

Environment

Make green awareness take root.

Sinyi Realty turns the Sinyi Sustainability Principle of "Get to Net Zero" into concrete actions and commits to Net Zero emissions by 2030.

Material Topics

- GRI 303 Water and Effluents
- 305 Emissions

Corresponding to the Sustainable Development Goals (SDGs)



 SDGs Content Index [p.110](#)



- 7.2 Renewable Energy [p.33](#)
- 7.a



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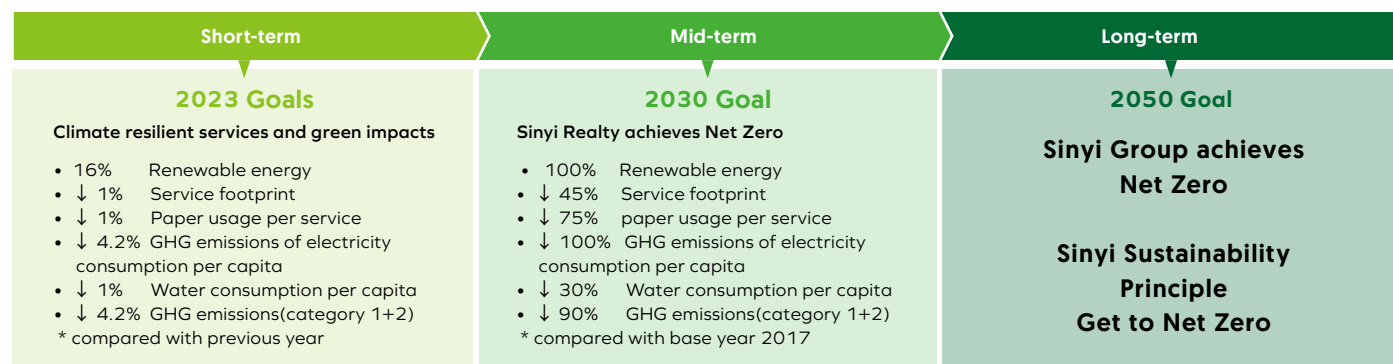
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Sustainability Strategies and Goals

Core Target and Vision

Sinyi Realty has long regarded sustainable development as our responsibility. Aligned with the 1.5 °C target of Paris Agreement, we commit to achieve net zero by 2030. To achieve the 2030 goals, we take both green transformation and digital transformation as keys for developing climate resilient services; we also implement environment management systems, support renewable energy, and participate in climate as well as biodiversity initiatives. As real estate brokerage services is Sinyi Realty's core business, we hope to build up a green value chain together with the suppliers, communities, and customers; thus realize people's dreams for family and career.

Strategic Goals



2022 Performance Overview

In accordance with TCFD framework, Sinyi Realty has developed strategies and targets for climate governance. furthermore, Sinyi Realty participates in climate initiatives and carries out climate actions to achieve Net Zero goals.

✔ Achieved
 ⚙ Ongoing
 ⊖ Not Achieved

2022 Goal	Service Carbon Footprint	Paper Usage per Service	GHG Emissions (category 1+2)	Renewable Energy Consumption	GHG Emissions of Electricity Consumption per Capita	Water Consumption per Capita	Net Zero
2022 Targets <small>*compared with previous year</small>	↓ 1%	↓ 1%	↓ 4.2%	10%	↓ 4.2%	↓ 1%	The target before 2030 is the same as "GHG emissions (category 1+2)". The residual emissions are expected to be offset by carbon sink or carbon credits to achieve net zero.
2022 Performance	↑ 9.4% ⊖	↓ 81.7% ✔	↓ 5.9% ✔	3.1% ⊖	↓ 5.9% ✔	↑ 2.3% ⊖	
Compared with Base Year	↓ 51.4% [2017]	↓ 96% [2017]	↓ 8.2% [2017]	-	↓ 27.1% [2017]	↓ 21.4% [2017]	
Note	Green Real Estate Services p. 32	Green Real Estate Services p. 32	Carbon Management p. 33	Energy Management p. 33	Energy Management p. 33	Water Stewardship p. 33	2022 new metric Net Zero Transition Plan p. 35

*Category 2-indirect emissions from energy was counted with market-based approach

*Scope 3-Emission of electricity consumption by key suppliers, please see [Supply Chain Management >p.76](#)

Climate Governance & Action

201-2 303 305 SDG7 SDG12 SDG13

The global economy and civilization are in threat due to climate emergency. Sinyi Realty fights against climate crisis together with the world by implementing climate governance in compliance with the TCFD structure to enhance accountability, resilience and transparency.

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

01

Governance

Board of Directors

The Board of Director is the top-level monitoring unit of climate change management, being responsible for reviewing annual risk management report, execution report, and audit report to ensure the effectiveness of climate-related risk management system.

Total Ethical Management Committee (TEM Committee)

Management unit: Corporate Sustainability Office

Total Ethical Management Committee (TEM Committee) is the top-level ESG promotion unit in Sinyi Realty and is responsible for climate-related project management. The CFO reports to the Board on results of climate-related projects quarterly. The Board reviews ESG impacts, performance, and strategic goals; complies with the risk management procedures to reduce the threats caused by occasional climate events.

Corporate Ethics Sustainability Committee

Corporate Ethics Sustainability Committee is convened by Chief Ethics Officer and consisted of management level of different departments or business units in Sinyi Group. In the monthly meeting climate-related or ESG-related topics such as sustainable branches or energy convention projects are discussed and synergy is created because of resource integration.

ESG Working Groups

ESG Working Groups are lead by the manager of responsible departments to implement the sustainable or climate-related projects approved by the Corporate Ethics Sustainability Committee, the TEM committee and the Board. Meetings are held on demand by each working group.

[Sustainability Governance Structure p. 61](#)

[Sinyi Realty TCFD Report – Governance p. 4-6](#)

02

Strategy

- Define time horizons: short-term[ST]: within 1 year(~2022), medium-term[MT]: 1-10 years(~2030), long-term[LT]: 10-30 years (~2050).
- Analyze the financial and non-financial impacts and explore business opportunities, strategies and action plans.
- Apply scenario analysis of "NZE+NDCs and SSP5-8.5" to analyze physical- and transitional- risks.

[Sinyi Realty TCFD Report –Strategy p. 7-25](#)

Material Climate Opportunities	Potential Financial Impacts	Response Approaches	Resources Input
[ST] Physical Increased severity and frequency of extreme weather events	<ul style="list-style-type: none"> Reduced revenue: transactions are affected by typhoons or rainfall and brokerage income might drop by 30%. Interrupted operation: equipment or assets loss caused by floods or strong winds is about NT\$ 3,430 K per year. Employee safety: the safety risks of commuting or checking customers' assets is about NT\$ 500 K per year. 	<ul style="list-style-type: none"> Activate the natural disaster response mechanism to remind employees of various response plans in advance. Utilize digital tools for continuous customer services. Assist communities with prevention measures. Keep updated by weather reports and reviews the response mechanism regularly. 	<ul style="list-style-type: none"> The maintenance fee of the uninterruptible power supply system and the emergency generator are about NT\$ 660 K per year. Disaster prevention drills and traffic safety lectures are about NT\$200 K per year. Annual investment in digital R&D is about NT\$50 M.
[ST] Transitional-Policy and Legal Enhanced emissions-reporting obligations	<ul style="list-style-type: none"> Increased operating costs: <ul style="list-style-type: none"> ① Third-party verification of environmental performance costs about NT\$1.38 M per year. ② The annual electricity expense is about to increase by NT\$30 M if using 100% renewable energy. 	<ul style="list-style-type: none"> Proactively disclose environment-related information and performance. Implement ISO environmental-related systems. Join the Climate Initiatives. 	<ul style="list-style-type: none"> CDP and sustainable reporting related costs is about NT\$ 1,450 K per year. Maintenance of ISO systems is about NT\$250 K per year. The membership fee of climate initiatives is about NT\$650 K per year.
[ST]Transitional-Technology Transition to lower emissions technology (low-carbon services)	<ul style="list-style-type: none"> Reduced revenue: in face of digitization and low-carbon economy, if our service is not adjusted, the revenue might drop by 10%. 	<ul style="list-style-type: none"> Promote O2O services process. Promote low-carbon service and paperless processes to improve service efficiency and meet the needs of contactless services. 	<ul style="list-style-type: none"> Annual investment in digital R&D is about NT\$50 M.
[ST]Transitional-Market Increased costs of renewable energy	<ul style="list-style-type: none"> Increased operating costs: the energy transition has caused electricity prices to rise. The electricity expense is about to increase by NT\$ 20 M per year. 	<ul style="list-style-type: none"> Increase the use of renewable energy. Purchase eco-labelled products or equipment. 	<ul style="list-style-type: none"> Green procurement in 2022 was NT\$ 0.49 M.

02

Strategy

Material Climate Opportunities	Potential Financial Impacts	Response Approaches	Resources Input
[MT] Resource Efficiency Paper usage reduction	<ul style="list-style-type: none"> Reduced direct costs: paperless service will result in lower paper consumption, reducing costs by NT\$3.87 M per year. 	<ul style="list-style-type: none"> Devote to customer-driven innovation on process to enhance O2O services. Launched "DocuHouse" products that makes documents required in transactions online, meeting the needs of contactless service and carbon footprint reduction. 	<ul style="list-style-type: none"> Annual investment in digital R&D is about NT\$50 M.
[MT] Products and Services Development of low-carbon products and services	<ul style="list-style-type: none"> Increased revenue: innovated service solutions, improved service efficiency and quality are expect to increase revenue by 10%. 	<ul style="list-style-type: none"> Promote O2O services process. Develop digital low-carbon services such as customer service Apps, Intelligent Recommendation/Matching to enhance service efficiency. Promote various housing services to meet the needs of one-stop shopping. Bring sustainability concepts to the communities by Sustainable/carbon neutral branches. 	<ul style="list-style-type: none"> Annual investment in digital R&D is about NT\$50 M. Sustainable events and carbon neutrality costs about NT\$ 220 K.
[MT] Resilience Renewable energy and natural carbon sink	<ul style="list-style-type: none"> Enhance corporate image and market value: net-zero transition would boost image and increase market value by 10%. 	<ul style="list-style-type: none"> Increase renewable energy consumption in response to energy decarbonization and carbon reduction commitments. Join climate initiatives such as TCFD, SBTi, UN Race for Zero, CDP, and Taiwan Alliance for Net Zero Emission. Study natural-based solutions in Taiwan and Mengalum Island for achieving net zero. 	<ul style="list-style-type: none"> The membership fee of climate initiatives is about NT\$650 K per year. To achieve net zero in 2030, the estimated cost of carbon credits is about NT\$540 K.

Strategies

Based on the analysis of climate-related risks and opportunities, the following strategies are developed:

Climate Governance and Information Disclosure
[p. 29](#)

Green Real Estate Services
[p. 32](#)

Low-carbon Operations
[p. 33](#)

Expansion of Green Impacts
[p. 35](#)

Nature and biodiversity
[p. 36](#)

03

Risk Management

Climate-related risk identification, assessment, and management

[Risk Management Process p. 13, 69](#) [Sinyi Realty TCFD Report - Risk Management p. 27-30](#)

Identification and Assessment

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

Managing mechanism

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

Integration to overall risk management

- Sinyi Realty integrates climate-related and other operational risks into overall risk management system, and conducts regular identification, evaluation and management through standardized procedures.
- Each department identifies relevant risks which are reviewed at annual and quarterly plan-review meeting.
- The TEM committee determines material risks and regularly reports to the Board, which is the top management position supervising climate-related issues.
- The executive team appointed by the TEM committee serves as the risk owner of material risks and is responsible for setting risk management targets and related policies.

04

Metrics & Targets

- In response to the opportunities arising from climate emergency, Sinyi Realty expects to influence its value chain to move towards a low-carbon economy.
- Sinyi Realty develops green management strategies and goals, launches short-, mid- and long-term management approaches, reviews the progress, and discloses environmental performance via channels such as sustainability report and Sinyi Sustainability website.

 Sinyi Realty TCFD Report – Metrics and Targets p. 33-35

Metrics	Base Year	2023	2030	2050	Short-term Management Approaches	Mid- to Long-term Management Approaches
GHG Emissions (category 1+2)	2017	annually ↓ 4.2%	↓ 90% vs. base year		<ul style="list-style-type: none"> Implement energy and environmental management systems. Improve "green office" and use energy-saving equipment. Verify GHG inventory annually to track the results of carbon reduction. 	<ul style="list-style-type: none"> Implement ISO management systems. Plan carbon reduction incentives such as internal carbon pricing. EVs as company cars.
GHG Emissions of Electricity Consumption by Key Suppliers *2022 new metric	2020	annually ↓ 1.25%	↓ 12.5% vs. base year		<ul style="list-style-type: none"> Introduce ISO 20400 Sustainable Procurement. Conduct GHG (category 2) inventory and reduction of key suppliers. 	<ul style="list-style-type: none"> Expand the scope of supply chain engagement. Improve waste reduction and recycle; promote circular economy.
Water Consumption per Capita	2017	annually ↓ 1%	↓ 30% vs. base year	↓ 40% vs. base year	<ul style="list-style-type: none"> Implement ISO 46001 Water Efficiency Management System. Verify water footprint annually. 	<ul style="list-style-type: none"> Implement ISO management systems. Evaluate investment in water-saving equipment.
Service Carbon Footprint -Carbon emissions per transaction	2017	annually ↓ 1%	↓ 45% vs. base year	↓ 60% vs. base year	<ul style="list-style-type: none"> Digitization of operation process. Improve service efficiency and reduce transportation emissions. Verify service carbon footprint annually. 	<ul style="list-style-type: none"> Enhance digital applications to boost brokerage service efficiency.
Renewable Energy Consumption	-	16%	Sinyi Realty 100%	Sinyi Group 100%	<ul style="list-style-type: none"> 2021 is Sinyi's First Year of Green Energy. The consumption of renewable energy will increase year by year. 	<ul style="list-style-type: none"> Green investments, e.g. CCUS New energy, e.g. hydrogen energy
Paper Usage per Service	2017	annually ↓ 1%	↓ 75% vs. base year	↓ 90% vs. base year	<ul style="list-style-type: none"> Connect online and offline information flows; optimize customer service apps. Develop digital marketing tools and online documents to reduce resource consumption. 	<ul style="list-style-type: none"> Enhance digital applications to boost brokerage service efficiency.
GHG Emissions of Electricity Consumption per Capita	2017	annually ↓ 4.2%	↓ 100% vs. base year	↓ 100% vs. base year	<ul style="list-style-type: none"> Implement energy-saving measures such as using LED lighting. Sign renewable energy contracts and provide solar energy to HQ building and branches. 	<ul style="list-style-type: none"> Green investments, e.g. CCUS New energy, e.g. hydrogen energy
Net Zero *2022 new metric	-	same as "GHG Emissions (category 1+2)"	Sinyi Realty Net Zero	Sinyi Group Net Zero	<ul style="list-style-type: none"> Review the progress of GHG reduction. Evaluate Natural-based Solutions (NbS) in Taiwan. 	<ul style="list-style-type: none"> GHG emissions (category 1+2) reduce by 90% compared with base year. Investing in NbS projects (approx. 651 tonCO₂e of carbon credits are needed in 2030)

Green Real Estate Services

SDG7

SDG12

SDG13

Sinyi Realty sees the trend of low-carbon economy and climate resilience services. "Digital x Green transformation" is the key to provide low-carbon brokerage services. We create green TOUCH POINTS that embedded with sustainability and realize customers' housing dreams!

Service Carbon Footprint

Carbon emissions per real estate brokerage transaction pass ISO 14067 verification

Sinyi Realty is committed to reducing the service carbon footprint. We won the Special Award for Low-Carbon Products from the Environmental Protection Administration (EPA). In 2020 we obtained the extension of carbon label and carbon reduction label from EPA.

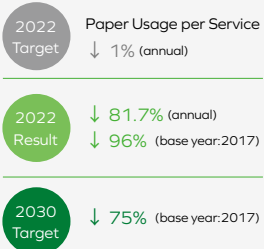


ACTION

Digital transformation facilitates service carbon footprint reduction

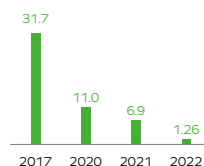
-Enhance the integration of O2O services and reduce the carbon emissions in material and transportation stages.

>> Paper Usage per Service Reduction



Sinyi Realty has 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. Innovated digital services have been launched, such as Top Agent App, DiNDON Smart House Viewing Service, online instruction of real estate and commission. As a result, paper consumption has been declined since 2015. In 2022, paper usage per service was 1.26 kg, reduced by 96% compared to base year (2017).

Paper Usage per Service (kg)

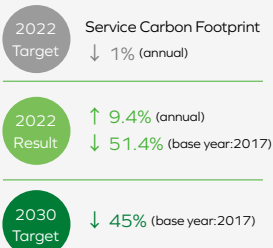


ACTION

Service carbon footprint reduction and verification

-Set carbon footprint reduction target and conduct audits annually.

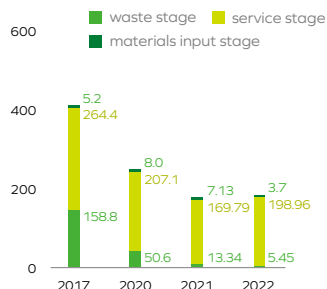
>>Service Carbon Footprint Reduction



The verified service carbon footprint in 2022 was 208.11 kgCO₂e, among which 5.45 kgCO₂e in materials input stage, 198.96 kgCO₂e in service stage, and 3.7 kgCO₂e in waste stage. Compared to base year (2017) the service carbon footprint was reduced by 51.4%.

The service carbon footprint in 2022 increased mainly in the service stage compared to last year. Due to the recession of housing market, the transactions decreased by 28%, resulted in the increase of service carbon footprint.

Carbon emissions in each stage (kgCO₂e)



Carbon Neutral Branches

Pass PAS 2060 Carbon Neutrality verification

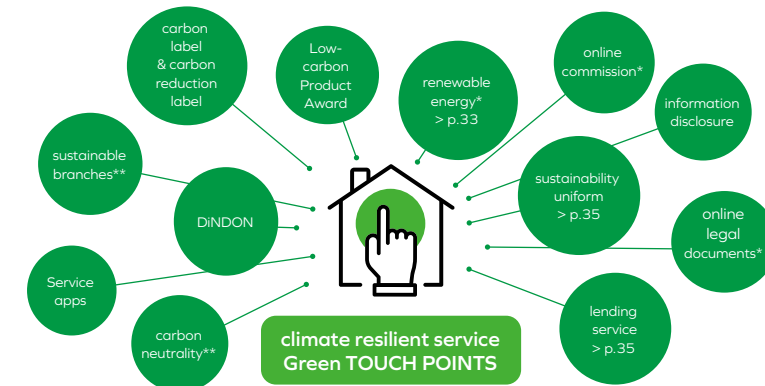
Sinyi Realty has long been deeply connecting to the communities. In order to raise the public awareness of sustainable development concepts, the carbon neutral branch project was launched.

ACTION

Branches use renewable energy and achieve carbon neutrality

-Enhance the integration of O2O services and reduce the carbon emissions in material and transportation stages.

Actions had been taken to reduce emissions, and the remaining emissions were offset by international verified carbon credits. Renewable energy has been wheeled to branches since 2022 to further reduce the emissions from energy. In 2022, 15 branches and 1 administrative center declared to be carbon neutral.



* gradually introduce to branches across Taiwan **for demonstration branches

Responding to net zero policies

New Taipei City Energy-saving Buildings

Carbon reduction in the building sector is important for Taiwan 2050 net-zero transformation. Sinyi Realty works with the New Taipei City Government in the "energy efficiency rating label project", in the hope to facilitate the transition of private buildings to nearly zero carbon buildings.

Official website of the project <https://www.energy-e-house.com/>

Low-carbon Operations: Energy and Carbon Management

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SDG7

SDG13

ISO systems are implemented in daily operations to improve the efficiency of energy and resource usage. ISO 50001 Energy Management System and ISO 14064-1 GHG Inventory verifications are conducted every year to check the progress towards net zero.

Energy Management

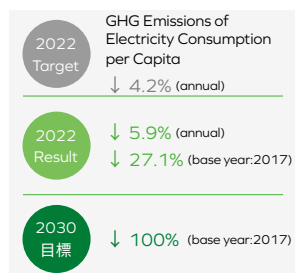
ISO 50001 verification and renewable energy

As real estate brokerage service is Sinyi Realty's core business, the largest GHG emissions comes from electricity consumption. ISO 50001 energy management system has been introduced since 2016 to systematically improve energy efficiency. Renewable energy has been used since 2021 and its proportion will increase year by year.

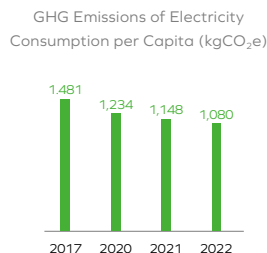
ACTION **Improve energy efficiency and encourage Carbon reduction activities (reduced 320.7 tonCO₂e)**

- Enhance energy-saving approaches such as using energy-efficient air conditioners or eco-labeled equipment.
- Raised employees' awareness and encouraged low-carbon actions.

>> Energy Management Performance



Sinyi Realty reduces GHG scope 2 emissions by reducing energy consumption and using low-carbon or zero-carbon energy. In 2022, the GHG emissions of electricity consumption per capita was 1,080 kgCO₂e, dropped by 5.9% and 27.1% compared to last year and the base year (2017) respectively.



ACTION **Low- or zero-carbon energy (reduced 175.7 tonCO₂e)**

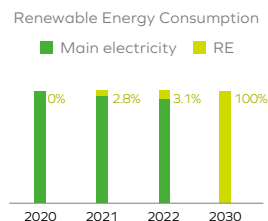
- Increase the usage of renewable energy in HQ and branches.

>> Renewable Energy (RE) Consumption



2021 is the first year of green electricity for Sinyi Realty. We have signed renewable energy purchase contracts and solar energy has been wheeled to HQ and branches, including the Sustainable Branches. In 2022, renewable energy was 354,967kWh, which increased by 4.4% from the previous year, accounting for 3.1% of total electricity consumed.

As the long lead-time for each branch to apply for RE wheeling, the renewable energy in 2022 did not meet the target.



Carbon Management

- Approved science-based target of 1.5° C pathway
- 100% operating activities verified by ISO 14046-1 Greenhouse gases

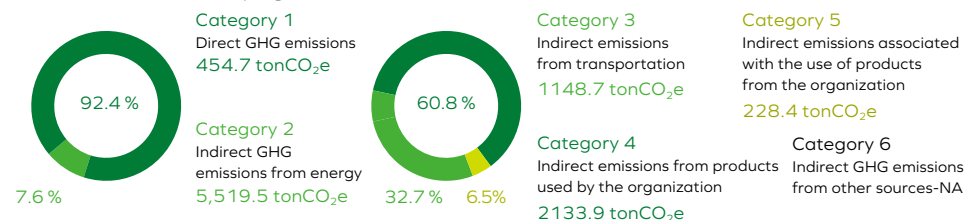
Sinyi Realty had set the carbon reduction targets in line with the Paris Agreement 1.5° C goal and has been approved by SBTi, and joined Taiwan Alliance for Net Zero Emission, committing Sinyi Realty Net Zero by 2030 and Sinyi Group Net Zero Net Zero by 2050.

ACTION **Set the carbon reduction targets in line with and approved by SBTi**

- Reduce absolute scope 1 and 2 GHG emissions 90% by 2030 from a 2017 base year.
- Reduce absolute scope 3 GHG emissions 12.5% by 2030 from a 2020 base year.
- Increase annual sourcing of renewable electricity to 100% by 2030.

ACTION **ISO 14046-1 Greenhouse gases Verification**

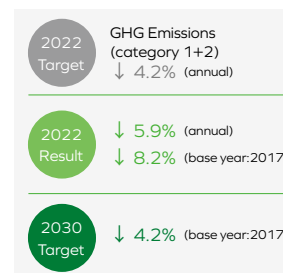
- Conduct ISO 14046-1 Greenhouse gases verification annually and disclose the emission reduction progress.



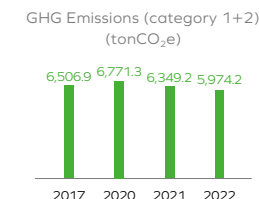
*100% of emissions from Sinyi Realty's operating activities in the operational boundary were reported, including direct GHG emissions (category 1), indirect GHG emissions from energy (category 2) and other indirect GHG emissions (category 3~6).

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

>> Carbon Management Performance



According to the GHG inventory results, emissions from energy (category 2) accounted for 92.4% of category 1+2, which is the key to carbon reduction. Category 1+2 emissions in 2022 was 5,974.2 tonCO₂e, a decrease of 5.9% and 8.2% compared to last year and the base year (2017) respectively.



*Category 2-indirect emissions from energy was counted with market-based approach
*Scope 3-Emission of electricity consumption by key suppliers, please see [Supply Chain Management p.76](#)

Low-carbon Operations: Water/Environment/Waste Management

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SDG7

SDG13

ISO systems are implemented in daily operations. ISO 46001 Water Efficiency Management System, ISO 14001 Environment Management System, and ISO 14046 Water Footprint verifications are conducted every year to create a cycle of continuous improvement.

Water Stewardship

• Water Footprint and Water Efficiency Management System

Taiwan has suffered from water shortages in recent years, which poses a threat to industries and people's livelihood. Coping with the co-existence of drought and flood has become an unavoidable issue for companies. Although real estate service is not a high-water-consumption sector, Sinyi Realty still treats water resource management as a material topic in response to stakeholders' concerns. Various actions have been adopted to strengthen our resilience in the face of extreme weather.

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

ACTION

ISO 46001 Water Efficiency Management System

- Establish leakage detection and monitoring systems, and find out water-saving opportunities to achieve "reduce, replace or reuse."
- Remind colleagues of water-saving measures in daily work to reduce per capita water consumption.

ACTION

ISO 14046 Water footprint Verification

- Conduct ISO 14046 Water footprint verification annually and track following performance.

>> Water Management Performance

2022 Target

Water Consumption per Capita
↓ 1% (annual)

2022 Result

↑ 2.3% (annual)
↓ 21.4% (base year:2017)

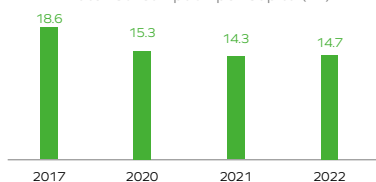
2030 Target

↓ 30% (base year:2017)

As Sinyi Realty's main service is real estate brokerage, our water consumption is mainly from employees' or customers' daily use; furthermore, we have no manufacturing process to produce pollutants in wastewater. In addition to strengthening internal water conservation measures, we set the target of reducing water consumption per capita as one of the climate metrics.

In 2022, the total water consumed was 74.964 ML, and the water consumption per capita was 14.7 kL, increased by 2.3% compared to last year; however it was a decrease of 21.4% compared to base year (2017).

Water Consumption per Capita (kL)



As the COVID-19 epidemic prevention measures had been loosen in 2022, the resumption of the flow of people in the HQ and branches raised the demand for water. As the result, the annual water consumption and per capita water consumption increased compared to the previous year.

*boundary of Sinyi Realty: headquarters building, administrative centers, First hand New House Selling Department, and all the branches.

Environment Management System

• Environmental Management & Improvements

Implement ISO 14001 Environmental Management System, together with ISO 50001 and ISO 46001, Sinyi Realty reviews environmental policies and management procedures every year to find out the opportunities for improvement.

ACTION

Environmental improvements

- Use eco-friendly products and equipment, introduce energy monitoring systems in the HQ and branches, and replace old cooling towers, air conditioners and other equipment with energy-saving ones.

Waste Management

• Reduce waste during real estate service process

Sinyi Realty is a service company so its wastes are from daily waste and no toxic wastes from manufacturing process. The GHG inventory showed that emissions by solid and liquid waste disposal accounted for only 1% of indirect GHG emissions, so the waste issue was not listed as a material topic. The waste disposal complies with local government regulations.

ACTION

Environmental improvements Recycle and waste reduction

- Recycle and reduce the use of disposable products in HQ and branches.

ACTION

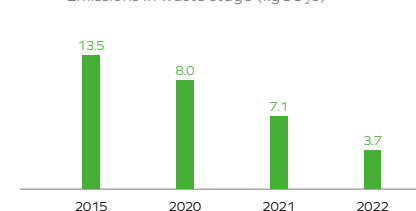
Make good use of digital tools to reduce waste

- Develop digital tools to reduce waste such as physical furnishings that cannot be recycled.

>> Emission reduction in waste stage of service carbon footprint

Although waste is not a material topic, we still keep on developing green services and improve operating procedures to reduce emissions of waste disposal during our service process. Compared with 2015 baseline of carbon footprint, the carbon emissions in the waste stage in 2022 have been reduced by 72.5%, demonstrating our emphasis on waste management.

Emissions in waste stage (kgCO₂e)



Expansion of Green Impacts SDG12 SDG13

Sinyi Realty commits to achieve Net Zero by 2030. We devoted to expanding the green impacts by joining climate initiatives, delivering environmental lectures, and supporting circular economy. We always keep in mind to create happiness to all of our stakeholders.

Net Zero Transition Plan

Accelerate green transformation, demonstrate climate resilience

Strategies • Climate governance and disclosure • Green real estate services • Low-carbon operations • Expansion of green impacts • Nature and biodiversity

Commitments

Sinyi Realty 2030 Net Zero
Supply chain engagement

- Accountability and disclosure

2030 Mid-term Goals

Scope 1+2 emissions ↓ 90%
(base year: 2017)
Scope 3 emissions ↓ 12.5%
(base year: 2020)
100% Renewable energy

GHG Coverage

Inclusion of 7 GHGs: CO₂, CH₄, N₂O, SF₆, PFCs, HFCs, and NF₃, in compliant with ISO 14064.

Scope Coverage

GHG emissions from 100% Sinyi Realty's operating activities in the operational boundary
Scope 1 (category 1) Direct GHG emissions
Scope 2 (category 2) Indirect GHG emissions from energy
Scope 3 other indirect GHG emissions

Main Management Approaches

	Scope 1	Scope 2	Scope 3	Offset offset residual emissions to achieve net zero
Short-term (1 year)	<ul style="list-style-type: none"> • Green office -improve offiGreen officece environment • Process adjustment • Digitalize the work flow 	<ul style="list-style-type: none"> • Enhance energy efficiency -intelligent EMS • Low-or zero-carbon energy -increase RE consumption 	<ul style="list-style-type: none"> • Low-carbon value chain -green procurement -service efficiency and effectiveness • Carbon reduction of value chain -GHG inventory and reduction of suppliers 	<ul style="list-style-type: none"> • Natural-based solutions -Taiwan and Mengalum Island • Carbon credits -Use verified carbon credits for carbon neutrality of Sinyi braches
Mid- to long-term (2-10 years above)	<ul style="list-style-type: none"> • EV100 -EVs as company cars 	<ul style="list-style-type: none"> • Carbon reduction incentives -internal carbon pricing mechanism 	<ul style="list-style-type: none"> • Waste management -waste reduction and recycling • Promote circular economy 	<ul style="list-style-type: none"> • CCUS investment -CCUS and new energy • Natural-based solutions -Taiwan and Mengalum Island

Environmental Sustainability Education

Expand green impacts, make a better society

>> Promote environmental sustainability awareness among employees

- ✓ Encouraged employees' fulfillment of environmental responsibilities through practical actions.
- ✓ HQ participated in the "Earth Hour" event in 2022.

>> Expand sustainable impacts by collaboration

- ✓ The ESG and environmental series held by Sinyi Lecture Hall.
- ✓ Introduced Sustainable Branches for promoting SDGs.
- ✓ By ISO 20121 Sustainable Event Management System verification, we make sure that our activities can bring positive impacts to the society.

Support Circular Economy

Build a more environmentally sustainable economy system

>> Lending service

- ✓ Sinyi Realty launched a local recycling economy of "lending service", which residents can borrow rarely used items or second-hand books from branches when needed.



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

>> Sinyi sustainable uniform

- ✓ The Sinyi sustainability uniform, with the design of climate change stripes, is made from fabrics that can be recycled and reused. Sinyi people become ambassadors of sustainability when interacting with the communities and customers.



Join the climate initiatives

- In line with international initiatives, improve the transparency of information

Task Force on Climate-related Financial Disclosures (TCFD)

Level 5+ Excellence 

CDP Climate Questionnaire
Management Level



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



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



TRIPs

Temperature Rising Index
for Pathway 1.5° C



Taiwan Alliance for Net Zero Emission
Sinyi Realty
2030 Net Zero



NET ZERO badge
Grade GREEN



Nature and Biodiversity

SDG12

SDG13

SDG14

SDG15

Our environment and economy are built upon ecosystem services. The role of "nature" is crucial to the net zero goal. In addition to species conservation, Sinyi will further investigate in the nature-based solutions(NbS) in order to achieve a win-win situation among biodiversity, local community development, and net zero.

Corporate Commitment on Biodiversity

• Sinyi Group Statement of Biodiversity Commitment

As we realized that biodiversity is the precious assets of all human beings and that protection or restoration of ecosystems can help mitigate the climate crisis, with positive significance to agricultural development, food and water issues, health and hygiene as well as sustainable economic development, we make public "Sinyi Group Statement of Biodiversity Commitment", demonstrating our determination to conservation of the nature. In addition, important biodiversity projects, such as Mengalum Island, have been reported to the Board.

Sinyi Group Statement of Biodiversity Commitment

Sinyi Group commits to:

- compliance of operational activities with international, national, and municipal biodiversity-related law and regulations.
- avoidance of negative impacts on threatened and protected species by the operational activities.
- not explore or develop in legally designed protected biodiversity areas.
- respect legally designated protected biodiversity areas.
- no conversion of High Convention Value (HCV) areas.
- no trade of operating-related services or goods relate to threatened or endangered species listed on the International Union for Conservation of Nature (IUCN) Red List or on the Convention on International Trade in Endangered Species of Wild Fauna and Flora (CITES).
- knowingly no direct procurement from suppliers who involved in loss of biodiversity and illegal deforestation.
- support biodiversity convention activities or initiatives.
- seek the opportunities for natural carbon sinks, including forest, soil, and the ocean.
- introduce proper approach for biodiversity risks evaluation and management, such as mitigation hierarchy approach that includes avoidance, minimization, remediation, and offset; therefore to achieve Net Positive Gain or No Net Loss.
- secure Free, Prior and Informed Consent (FPIC) of Indigenous Peoples.
- encourage our suppliers to contribute to convention on biodiversity by making this commitment together.

Nature and Biodiversity Initiatives

• Pay close attention to the development of biodiversity topics

Sinyi Group joined the "Taiwan Nature Positive Initiative" that initiated by Business Council for Sustainable Development (BCSD) in 2022, in the hope to achieve the vision of harmonious coexistence with nature. Jointly in response to the goal of Net Positive by 2030 and Full recovery by 2050.



Sinyi Group is not only one of the founding members, but also the only member from the real estate sector. We aim to make more substantive contributions to Taiwan's biodiversity together with the partners:

- ✓ Actively participate in biodiversity events
- ✓ Make information transparent, and enhance corporate resilience.
- ✓ Cultivate relevant talents

Biodiversity Actions

• Participation in conservation and restoration actions



>> Conservation and restoration of endangered species

- ✓ Sinyi have been participating in "100 Species for Conservation Action" held by Dr. Cecilia Koo Botanic Conservation Center (KBCC). We have found appropriate communities for restoring five endangered plants.
- ✓ Sinyi Volunteers went to Changhua for a special event held by the Flower Tree Bank—the wild release of the world's largest moth "Emperor Moth", and the planting of Taiwan's native species of cinnamon laurel.



>> Conservation and restoration of Mengalum Island

- ✓ Sinyi have planned to make the Mengalum Island of Malaysia the first zero-carbon island with new form of tourism. Now we are doing the restoration on and around the island as well as investigating proper natural based solutions locally.