

2025 Annual Performance Highlights

Sinyi Realty achieved good performance in 2025, demonstrating our efforts towards sustainability goals and responses to various stakeholders.



Environment



Society



Governance



Supply Chain

GHG Emissions(Scope 1+2)

Compared with 2017

↓48.26%



TCFD : Level 5+

The maturity model for the Climate-related Financial Disclosures is Level 5+: Excellence grade.

Balancing Environmental Sustainability and Business Operations

Business Weekly's Top 100



NET ZERO 2050

NET ZERO Badge

"Bronze level"

E

Net Promoter Score

86.86

Demonstrating a high level of customer trust and satisfaction.

Innovation Service PropTech

DiNDON smart house viewing Property management tool Digital real estate mortgage platform

WE ARE ONE Project

3,709 cases

Percentage of Female Management

23.56 %

S

Corporate Governance System Assessment

Obtained the highest level of CG6015 (2025) certification.

Corporate Governance Evaluation

TOP 5%

Obtained the highest recognition of the listed group for the 12th consecutive year.

G

Sustainable Supply Chain Management

Obtained

ISO 20400

Procurement Ethics Standard 100% Signed.

SC

Awards and Recognition

Sinyi Realty has won important awards both domestically and internationally, and with great expectations we practice sustainable development for many years. We hope to bring out greater positive impact and help each person, each company, become a trustworthy kind, and then fulfill a trustworthy and sustainable society.

Overseas Awards



- **Global Corporate Sustainability Awards, GCSA**
 - Sustainability Reporting Sustainability Reporting (Gold Class) : **8 consecutive years**
 - Best Practice Award

Domestic Awards

Corporate Sustainability



- **Taiwan Corporate Sustainability Awards (TCSA) by TaiwanInstitute for Sustainable Energy (TAISE)**
 - The Most Prestigious Sustainability Awards- Top Ten Domestic Corporates (service industry)
 - Best Corporate Sustainability Report (Highest honor in service industry)
- **2025 Global Views Monthly 21st Sustainable Company Award**
Model of Service-Sector Comprehensive Performance , Age-Friendly Group First Prize & Low-Carbon Operations Group Merit Award)
- **CommonWealth Magazine**
“Excellence in Corporate Social Responsibility” 3rd Place, Large Enterprises Category (19 consecutive years).

Governance



- Taiwan Stock Exchange’s 12th Corporate Governance Evaluations: Top 5% of Listed Companies (12 Consecutive Years).
- Taiwan Corporate Governance AssociationCG6015 (2025) Corporate Governance System Assessment and Certification - Excellent (2025.12.29~2027.12.28)

Environment

- British Standards Institution (BSI Taiwan): “Sustainable Resilience Navigator Award”
- Taiwan Alliance for Net Zero Emission: “Net Zero 2030x2050” Badge “Bronze level” **NET ZERO 2050**
- Business Weekly’s Top 100 Carbon Competitive Enterprise

Social-External



- **27th Reader’s Digest Platinum Award** in “2025 Reader’s Digest Trusted Brand Survey” in the real estate brokerage category (18 times in first row)
- **2025 IDC Future Enterprise Awards** : Winner of the Best AI Digital Infrastructure Taiwan Award for "AI Data Co-creation Platform," marking the first time a Taiwanese real estate brokerage firm has received this award.
- **Click Award** : "AI Data Co-creation Platform": Gold Award for Technological Innovation Application, Award for AI Integrated Marketing Application.
- **Digital Transformation Model Award for Application Innovation** : "AI Data Co-creation Platform" received an award from the Taiwan Electrical and Electronic Manufacturers' Association.
- **DailyView Internet Thermometer 2025 8th Annual Internet Reputation Star Award** : Outstanding Strategy Award in ESG Sustainability for Home and Living Consumers, the only one in the real estate brokerage industry.
- **TCFA Taiwan Franchise Association 2nd Annual “TCFA Service Gold Award Certification”** : Sinyi Realty was selected as one of the 85 companies to receive the TCFA Service Gold Award.
- **Commercial Times “Taiwan Real Estate Agency Industry Grand Review”** : Sinyi Realty's sales agency won the Gold Award [for 4 consecutive years].

- **2025 Want Want China Times Real Estate Gold Medal Award** : Sinyi Realty - Brokerage Category "Sustainability Gold Award" and "Outstanding Service Award"; Sinyi Development - Construction Category "Reputable Brand Award"; Sinyi Sales Agency - Sales Agency Category "Marketing Strategy Award".

- **DMA Taiwan Digital Media Application and Marketing Association 2025 “Digital Singularity Award”** :

-AI Data Co-creation Platform : Best AI Business Marketing Gold Award, Best Data Application Innovation Silver Award.

-AI Review Service for Real Estate Advertisements : Gold Award for Best Technological Innovation, Silver Award for Best AI Business Marketing, Bronze Award for Best AI Application Innovation.

-Sinyi Realty LINE Find a House Platform | Smart Real Estate Complete Guide : Bronze Award for Best Data Application Innovation.

Social-Internal



- **1111 Job Bank Happy Enterprise Gold Award** : Construction & Engineering (6-Time Consecutive Gold Winner)
- **2025 Family-Friendly Workplace Award**, Commonwealth Education Media and Publishing
- **2025 Outstanding Corporate Blood Donation Award**
- **Sports Enterprise Certification** from the Sports Administration of the Ministry of Education (2022.11.1~2025.10.31 、 2025.11.1~2028.10.31))
- **Taipei City Government Department of Health Top-Grade Breastfeeding Room Certification** (valid 2023.9.1–2026.8.31)
- **Ministry of Health and Welfare, National Health Administration**, Self-Certification of Health Places, Health Promotion Label Certification (2024.1.1~2026.12.31)

Goals and Achievement

✔ Target Achieved ⚡ Not Achieved

Guided by its Sustainability Principles, Sinyi Realty has set key ESG and supply chain goals and remains committed to sustainable development through regular tracking and continuous improvement.

E

Service Carbon Footprint

In 2025, the service carbon footprint rose 29.88% year-on-year but fell 33.01% from the 2017 base year.

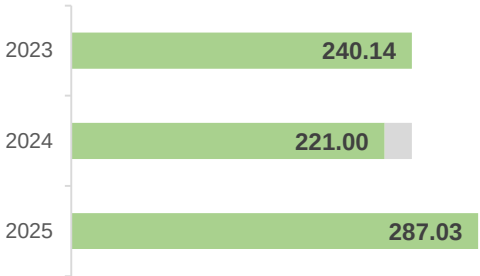
*Please refer to Service Carbon footprint P.36 for further details

Our Action

Sinyi Realty uses PropTech to integrate traditional in-person brokerage into an O2O service process, improving efficiency and customer experience while reducing resource use and its carbon footprint.

2030 Target: 45% below the 2017 base year.		
2025 Goal	Performance	Status
Annual decrease of 1%	↑ 29.88%	⚡

Carbon Emissions per Real Estate Transaction (KgCO2e)



Green House Gas Emissions (Scope 1+2)

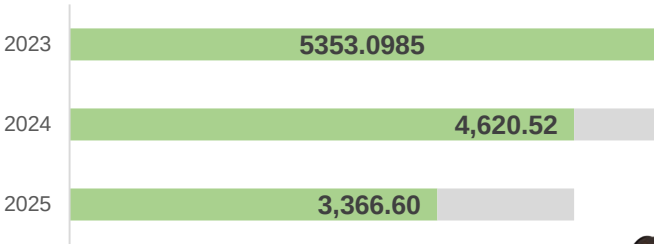
In 2025, Sinyi Realty's Scope 1 and 2 GHG emissions fell 26.66% year-on-year and 48.26% from the 2017 base year.

2030 Target: 90% below the 2017 base year.		
2025 Goal	Performance	Status
Annual decrease of 4.2%	↓ 26.66%	✔

Our Action

As electricity accounts for over 90% of Scope 1 and 2 emissions, Sinyi Realty prioritizes energy efficiency and low-carbon energy. Through ISO 50001 and increased renewable energy use since 2021, the company is advancing toward net-zero Scope 1 and 2 emissions.

Greenhouse gas emissions (scope 1+2)(tCO2e)



Goals and Achievement

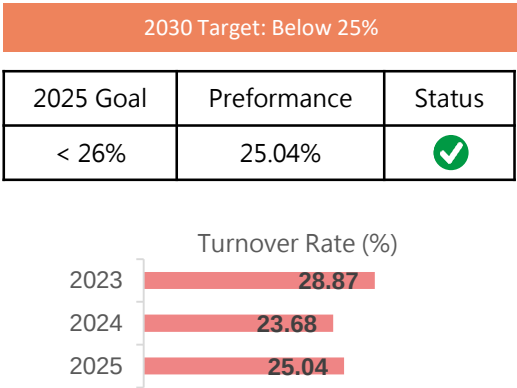
✔ Target Achieved ⚡ Not Achieved

S

Turnover Rate

Our Action

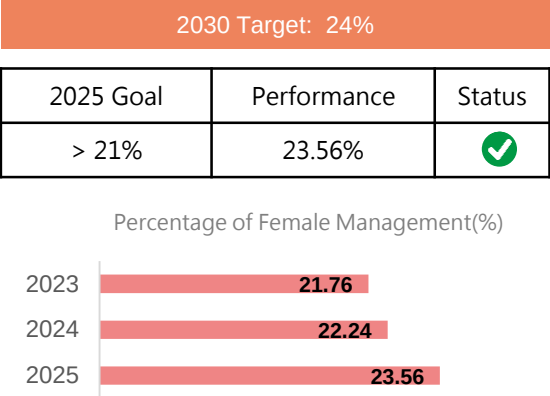
Hiring managers and HR conduct exit interviews and analyze reasons for employee departures. HR managers review key issues quarterly and develop improvement measures. Quarterly employee surveys also enable more frequent feedback and timely responses, helping create a workplace that better meets employee expectations.



Percentage of Female Management

Our Action

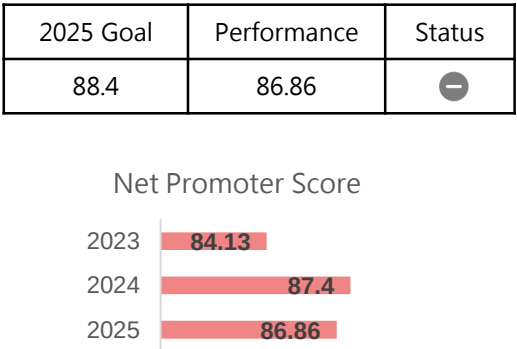
Sinyi Realty promotes workplace diversity through family support and digital skills training, aiming to increase women’s representation in leadership. Second-child subsidies and comprehensive parental leave also help employees balance work and family while advancing gender equality.



Net Promoter Score

Our Action

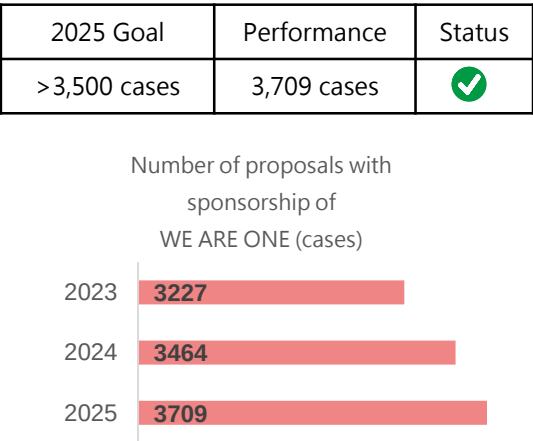
Sinyi Realty strives to exceed customer expectations, believing that exceptional service inspires recommendations and extends our warmth and professionalism to more people. This belief drives us to continually enhance service quality, build genuine connections, and create greater value for every customer.
*In 2023, Sinyi Realty introduced the Net Promoter Score (NPS) survey to measure customer satisfaction and willingness to recommend Sinyi to others.



Proposals Receive Sponsorships of WE ARE ONE Project

Our Action

The WE ARE ONE Project is Taiwan’s longest-running and most influential private-sector-led community development initiative. Through four community-building hubs, we cultivate local talent, connect community groups, and build mutual-support networks that empower residents to transform their communities and create sustainable, high-quality lives.*After achieving full coverage across Taiwan’s 368 townships, cities, and districts in 2022, the initiative shifted its focus in 2023 to annual and medium-term targets based on the number of community dream projects realized.



Goals and Achievement

✔ Target Achieved — Not Achieved

G

Corporate Governance Evaluation

For 12 consecutive years, Sinyi Realty has ranked among the top 5% in Taiwan’s corporate governance evaluation. Of 976 listed companies evaluated, only eight have maintained this distinction, with Sinyi Realty the sole real estate brokerage firm among them.

2025 Goal	Performance	Status
Top 5% of Listed Companies	Top 5% of Listed Companies	✔

Our Action

In 2025, Sinyi Realty completed board and committee self-assessments. Its seven directors received 57 hours of training, including six hours on global economic and industry trends, AI, and corporate transformation—exceeding regulatory requirements. The company also earned the CG6015 (2025) Excellence Certification, valid for two years.



Corporate Governance Evaluation Ranking for
Listed Companies
TOP 5%

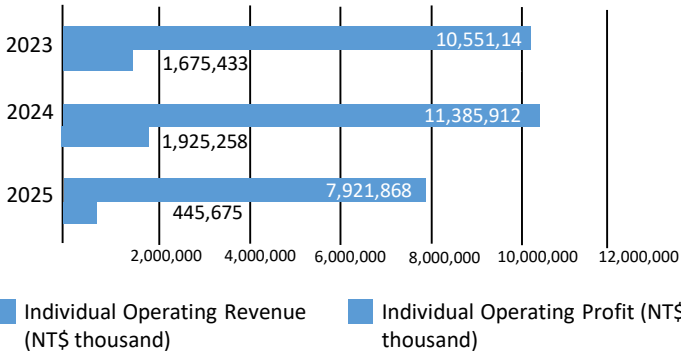
Profitability

In 2025, an operating profit of NT\$0.446 billion was achieved, maintaining positive profitability.

2025 Goal	Performance	Status
Continue to be profitable every year	Operating profit of NT\$0.446 billion	✔

Our Action

In the first half of 2025, the real estate market remained cautious amid central bank credit controls and unchanged interest rates. Policy easing in the second half supported a modest recovery, while stronger branch operations drove revenue and profit growth.



Goals and Achievement

SC

Key supplier inspection rate

In 2025, there were 70 key suppliers (including both existing and new), of which 70 underwent verification, achieving a verification rate of 100% and meeting the target.

Our Action

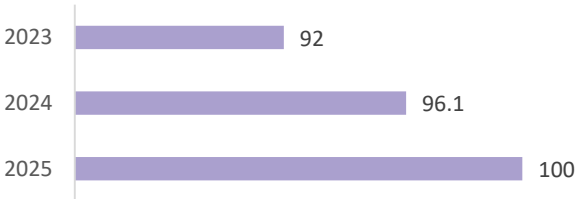
In 2025, we assessed key suppliers with individual purchases exceeding NT\$1 million for ESG practices and shared regulatory and global trends to enhance their sustainability risk awareness.

2025 Goal	Performance	Status
95%	100%	✔

Year	2023	2024	2025
Key suppliers checked	173	74	70
Total key suppliers	188	77	70
Inspection rate	92.0%	96.1%	100%

✔ Target Achieved — Not Achieved

Key suppliers inspection rate (%)



Supplier inspection pass rate

Since 2013, Sinyi Realty has promoted the implementation of human rights clauses and provided ESG-related guidance to suppliers identified as high-risk. To date, the compliance rate has consistently remained at 100%.

Our Action

Now in its fifth year of ISO 20400 verification, Sinyi Realty again passed the assessment and expanded it to its subsidiary, Sinyi Development. Procurement teams and suppliers have significantly improved their sustainability awareness, understanding, and acceptance of document reviews and site visits. While driving innovation with suppliers, we also recognize their workforce challenges and provide ESG training resources to support sustainable operations. For details, see the Supply Chain Management Performance section.

2025 Goal	Performance	Status
100%	100%	✔

Suppliers inspection pass rate (%)



Message from the Management

Message from the Chairperson

The Chairperson implements key Board resolutions and leads management in major company decisions.



Chairperson, Sinyi Realty

周耕宇

Guided by our commitment to “do what is right and deliver on our promises,” Sinyi Realty regards business ethics as the core of its operations. Beyond business performance, we aspire to “co-create sustainable living through business ethics and become a world-class service provider” by 2030. We continue to advance sustainability while balancing the interests of customers, employees, shareholders, society, and the environment, translating sustainability into everyday action. Over the past year, we made significant progress across environmental, social, governance, and supply chain areas.

Sinyi ESG Business Policy and Vision, Performance and Management Process

• Environment - Get to Net Zero

Amid global climate and ecological challenges, Sinyi Realty is advancing toward net zero by 2030 through digital innovation and low-carbon operations. In 2025, Scope 1 and 2 emissions fell 26.66% year-on-year and 48.26% from 2017. Renewable electricity expanded from headquarters to branches nationwide, reaching 44.3%. We also support natural carbon sinks, forest restoration, and biodiversity conservation.

• Society - Co-existence, Co-prosperity, and Co-creation

Guided by a people-centered philosophy, Sinyi Realty enhances quality of life through digital empowerment and workplace equality, with female management rising for three consecutive years. We use generative AI to improve OMO services, streamline viewings, and reduce paper use, while developing ethical, professional talent. Our Community Empowerment Program has invested over NT\$500 million and supported 3,709 projects, empowering communities and advancing regional revitalization.

• Governance - Creating a Sustainable Lifestyle

Transparent, ethical governance underpins Sinyi Realty’s sustainability. Upholding high governance standards and stakeholder interests, we ranked among the top 5% of TWSE-listed companies in the 2025 Corporate Governance Evaluation for the 12th consecutive year—reflecting our enduring commitment to integrity.

• Supply Chain - Building an Ethical and Sustainable Supply Chain To build an ethical

Sinyi extends business ethics across its supply chain through sustainable procurement and continued ISO 20400 verification. In 2025, all 70 key suppliers passed evaluation and signed our Ethical Business Conduct and Sustainability Commitment, strengthening a green, resilient ecosystem. Looking ahead, Sinyi Realty will continue to integrate digital technology with sustainability and work with stakeholders to create a better, more resilient future.

Sinyi’s Strategies and Goals: Long-term(2050), Mid-term(2030), and Short-term (2025) Strategies

Guided by trust, integrity, and ethics, Sinyi Realty drives positive impact through short-, medium-, and long-term strategies that fulfill our commitments and vision.

	Long-term (2050)	Mid-term(2030)	Short-term (2026)
E	Get to Net Zero	- Sinyi Realty 2030 net zero emissions 100% use of renewable energy	- Greenhouse gas emissions (scope 1+2) reduced by 4.2% - Service carbon footprint reduced by 1%
S	Co-existence, Co-prosperity, and Co-creation	4,000 dreams came true in the Community Capacity Building Project - Female executive ratio 22%	3,800 dreams came true in WE ARE ONE Project - Percentage of female manager 23.6%
G	Building a sustainable life	- Maintain top 5% ranking in corporate governance evaluation - Become a world-class service industry	Maintain top 5% ranking in corporate governance evaluation profit
SC	Building an Ethical and Sustainable Supply Chain	- Promote sustainable supply chain - Key suppliers jointly commit to 2030 net zero emissions	- Maintain ISO 20400 sustainable procurement certification - Partner with suppliers to drive innovation and low-carbon transformation.

Message from the General Manager

The President develops business plans based on market and competitive conditions and coordinates across departments.



General Manager,
Sinyi Realty

陳麗霞

The Relationship between Business Operation and Environmental Impacts

• Resilient Growth Amid Market Volatility

Selective credit controls and global uncertainty significantly reduced real estate transactions. Despite market fluctuations, Sinyi Realty remained competitive through long-term customer relationships, local expertise, prudent strategies, and professional services. As demand for transaction security, transparency, and expertise grew, our trusted brand and precise matching helped customers make critical property decisions, demonstrating our resilience and value.

• AI Collaboration Drives Innovation and Service Excellence

Technology is reshaping the service sector, and Sinyi Realty uses AI to empower—not replace—people. By combining real estate expertise and data through our AI co-creation platform, we enhance market insights, efficiency, and decision-making, allowing employees to focus on customer needs and professional advice. Our digital transformation earned the *Business Weekly* “AI Innovation Top 100” Diamond Award in the service sector. We will continue integrating technology with human expertise to strengthen trust and service quality.

• Fulfilling Property Dreams and Deepening Customer Trust

Guided by “Your Home, Sinyi Cares,” we draw on over 40 years of customer commitment to deliver industry-leading services. SinyiCare’s ten safeguards enhance transaction security through transparency, technology, and protection, including real-time market data, AI property matching, escrow services, and termite damage coverage. Our Dream Fulfillment Initiative further empowers employees to understand customers and help realize their property aspirations.

Every transaction represents not only an asset, but also a customer’s future. We therefore uphold the highest standards across service design and delivery to ensure a safe, transparent, and professional experience.

• People-Centered, Sustainable Future

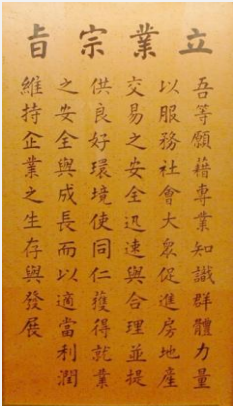
Looking to 2026, economic and policy uncertainty will persist. With tight monetary policy and a stabilizing housing market driven mainly by first-time buyers, Sinyi Realty will focus on core businesses, talent, technology, community engagement, and innovation to strengthen resilience.

Guided by our principle, “Sinyi begins with integrity and strives for excellence,” we will respond to stakeholders with professionalism, integrity, and pragmatism.

We believe employees are our greatest asset. By fostering respect, support, and trust, we help our people grow while improving organizational performance and service quality. Through career development, family support, and well-being programs, we enable employees to pursue their goals at every life stage. When employees thrive, so does the company. We will continue turning people-centered values into lasting competitiveness and building a resilient, caring, and sustainable future together.

Origins of Sinyi Realty: Corporate Purpose

In 1981, founder Mr. Chun-chi Chou wrote a 70-character corporate purpose and established Sinyi Realty. The company's name reflects its core values: Trustfulness (SIN) represents "to walk the talk," and Righteousness (YI) stands for "to do what should be done." Over the past 40 years, all of Sinyi Realty's innovations and commitments have stemmed from these characters. We believe that a company that treats its key stakeholders fairly and ethically can generate a lasting and positive impact on society.



New Corporate Purpose

To renew Sinyi Group, we redefined our corporate purpose in 2008. Finalized in 2009, it upheld "Sinyi begins with integrity and strives for excellence," while expanding stakeholder inclusion and embedding sustainability.



We believe in eternal values.

To realize people's dream with passion.

To share our individual experiences.

To enrich human life together.

To grow in harmony and to grow sustainably.

Industry Leader: Market Positioning of Sinyi Realty

E TCFD Level 5+

The Climate-related Financial Disclosure Maturity Model achieved the highest rating, "Level 5+: Excellence."

S 3,709 Community Dreams Fulfilled

All the 368 townships in Taiwan has proposed the WE ARE ONE Project.

G Top 5% in Corporate Governance for 12 Consecutive Years

Guided by integrity and ethics, Sinyi Realty differentiates its brand, enhances service quality, and maintains steady growth, remaining an industry leader through market cycles.

Geographical Presence and Employee Information

Business location



Taiwan

447

branches

employee information



Taiwan

4,348

people

Main products and services

Leading Brand of Real Estate Brokerage Industry

Real estate brokerage services for the sale and lease of pre-sale and completed properties, existing homes, offices, factories, land, and parking spaces, including transaction security controls and property disclosure statements.

Sinyi Group's Global Headquarters

No. 100, Sinyi Road Section 5, Sinyi District, Taipei City 110, Taiwan.

Founded in 1981 as Sinyi Land Registration Office, Sinyi Realty Inc. was established in 1987, entered Taiwan's OTC market in 1999, and was listed on the TWSE in 2001 (9940). In 2019, it was renamed Sinyi Realty Inc.

Financial performance



Sinyi Realty Individual in 2025
operating income

NT\$7.922 billion

operating profit

NT\$446 million

The correlation between the overall environment and organizational operations

In 2025, central bank credit controls and global tariff uncertainty reduced Taiwan's building ownership transfers, excluding first registrations, to about 85,000—down 55% year-on-year. Despite the downturn, Sinyi Realty increased seller listings, reflecting strong property sourcing and customer loyalty. Ample listings, precise matching, and attentive service helped meet buyers' and sellers' needs.

About This report

Sinyi Realty continues to issue sustainability reports every year, hoping that our stakeholders can better understand our efforts and achievements in implementing sustainable development. You are very welcome to read Sinyi Realty's 17th sustainability report. This report complies with the GRI General Standards 2021 and the SASB Standards 2023-12. We will continue to issue this report every year. The last report issue date was August 2025. This report will be released in August 2026.

Guidelines and Standards

This report was prepared in accordance with the GRI Standards 2021 and Taiwan's sustainability reporting requirements for listed companies. It also references the UN Global Compact, ISO 26000, SASB Standards, and the TCFD framework, which Sinyi supports. Corresponding disclosure indexes are provided in the appendix.

reporting time

This report discloses performance information on Sinyi Realty's responses and actions on various major themes in 2025 (January 1 to December 31, 2025).

Reporting Boundaries and Scope

This report primarily covers Sinyi Realty's financial, environmental, and social performance. Financial data are presented on a standalone basis, consistent with the financial statements. For consolidated financial information, please refer to the Market Observation Post System.

Data calculation basis

Statistical data are based on internal records and surveys and presented using standard metrics. Financial data are publicly disclosed and audited by certified public accountants, while carbon emissions and water data are independently verified by third parties.

Ensure the reliability of public information

This report received Type 1 moderate assurance from BSI Taiwan under AA1000AS v3, covering alignment with the GRI Standards 2021 and SASB Standards (December 2023). BSI is independent of Sinyi Realty and has no financial relationship with the Company beyond this assurance engagement.

Key Entities Responsible for the Report: Business Ethics and Sustainability Office

The contact point for questions regarding the report or its contents is : Dr. Yun-Sheng HSU

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☎ 02-2755-7666
📠 02-2722-0515



online form

Report management method

internal audit

- The board of directors reviews ESG (environmental, social, governance) performance and strategic goals
- Heads of each department review the content and information accuracy of each chapter
- The audit unit reviews the reliability of relevant information and complies with relevant standards.
- The sustainability report is regularly reported to the board of directors, corporate ethics and sustainability committee, including the highest governance unit and senior management.

external verification

- Financial data 【Deloitte】
- Environmental data: ISO 14046, ISO 14064-1, ISO 14067 [BSI British Standards Institution]
- Other non-financial information: AA1000AS v3 Type 1, SASB standards, TCFD compliance check [BSI British Standards Institute]
- Management system: ISO 14001, ISO 46001, ISO 50001, ISO 45001, ISO 20400, ISO 20121, ISO 27001 [BSI British Standards Institution], ISO 9001 [TÜV NORD]



Report quality management process p. 62



Various verification statements <http://csr.sinyi.com.tw/certificates/verification-report.php>



"Operation Methods for Preparation and Submission of Sustainability Reports by Listed Companies" Appendix 2 - For climate-related information of listed companies, please refer to the TCFD report p. 54~56

financial information



Sinyi Realty
Annual Report



Financial Report
(Quarterly/Yearly)



Sinyi Investors Website
<https://www.sinyi.com.tw/investors/>

non-financial information



Sustainability report download point
<http://csr.sinyi.com.tw/report/index.php>



Corporate Sustainability Network
<http://csr.sinyi.com.tw/>

Other reports



[TCFD Report](#)



[TNFD Report](#)