Through verification of ISO 20121 Sustainable Event Management System, we make sure that our activities can bring positive impacts to society.

Environmental education <https://csr.sinyi.com.tw/en/environment/education.php>



Sinyi Realty passed ISO 20121 verification and won 2022 Asia Responsible Enterprise Awards- Social Empowerment

Sustainable Branches Achieved Carbon Neutrality

PAS2060

In 2021, 17 carbon neutral branches were upgraded to "Sustainable Branches" that not only pass PAS 2060 Carbon Neutrality verification, use 100% renewable energy but also carry out distinctive community service responding to SDGs.



Carbon Neutrality <https://csr.sinyi.com.tw/en/environment/carbon-neutrality.php>

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