

Contents

About Sinyi Realty

Sustainable Operations

Environment

- Sustainability Strategies and Goals — 32
- Climate Governance and Transparency in Disclosure — 33
- Green Real Estate Services — 36
- Energy and Carbon Management — 37
- Water Stewardship — 38
- Environment and Waste Management — 38
- Sustainability and Net-Zero Impact — 39
- Nature and Biodiversity — 40

Social-Internal Stakeholders

Social-External Stakeholders

Corporate Governance

Supply Chain Management

Appendix

Environment

Sinyi Realty actively responds to various environmental crises caused by global warming. We have set the goal of net zero emissions in 2030, turned the "Sustainable Principle - Toward Sustainable Net Zero" into concrete actions, continued to promote green transformation and climate resilience services, supported low-carbon operations and renewable energy development, and are committed to developing real estate technology PropTech to improve service efficiency. We look forward to using the power of the enterprise to inspire others, jointly promote environmental awareness and environmental restoration actions, and contribute to the sustainable development of the environment.

Material Topics

GRI	303 Water
	101 Biodiversity
	305 Emissions

Corresponding to SDGs

	7.2 Energy and Carbon Management
	7.a
	12.2 Water Stewardship
	12.5 Environment and waste management
	12.6 Management Systems
	13.3 Climate Governance and Transparency in Disclosure
	Energy and Carbon Management
	Sustainable Net Zero Impact
	Nature and Biodiversity



•SDGs Comparison Table•

Sustainability Strategies and Goals

Core Target and Vision

Sinyi Realty regards sustainable development as its own responsibility, aligns with the 1.5°C goal of the Paris Agreement, and turns the sustainability principle of "Towards Sustainable Net Zero" into concrete actions. It commits to achieve net zero emissions by 2030, integrates internal and external resources, develops climate resilience services through green transformation and digital transformation, builds environment-related management systems, and supports recycling. Renewable energy development, and actively respond to domestic and foreign climate and biodiversity initiatives, with a view to achieving the mid-term goals of "reducing carbon emissions of each real estate agency service by 45% and greenhouse gas carbon emissions (Scope 1+2) by 90% in 2030; base year: 2017" and "using 100% renewable energy". Sinyi Realty takes the professional services of real estate agents as its core and continues to drive suppliers, communities, and customers to jointly create a green value chain and realize people's family business dreams with sustainability as its foundation.

Short-term, Mid-term, and Long-term Strategic Goals

Short-term	Mid-term	Long-term
2025 Goals Climate resilient services and green impacts 30% Renewable energy ↓1% Service footprint ↓1% Paper usage per service ↓4.2% GHG emissions of electricity consumption ↓1% Annual water consumption ↓4.2% GHG emissions(category 1+2) * compared with previous year	2030 Goals Sinyi Realty achieves Net Zero 100% Renewable energy ↓45% Service footprint ↓75% Paper usage per service ↓100% GHG emissions of electricity consumption ↓30% Annual water consumption ↓90% GHG emissions(category 1+2) * compared with base year	2050 Goals Sinyi Group achieves Net Zero Sinyi Sustainability Principle Get to Net Zero

Management performance in 2025

Sinyi Realty incorporates climate governance into its management process and discloses climate governance and environmental sustainability strategies and goals based on the Climate-related Financial Disclosure (TCFD) framework, covering organizational, operational and service levels. It also responds to domestic and foreign climate-related initiatives, fully implements climate actions, and moves towards the goal of net-zero emissions.

Metrics	2025 Targets *compared with previous year	2024 Performance	Compared with Base Year	Note
Service Carbon Footprint	↓1%	↑29.88%	↓33.01% [2017]	Green Real Estate Services p. 36
GHG Emissions (category 1+2)	↓1%	↑90.9%	↓93.4% [2017]	Carbon Management p. 36
Renewable Energy Consumption	↓4.2%	↓26.5%	↓48.26% [2017]	Energy Management p. 37
GHG Emissions of Electricity Consumption	20%	44.3%	-	Energy Management p. 37
Water Consumption	↓4.2%	↑19.8%	↑18.9% [2017]	Water Stewardship p. 38
Net Zero	The target before 2030 is the same as "GHG emissions (Scope 1+2)". The residual emissions are expected to be offset by carbon sink or carbon credits to achieve net zero.			Net Zero Transition Plan p. 39
Biodiversity	Ensure that by 2030, at least 30% of the operational area is effectively restored and protected; and by 2050, at least 50% of the operational area is effectively restored and protected.			Biodiversity p. 40

*Scope 2 energy indirect greenhouse gas emissions are calculated on a market-based basis

Climate Governance and Transparency in Disclosure

201-2

303

305

SDG7

SDG12

SDG13

The corporate response to the climate-related financial disclosure (TCFD) framework also considers the integration with IFRS S2.

1

governance

Sustainable Governance Structure p. 67

Sinyi Realty TCFD Report "Governance" p.11-12

board of directors

Corporate Ethics and Sustainability Committee (Board of Directors - Functional Committees)

Comprehensive Ethics Management Committee (TEM Committee)

ESG Cross-Business Promotion Committee

Corporate Ethics and Sustainability Promotion Office

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.

The Business Ethics and Sustainable Development Committee is a functional committee under the Board of Directors, responsible for the preliminary review of sustainability proposals to enhance the quality of Board resolutions. The committee meets quarterly and is chaired and convened by the Chairperson, with two independent directors and two senior executives as members.

The Total Ethical Management Committee (TEM Committee), authorized by the Board of Directors, is the company's highest internal body for driving sustainability development. It is composed of the Chairperson, directors, the President, Vice Presidents, and other senior executives. The TEM Committee oversees and reviews sustainability strategies, goals, performance, and progress. Meetings are held regularly (at least once a year) to discuss the group's vision and key initiatives, and on an ad-hoc basis to address material topics.

The ESG Cross-Business Promotion Committee consists of representatives from the group's four major business units (brokerage, project marketing, development, and tourism) as well as ESG specialists. Meetings are convened quarterly by the Office of Business Ethics and Sustainability Promotion. The committee implements relevant initiatives based on the guidance and resolutions of the Board of Directors, the Business Ethics and Sustainable Development Committee, and the TEM Committee.

The Office of Business Ethics and Sustainability Promotion is dedicated to driving and executing sustainability-related tasks. It serves as the managing unit for the ESG Cross-Business Promotion Committee and regularly reports sustainability achievements to the Business Ethics and Sustainable Development Committee and the Board of Directors. The office is also responsible for compiling the sustainability report, which is submitted to the Board for approval before publication.

2

Strategy

Define the management period: short-term is within 1 year (~2026), medium-term is 2-5 years (~2030), and long-term is 6-25 years (~2050).

Analyze the impact of climate-related risks on financial and non-financial aspects, explore business opportunities and discuss countermeasures and response actions.

Analyze the physical risks and transition risks of two climate scenarios: NZE+NDCs and SSP5-8.5.

Detailed assessment process: Sinyi Realty TCFD Report "Strategy" p. 15-28

Material Climate Risks	Potential Financial Impacts	Response Approaches	Resources Input
[ST]Physical Increased severity and frequency of extreme weather events	①Impact on Transactions and Operations: Strong winds and heavy rainfall may disrupt transaction activities, damage properties under brokerage, or reduce service fee income due to temporary branch closures. Based on 30% of 2024 revenue of NT\$11.385 billion and assuming a five-day business interruption, the estimated loss in operating revenue would be NT\$46.78 million. ②Impact on Employee Safety: Annual loss of working days caused by flooding or severe weather, along with safety risks to employees commuting or inspecting client properties, is estimated to cost approximately NT\$500,000.	- Activate the natural disaster contingency mechanism, providing advance notice to employees on response measures for daily business operations. - Leverage digital tools to ensure uninterrupted customer service. - Assist communities in implementing home protection measures. - Continuously monitor climate information and regularly review response measures.	- The annual maintenance cost for the data center's uninterruptible power supply (UPS) system and emergency generators is approximately NT\$660,000. - The annual cost for disaster prevention drills and traffic safety seminars is approximately NT\$200,000.
[ST] Transitional-Policy and Legal National Energy Policy	By using public data from Taipower, we estimated that the grid electricity price may increase by NT\$1.5 per kWh, resulting in approximately a 44% increase in operating costs.	- Adopt household appliances with energy-efficiency labels and high energy performance. - Implement an energy management system and branch-level electricity monitoring, with regular tracking of electricity consumption. - Introduce voluntary energy-saving measures, including maintaining air conditioning temperatures at no lower than 26°C.	The maintenance and verification of ISO environment-related management systems amount to about NT\$750,000 per year.
[ST] Transitional-Technology Transition to Low-Emission Technologies (Low-Carbon Services)	As consumers increasingly demand digital services and value sustainability, failure to adapt to changing usage patterns may lead to customers switching to other real estate platforms, potentially reducing demand for Sinyi's services and decreasing revenue by an estimated 10%.	- Continuously reduce the carbon footprint of services, offering low-carbon services or products to meet market demand for green consumption. - Digitalize the documents required for property transactions through "DocuHouse" to enable contactless service, reduce carbon emissions, and lower paper usage. - Promote greenhouse gas inventory and reduction initiatives among suppliers to build a green supply chain.	Research and development investment in various digital technology-related projects amounts to approximately NT\$67 million annually.
[ST] Transitional-Market Rising Energy Costs	Purchasing renewable energy is one of the ways to reduce Scope 2 electricity-related carbon emissions. The price of renewable energy is projected to be NT\$3 per kWh higher than the regular tariff. With the renewable energy share set to increase from 30% in 2025 to 100% by 2030, the short- to mid-term range of additional electricity costs is estimated at NT\$3.85 million to NT\$30.8 million.	- Implement an energy management system and adopt voluntary energy-saving measures. - Sign long-term renewable energy purchase agreements to mitigate risks related to energy supply and price fluctuations, while diversifying renewable energy sources.	Between 2025 and 2031, the estimated procurement of green electricity will exceed 38 million kWh. By 2029, the procured renewable energy is expected to meet over 51% of electricity demand.

- Define the management period: short-term is 1 year (~2026), medium-term is 1-10 years (~2030), and long-term is 10-30 years (~2050).
- Analyze the impact of climate-related risks on financial and non-financial aspects, explore business opportunities and discuss countermeasures and response actions.
- Analyze the physical risks and transition risks of two climate scenarios: NZE+NDCs and SSP5-8.5.



Detailed assessment process: Sinyi Realty TCFD Report "Strategy" p. 15-28

Material Climate Risks	Potential Financial Impacts	Response Approaches	Resources Input
[MT]Product and Service Low-carboned product and service development	In 2024, Sinyi Realty optimized its business development process through the use of digital seller tools, resulting in 1,007 completed transactions. Based on an average service fee of approximately NT\$600,000 per property sale, this generated nearly NT\$600 million in revenue.	- Continue developing innovative service offerings, driving process transformation through customer needs, and striving to create a more seamless integration of online and offline services. Promote the transition to low-carbon services with innovative digital tools—such as the Customer Service App, intelligent recommendations, and smart case matching—to enhance service process efficiency. - With "Sustainable Good Living" as the core, launch home service packages to fulfill customers' one-stop transaction needs.	Annual investment in various digital technology-related R&D projects is approximately NT\$67 million.
[LT]Resilience Support natural carbon sink	The net-zero transition and support for natural carbon sinks can enhance brand image and value, attracting investors concerned with sustainability issues and steadily increasing long-term market value.	- Participate in Forestry Bureau's natural carbon sink and biodiversity projects to increase carbon sequestration and conserve ecosystems. - Join nature and biodiversity initiatives and workshops. - Explore acquiring domestic and international carbon offsets or credits to achieve net-zero emissions.	- Participation in the Forestry Bureau's natural carbon sink and biodiversity projects is estimated to require an investment of NT\$8.352 million by 2030. - If applying for voluntary emissions reduction projects independently, the expected investment is NT\$1.96 million. - Nature and biodiversity initiative platforms and workshops require NT\$750,000. - To achieve net-zero emissions by 2030, the cost of acquiring the required 500 tonnes of CO₂e in carbon offsets or credits is estimated at NT\$1.5 million. 詢問 ChatGPT

strategic orientation

After analyzing climate-related risks and opportunities, the following strategies are developed:

"Climate Governance and

Information Disclosure" > p. 33

"Green real estate, good life" > p. 36

"Low Carbon Operation

Management" > p. 37

"Sustainable Net Zero Impact" > p. 39

"Nature and Biodiversity" > p. 40

Identification, assessment and management of climate-related risks

Risk Management Process p. 15, 74



Sinyi Realty TCFD Report "Risk Management" p. 31-33

Identify and evaluate

management mechanism

Integrate with the organization's overall risk management system

- In response to various climate-related physical risks and transformation risks in the operation process, we re-identify and evaluate the impact and impact of climate-related risks every year, review business opportunities and discuss corresponding countermeasures and response actions, and adopt a systematic approach to incorporate them into annual plan execution operations.
- The board of directors lists the impact of climate change as one of the company's major risks. Based on the climate-related risk identification and assessment results, strategies for climate-related issues are formulated and implemented in TEM committee meetings. Climate-related issues are systematically managed through ISO management system verification and carbon emission verification, and management results are regularly reported.
- Sinyi Realty has integrated climate-related risks and opportunities into the overall risk management system, and regularly identifies, evaluates and manages them through standardized processes.
- Each department identifies relevant risks and reviews them at annual planning and quarterly review meetings.
- The TEM Committee determines material risks and reports regularly to the Board of Directors. The board of directors is the highest supervisory unit of risk management and is responsible for reviewing the annual risk management report, risk execution report and review report to ensure the effective implementation of the risk management system.
- The executive team appointed by the TEM committee serves as the risk owner and manages risk objectives and related policies.

- 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. 35-41](#)

Metrics	Base Year	2025	2030	2050	Short-term Management Approaches	Mid- to Long-term Management Approaches
GHG Emissions (Scope 1+2)	2017	annually ↓ 4.2%	vs. base year ↓ 100%	-	- 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.	- Implement ISO management systems. - Plan carbon reduction incentives such as internal carbon pricing. - EVs as company cars.
GHG Emissions (Scope 3)	2020	annually ↓ 1.25%	vs. base year ↓ 12.5%	-	Promote supplier greenhouse gas (GHG) inventory and reduction initiatives to build a green supply chain.	Continue advancing sustainable supply chain management.
Service Carbon Footprint-Carbon Emissions per transaction	2017	annually ↓ 1%	vs. base year ↓ 45%	vs. base year ↓ 60%	- Digitization of operation process. - Improve service efficiency and reduce transportation emissions. - Verify service carbon footprint annually.	Enhance digital applications to boost brokerage service efficiency.
Renewable Energy Consumption	-	30%	vs. base year 100%	Sinyi Group 100%	2021 is Sinyi's First Year of Green Energy. The consumption of renewable energy will increase year by year.	Zero-carbon energy procurement.
GHG Emissions of Electricity Consumption	2017	annually ↓ 4.2%	vs. base year ↓ 100%	vs. base year ↓ 100%	- Implement energy-saving measures such as using LED lighting. - Sign renewable energy contracts and provide solar energy to HQ building and all branches in Taiwan.	New energy procurement.
Net Zero	-	GHG Emissions (category 1+2) annually ↓ 4.2%	Sinyi Realty Net Zero	Sinyi Group Net Zero	- Review the progress of GHG reduction. - Invest in Taiwan-based carbon sequestration projects.	- GHG emissions (category 1+2) reduce by 90% compared with base year. - Investing in Carbon Sink projects (approx. 500tonCO₂e of carbon credits are needed in 2030)
Obtain internationally certified removal-type carbon credits. *New KPI in 2024	-	Set targets based on the net-zero target year of 2030.	Sinyi Realty's Scope 1 emissions for the year (estimated at 500 CO ₂ e tones).	Scope 1 Emissions of the Sinyi Realty Group for the Year		"Research the acquisition of domestic and international carbon sinks or carbon credits to achieve net-zero emissions."

Green Real Estate Services

SDG7

SDG12

SDG13

In response to the trends of a low-carbon economy and climate-resilient services, we are advancing a “digital transformation + green transformation” approach to build low-carbon, eco-friendly real estate services. This not only enhances service efficiency and reduces our carbon footprint, but also aligns with national net-zero policies, leveraging sustainability to help customers achieve their dream of home ownership and legacy.

Service carbon footprint

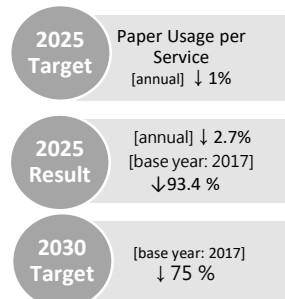
The carbon emissions of each real estate sales agency service are verified through ISO 14067 service carbon footprint verification

Sinyi Realty is committed to reducing the carbon footprint of its services, including reducing the consumption of resources during the service process and improving service efficiency. In 2020, it obtained the carbon label and carbon reduction label extension from the Environmental Protection Agency (now the Ministry of Environment).

[Action] Digital transformation assists service carbon emission reduction

- Connect online and offline information, optimize service apps, and reduce carbon emissions in the raw material stage and transportation

➤ Paper consumption reduction target and performance for single service



In the raw material stage of the service carbon footprint, the carbon emissions generated by paper consumption account for the highest proportion. Therefore, we continue to launch digital services to improve the degree of paperlessness. The paper consumption per single service has been decreasing year by year. In 2025, the paper consumption per single service has decreased by 93.4% compared with the base year (2017), reaching the 2030 goal ahead of schedule.

The resource efficiency of Sinyi Realty and Sinyi Japan is reflected in the "fully digital service process." We promote "paperless transactions", use tablets and electronic signatures throughout the entire process from development, sales to signing, and use PropTech real estate technology (such as AI smart case preparation, DiNDON smart house inspection) to significantly save paper consumption and transportation carbon footprint every year. In terms of store operations, we have introduced green procurement and a "modular decoration system" to improve the reuse rate of decoration materials and furniture when the base is moved, thereby reducing the waste generated by the modification of the business base from the source.

Provide home repair services and implement decoration waste management regulations

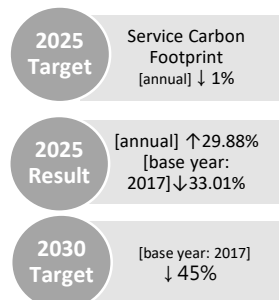
Sinyi Realty's "Sinyi Home" platform integrates a full range of home life services, providing design and decoration, renovation projects, moving and other living-related peripheral services. We follow the "Regulations on the Licensing and Management of Private Waste Removal and Disposal Agencies", which requires the removal and transportation companies of waste generated due to decoration and repair to have the removal qualification of Class C (inclusive) waste removal license or above to ensure that waste management complies with laws and regulations.

Develop green and innovative "circular economy" services to promote the spirit of waste reduction

Circular economy is an important trend in current ecological efficiency. Sinyi Realty considers the implementation methods of circular regeneration economy through daily operations. We believe that the real estate industry is a job that has frequent contact with people and often goes deep into the community to communicate and interact with local residents. Therefore, through the development of a local-specific recycling economy, shared use replaces the consumer culture of individual ownership. Since 2018, we have launched a "community item borrowing service" to purchase various items that are rarely used by the public but are indispensable when needed, so that nearby residents can come and borrow them at any time. The item items are determined by each branch based on the needs of local community residents. Related items are prepared and stored directly in the store, such as power tools, large suitcases, etc. At the same time, the branch collects second-hand books from the community and sets up a "second-hand book library" in the branch. By promoting recycling, it fully practices the sustainable spirit of waste reduction and symbiosis and sharing. It has been implemented in dozens of branches across the country, allowing the spirit of waste reduction to take root and create environmental symbiosis.

[Action] Service carbon footprint reduction and verification

- Quantify the carbon footprint of management services, reduce and verify it year by year
- Serving carbon footprint reduction goals and performance



In 2024, the carbon emissions of each real estate sales agency service will be 221.00 kilograms of CO₂e. In 2025, because the carbon footprint is related to the overall industrial environment, the service carbon emissions will be 287.0316 kilograms of CO₂e, an increase of 29.88% compared to the previous year. However, compared with the base year (2017), the service carbon footprint has decreased by 33.01%.



Energy and Carbon Management

305

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.

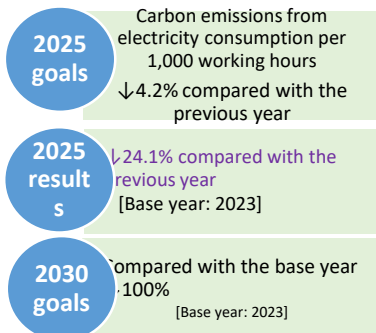
[Action] Improve energy efficiency and emission reduction incentive activities

- Strengthen energy management measures, and use products with energy-saving labels for major energy-consuming equipment such as chillers, air conditioners, etc.
- Raise colleagues' awareness of carbon reduction and implement energy-saving and carbon-reducing actions

[Action] Low-carbon or zero-carbon energy

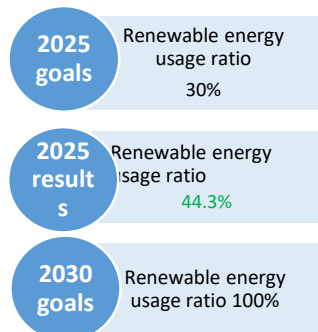
- Increase the proportion of renewable energy in the headquarters building and expand the supply of green electricity to stores

Energy management goals and performance



Sinyi Realty reduces carbon emissions from electricity consumption by reducing source energy consumption and using low-carbon or zero-carbon energy. Starting from 2023, short- and medium-term goals for electricity emissions per 1,000 working hours will be set. In 2025, electricity emissions per 1,000 working hours will be 255.05 kilograms of CO₂e, a decrease of 24.1% from the previous year.

Renewable Energy Targets and Performance



2021 is the first year of Sinyi Realty's green electricity. It has signed renewable energy power purchase and sale contracts with renewable energy companies. The headquarters building and branches will gradually use solar photovoltaics, among which branches will be given priority for supply from sustainable stores. Renewable energy will account for a total of 44.3% in 2025; the proportion of green electricity will increase by 22.3% compared with the previous year.

carbon management

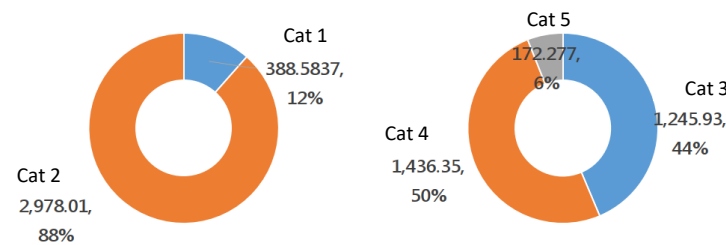
Sinyi Realty had set the carbon reduction targets in line with the Paris Agreement 1.5°C goal and has been approved by SBTi, and joined Taiwan Alliance for Net Zero Emission, committing Sinyi Realty Net Zero by 2030 and Sinyi Group Net Zero Net Zero by 2050.

[Action] Use the SBTi methodology to set carbon reduction targets and pass the review

- Greenhouse gas (Scope 1+2) emissions in 2030 will be reduced by 90% compared with the base year 2017.
- Greenhouse gas (Scope 3) emissions in 2030 will be reduced by 12.5% compared with the base year 2020.
- Use 100% renewable energy in 2030.

[Action] Organize greenhouse gas inventory and verification

- Conduct ISO 14064-1 greenhouse gas inventory verification every year and disclose carbon reduction progress.

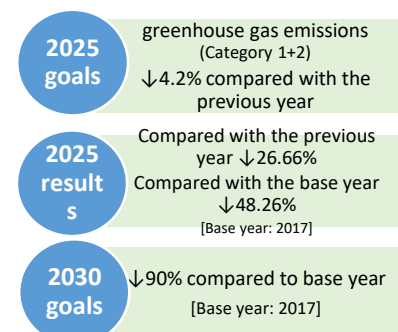


Greenhouse gas emissions in 2025 Unit: metric tons CO₂e

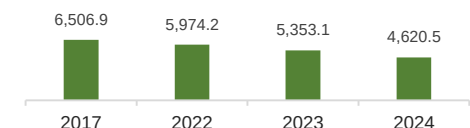
- Category 1 (direct greenhouse gas emissions): 388.5837
- Category 2 (indirect greenhouse gas emissions): 2,978.0133 (market basis)
- Category 3 (transportation indirect greenhouse gas emissions): 1,245.9289
- Category 4 (Indirect greenhouse gas emissions from products used by organizations): 1,436.3486
- Category 5 (indirect greenhouse gas emissions from the use of organizational products): 172.2770

Greenhouse gas inventory boundaries, results and total emissions
<http://csr.sinyi.com.tw/environment/greenhouse-gases.php>

Carbon management goals and performance



According to the greenhouse gas inventory results, Category 2/Scope 2 emissions account for 90% of Category 1+2. Therefore, reducing carbon emissions from electricity consumption is the key to carbon reduction. Scope 1+2 emissions in 2025 will be 3,366.6 metric tons of CO₂e, a decrease of 26.66% and 48.26% respectively compared with the previous year and the base year (2017).



Water Stewardship

Environment and Waste Management

303

SDG7

SDG13

Water Stewardship

Comprehensively promote water footprint and water resource efficiency management systems



Water resources management

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

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.

[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."
- Encouragement of water-saving measures in daily work to reduce water consumption.

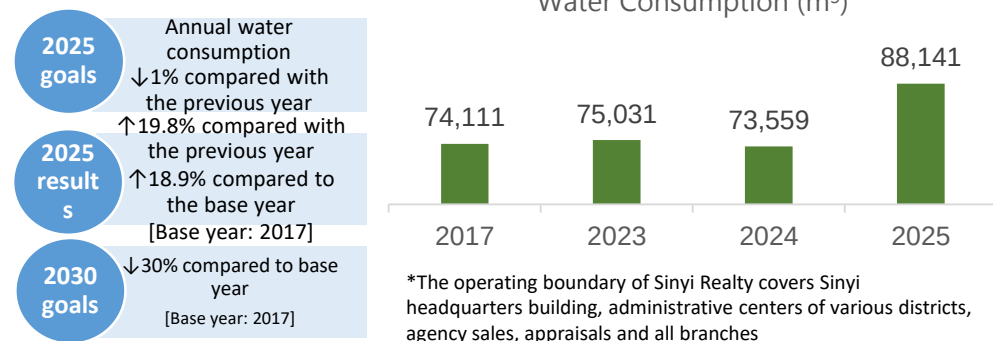
[ACTION] ISO 14046 Water footprint Inventory Verification

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

Water resources management objectives and performance

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 as mid-term target as one of the climate metrics. The annual water consumption in 2025 will be 88,141 kilowatt hours, an increase of 19.8% compared with the previous year and an increase of 18.9% compared with the base year (2017).

Water Consumption (m³)



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.

environmental management system

Establish ISO 14001 environmental management system and improve the environmental management system

Establish an ISO 14001 environmental management system, coupled with the ISO 50001 energy management system and ISO 46001 water management system, review environmental policies and management procedures every year, and conduct a comprehensive review to identify the direction and opportunities for company improvement.

[Action] Environmental improvement measures

- We fully adopt energy-saving and environmentally friendly labeled products, introduce an energy monitoring system in the headquarters building, and continue to promote the replacement of cooling water towers, air conditioners and other equipment and the update of energy-saving equipment.

Waste management and reduction

Reduce waste generated by real estate agency services

Sinyi Realty is a real estate agency service industry. The waste mainly comes from the general waste generated by colleagues' daily services. There is no toxic waste related to the production process. Through greenhouse gas verification and disclosure, we calculated the carbon emissions of the organization's solid and liquid waste disposal, which accounted for only about 0.5% of the indirect greenhouse gas emission sources. Therefore, it was not listed as a major issue for the company. Waste disposal is handled in accordance with local government regulations.

Our company promotes ISO14001 and sets the following goals:

Policy: Policies related to waste reduction and circular economy

Additional highlights are as follows: <https://csr.sinyi.com.tw/environment/waste.php>

Service carbon footprint waste stage reduction performance

Although waste management is not a major topic, we still reduce the waste generated during the service process through green service innovation and refined work processes. The service carbon footprint emissions in 2025 are 287.0316, a decrease of 33.01% compared with the base year.

[Action] Resource recycling and waste reduction

- The headquarters building and branches implement resource recycling and reduce the use of disposable products.

[Action] Make good use of digital tools and reduce service waste

- Develop digital services (such as DiNDON online smart house tours) to reduce non-recyclable waste such as physical furnishings.

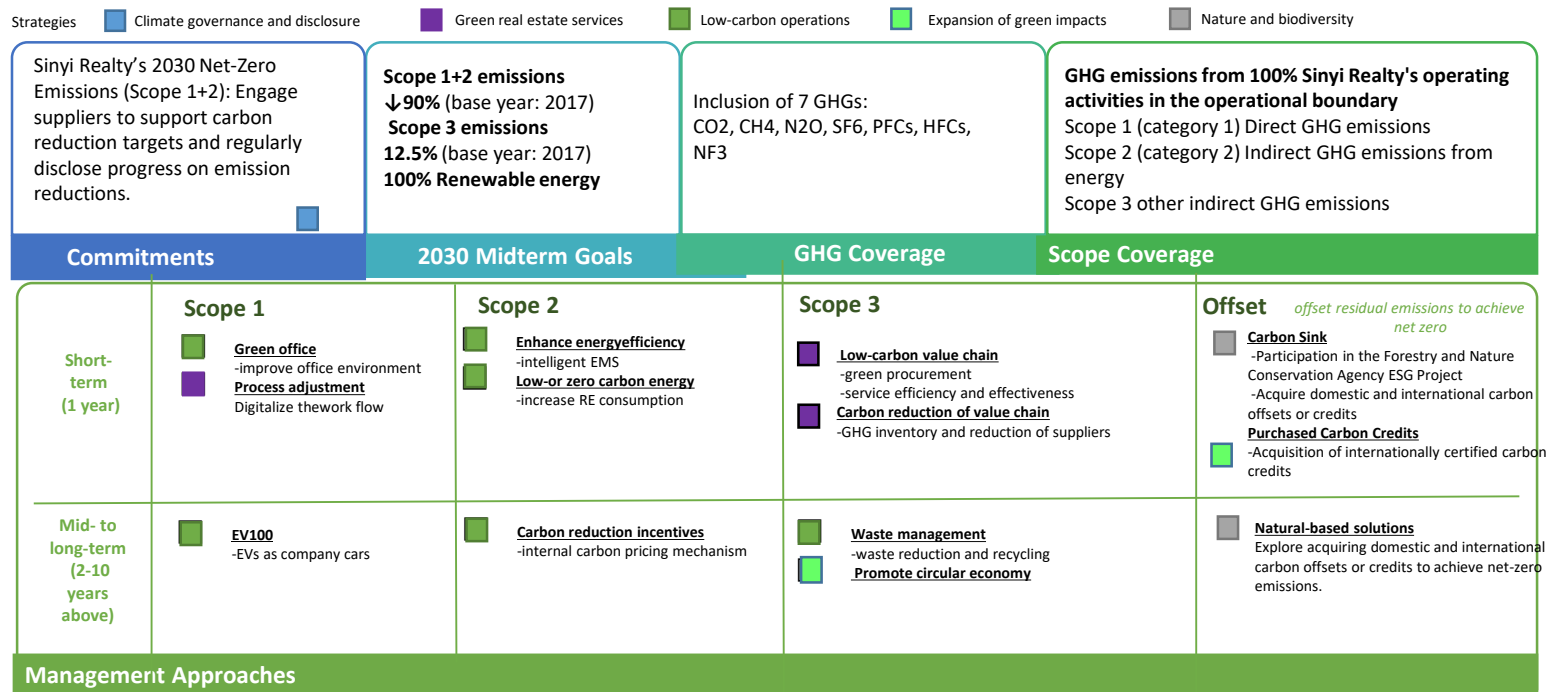
Sustainability and Net-Zero Impact

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 our stakeholders.

Net Zero Transition Plan

Green transformation to build climate resilience



Join the climate initiatives

In line with international initiatives, improve the transparency of information

Level 5+ Excellence TCFD

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

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 NET ZERO 2050

Environmental

Sustainability Education

Expand green impacts, make a better society

Improve colleagues' environmental awareness and promote resource conservation and carbon reduction actions

- ✓ Encourage colleagues to practice environmental protection actions (resource recycling, water conservation).
- ✓ Responding to the international "Earth Hour" lights out event
- ✓ Internal carbon pricing has been introduced, but the impact of climate change on the company's financial operations has not yet been estimated. This is the company's future plan.

Connect all walks of life to expand sustainable influence and ensure sustainable consumption and production models

- ✓ Lutheran Academy Environmental Lecture Series.
- ✓ Promote community services that respond to the SDGs.
- ✓ Obtained ISO 20121 sustainable event management system verification to ensure that activities organized by Sinyi have a positive impact on society.

Earth Hour

Turn off the lights for one hour for the earth

In response to Earth Hour, held annually on March 22 at 8:30 p.m., Sinyi Realty mobilized over 400 branches across Taiwan to voluntarily participate. Based on operational needs, each branch selected one hour to switch off all non-essential electrical equipment, taking concrete action to support the global carbon reduction initiative. However, the branches' energy-saving practices go far beyond just this one hour. They integrate energy conservation and carbon reduction concepts into daily operations by fully utilizing natural daylight during business hours to reduce lighting use, switching off all non-essential power before closing, and adjusting signage lighting schedules according to seasonal daylight hours—taking action from the smallest details to actively honor their commitment to a sustainable planet.



"Earth Hour" initiative official website
<https://www.earthhour.org/>

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 Enterprise Group 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 have been reported to the Board. (eg : Malaysia Island Project) ° We have aligned with the "30 x 30" consensus from the 15th meeting of the Conference of the Parties to the United Nations Convention on Biological Diversity (COP15) in 2022 and established Sinyi's biodiversity targets: to ensure that at least 30% of our operating areas are effectively restored and protected by 2030, and at least 50% by 2050.

 Biodiversity Commitment: TNFD Report p.5

Nature and Biodiversity Initiative

International Trends and Actions on Nature and Biodiversity

In 2022, we were invited by the Business Council for Sustainability Development (BCSD) to participate in the "Taiwan Nature Positive Initiative" to jointly respond to the vision of achieving Net Positive by 2030, fully recovering the natural ecology by 2050, and achieving harmonious coexistence with nature. Sinyi Enterprise Group is not only one of the founding members, but also the only participating real estate industry player. We will take the following actions to incorporate biodiversity issues into business considerations, and hope to make more substantial contributions to Taiwan's biodiversity with partners from all walks of life.

- ✓ Take more active action on nature and biodiversity conservation issues
- ✓ Increase enterprise risk resilience and opportunity management and transparency
- ✓ Cultivate relevant professional talents



Nature-related Financial Disclosures (TNFD) – LEAP methodology

To strengthen natural capital management and information disclosure, Sinyi has followed the TNFD framework to compile and independently publish the Sinyi Group Nature-related Financial Disclosures Report. This analysis adopted the LEAP approach, starting from the company's operations and value chain to identify and assess dependencies and impacts on the natural environment, recognize potential risks and opportunities, and plan systematic action strategies.

- **Locate:** In order to clearly understand the company's dependence on and impact on nature, the SBTN materiality screening tool was used, combined with industry analysis and data availability, to systematically inventory the dependence and impact on nature in operations and value chains. The scope covered the company and its affiliated companies' operating bases, suppliers and natural assets with nature-related opportunities, a total of 623 points.
- **Evaluate:** In order to understand how operational activities affect nature, dependence and impact matrices are drawn separately to visually present the interactive relationship between corporate activities and the natural environment.
- **Assess:** Assess the nature-related risks and opportunities faced by your own business and value chain, and conduct situational analysis. Risk types include natural entity risks and natural transformation risks.
- **Prepare:** Introduce the SBTN AR3T action structure (Avoid, Reduce, Repair/Regenerate, Transform) and plan related actions, including promoting afforestation in Jinfeng Township, Taitung, continuing to promote ex-situ restoration of endangered plants, and restoring beach island habitats and marine ecosystems, etc., to strengthen natural governance capabilities through public-private collaboration, local teamwork, and information disclosure.

This TNFD analysis lays the foundation for nature-related management and establishes future action directions in nature conservation and sustainable utilization, demonstrating the company's long-term commitment to biodiversity and natural capital.

Biodiversity action

Participate in ecosystem conservation and restoration activities at home and abroad

(1) Community Family x Biodiversity: Bracken fern restoration workshop

In order to continue to increase the visibility of biodiversity issues, Sinyi Realty and Tianxia Magazine collaborated to organize the "Community Family x Biodiversity: Bracken Fern Restoration Workshop", calling on more than 40 enthusiastic people to go to the Sheliu Wetland to understand the wetland ecology and diverse organisms, and to take joint actions to protect the wetland environment and restore native species. Through implementation and sharing, nature conservation becomes a national action and jointly promotes the harmonious coexistence of ecology and society.



(2) Huantan Island-Huantan Island Charity Activities

On November 20, 2025, Sinyi Enterprise Group Huantan Island joined hands with teachers and students of the University of Sabah to organize a joint beach cleanup activity on Huantan Island. On the day of the event, in addition to actual coastal environmental cleanup, the Sinyi Enterprise Group's overall philosophy of sustainable development and the long-term development aspirations of the "Sustainable Tourism Island" were introduced to participating teachers and students through exchanges and explanations, deepening the scientific community's understanding of corporate investment in nature conservation and low-carbon transformation.



(3) Cooperate with national policies to promote green carbon projects

In recent years (2024-2025), Sinyi Realty has actively participated in the Forestry and Conservation Department's "Natural Carbon Sequestration and Biodiversity Conservation ESG Project". Through actual afforestation and entrusting a professional team to conduct ecological monitoring, Sinyi Realty has accumulated practical experience in carbon sequestration measurement and operation management, which echoes the national green carbon strategy.

[More information: Connecting peaks with greenery to create a green living circle:
https://esg.forest.gov.tw/ForestESG/Report/Showcase?NobjID=2023013](https://esg.forest.gov.tw/ForestESG/Report/Showcase?NobjID=2023013)