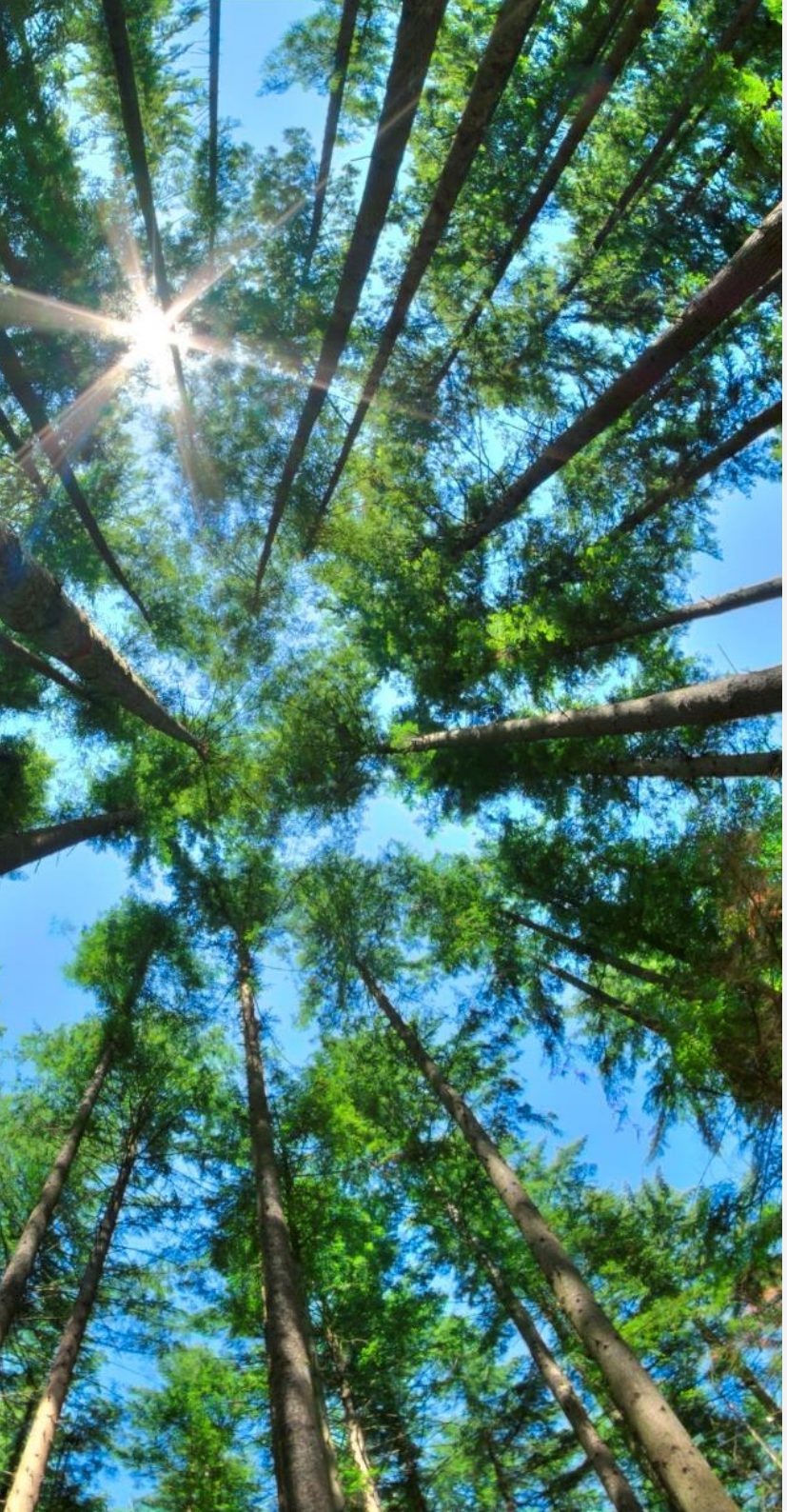
信義房屋
SINYI REALTY

# 2023 TCFD Report

## Task Force on Climate-related Financial Disclosures



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The TCFD report is one of Sinyi Realty's sustainability related reports.
For more ESG-related information, please refer to other Sinyi Realty reports or websites:

- 2023 Annual Report
- 2023 Sustainability Report

**Sinyi IR website**
https://www.sinyi.com.tw/investors/

**Sinyi Sustainability website**
http://csr.sinyi.com.tw/

# Introduction

**In this section**

# The Importance of Climate-related Issues to Sinyi

The international community has faced a “climate emergency” in recent years, and the global economies faced with the threat of extreme climate disasters, endangering the survival of human civilization, and also affecting the daily life of all people on the earth.

According to the “The Global Risks Report 2024" released by the World Economic Forum (WEF), "structural forces" such as climate change are making the world increasingly unstable. The consequences of these forces are affecting the lives of billions of people, who face challenges arising from risks like extreme weather events. The risk of "extreme weather events" ranked second over a two-year period and first over a ten-year period. In this report, extreme weather events, critical changes in Earth systems, and biodiversity loss and ecosystem collapse are ranked as the top three long-term risks. Irreversible changes in Earth systems could lead to more extreme weather events, and ecosystems may face the risk of collapse as they struggle to adapt to new climates.

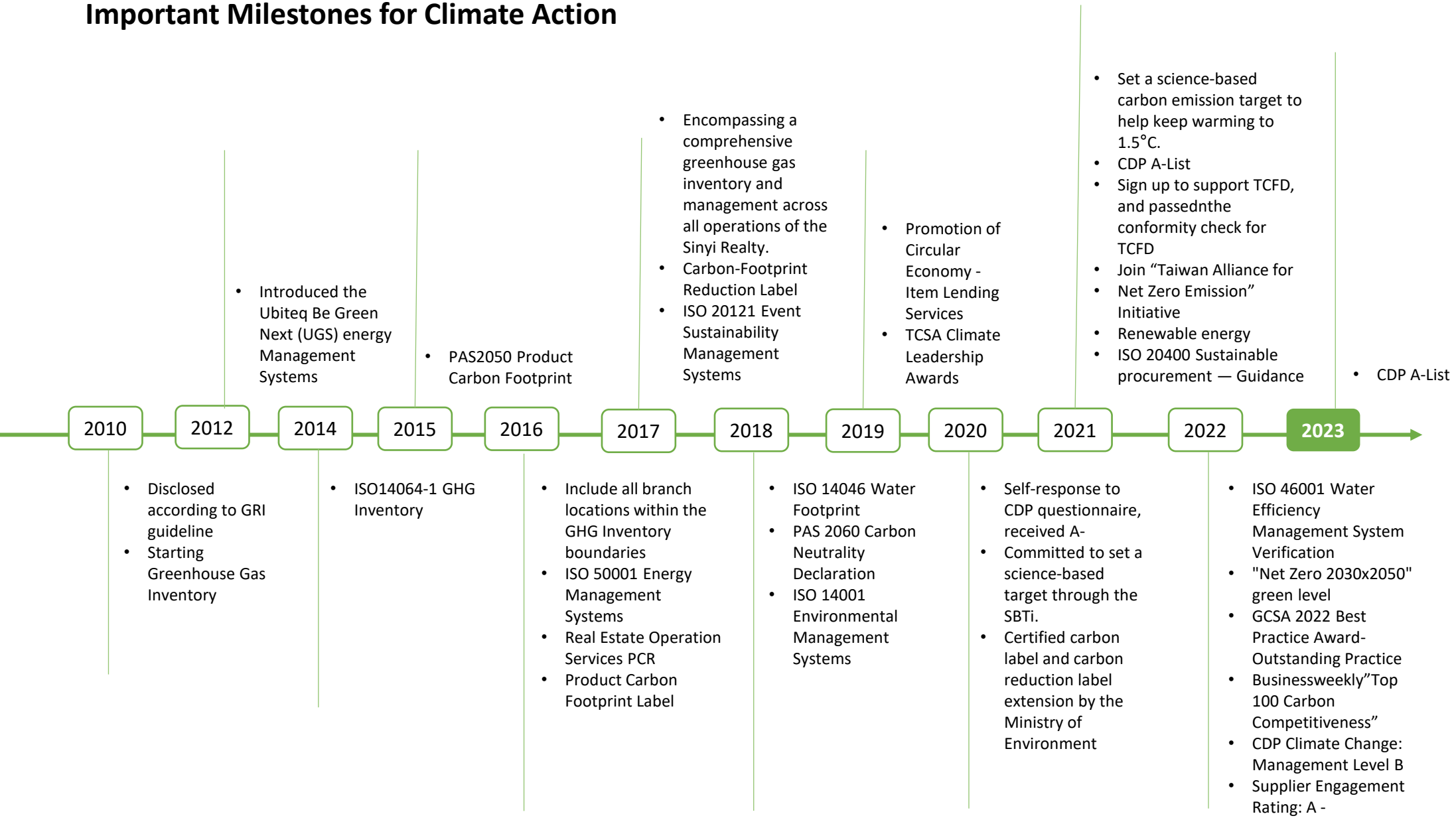
Intergovernmental Panel on Climate Change (IPCC) report also indicates that efforts to limit global warming to 1.5°C by the end of this century (2100) are on the brink of failure. The temperature rise could even exceed 3°C, leading to unprecedented heatwaves, massive storms, large-scale water shortages, and the extinction of tens of thousands of species.

Sinyi Realty has always strived to treat all stakeholders fairly. From the company's early focus on three major stakeholders—customers, employees, and shareholders—to later including the community, environment, and suppliers, Sinyi Realty aims to make the world a better place by safeguarding the rights and interests of key stakeholders.


Sinyi Realty values the impact of climate change.

Although the real estate brokerage industry is not a major producer of carbon emissions, Sinyi Realty chooses to focus on the impact of climate change, implement climate-related risk manage in compliance with the TCFD structure of “governance, strategy, risk management, and metrics and targets”, to reveal climate-related risk management to enhance climate resilience, promote sustainable business operations and integrate industry forces and all human power to resolve disasters caused by “climate emergency”.

# Important Milestones for Climate Action



# Net-Zero Transition

Sinyi Realty turns the Sinyi Sustainability Principle of "Get to Net Zero" into concrete actions and commits to Net Zero emissions by 2030. Sinyi Realty is committed to developing climate-resilient services through green transformation and digital transformation, building environmental Management Systems, and supporting the development of renewable energy. The company actively responds to both domestic and international climate and biodiversity initiatives. With real estate brokerage services at its core, Sinyi Realty continues to lead suppliers, communities, and customers in creating a green value chain, realizing the dream of homeownership with sustainability at its foundation.

Sinyi Realty has set and passed the target for carbon reduction based on the Science Based Targets initiative (SBTi) 1.5°C pathway. In response to international trends, we have set a goal to achieve net-zero emissions by 2030. We plan to reach 100% renewable energy usage by 2030, gradually increasing the use of renewable energy each year to significantly reduce the environmental impact of our business operations.

In response to an invitation from TAISE, Sinyi Realty joined forces with various sectors to establish the Taiwan Alliance for Net Zero Emission in June 2021. Sinyi Realty has committed to achieving net-zero emissions by 2030, and the Sinyi Group by 2050. From 2022 to 2024, we have been awarded the "Green" level Net-Zero Label in recognition of our efforts.

We also participate in the CDP climate change questionnaire, disclosing our carbon reduction efforts and renewable energy usage. We received an A grade in both 2021 and 2023.

## Net Zero Commitment by Sinyi Group

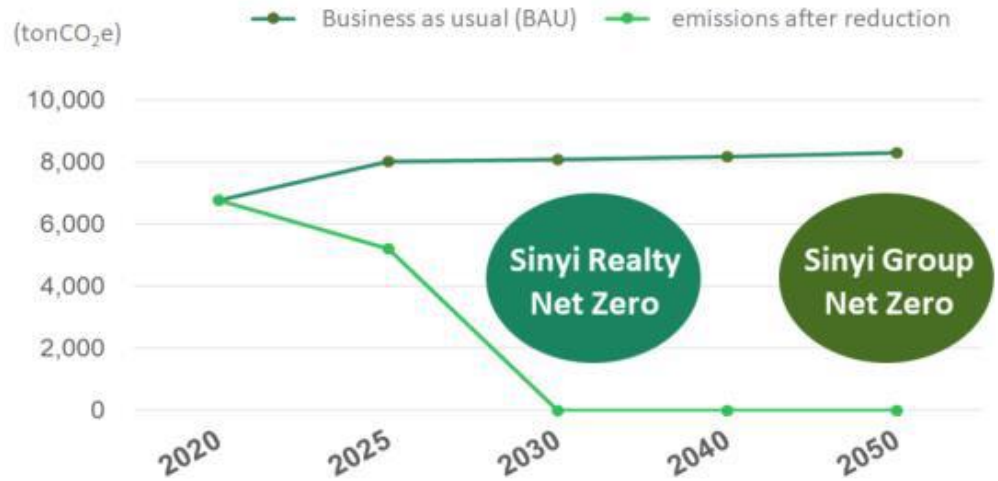
As Sinyi people, citizen members of the planet, we hereby declare that with all efforts, we will adhere to the spirit of business ethics, contribute to net zero emissions, and make Sinyi Realty by 2030 x Sinyi Group by 2050 the net zero commitment a reality. Proactively

facing the global sustainability issues, contributing to the future of the planet and human beings.

The Founder and the senior executives of Sinyi Group take the oath together

# Net Zero Transition Plan – Net Zero Pathway

Sinyi Realty takes the lead in setting "Get to Net Zero" as one of the Sinyi Sustainable Principles. In response to the challenges and opportunities from the "climate emergency", we are transitioning towards a low-carbon green economy to mitigate climate impacts. We have established five strategic: "Climate Governance and Action", "Green Real Estate Services (Climate Resilience Services)", "Low-carbon Operations", "Expansion of Green Impacts", "Nature and biodiversity". We have also planned a net-zero emissions pathway, launched action plans, and set indicators and targets.




* Offset residual emissions by carbon credits to achieve Net Zero in 2030

## Overall Risk

The WEF Global Risks Report identifies "Extreme weather events", "critical changes to Earth systems", "and biodiversity loss and ecosystem collapse" as the top 3 long-term risks.

## Climate Risk/Opportunity /Scenario Analysis

Based on the TCFD framework, we establish the management foundation for achieving net-zero emissions.。

## Strategies and Action Plans

- Climate Governance and Action
- Green Real Estate Services
- Low-carbon Operations
- Expansion of Green Impacts
- Nature and biodiversity

Sinyi Realty
NET ZERO

# Net Zero Transition Plan

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

| Commitments | 2030 Mid-term Goals | GHG Coverage | Scope Coverage |
|---|---|---|---|
| **Sinyi Realty 2030 Net Zero Supply chain engagement Accountability and disclosure** | **Scope 1+2 emissions↓90%** (base year: 2017)<br>**Scope 3 emissions↓ 12.5%** (base year: 2020)<br>**100% Renewable energy** | Inclusion of 7 GHGs: $CO_2$, $CH_4$, $N_2O$, $SF_6$, PFCs, HFCs, and $NF_3$, in compliant with ISO 14064. | **GHG emissions from 100% Sinyi Realty's operating activities in the operational boundary**<br>• Scope 1 (category 1) Direct GHG emissions<br>• Scope 2 (category 2) Indirect GHG emissions from energy<br>• Scope 3 other indirect GHG emissions |

## Main Management Approaches

| | Scope 1 | Scope 2 | Scope 3 | Offset |
|---|---|---|---|---|
| **Short-term** (1 year) | *↓ 4.2 % annually*<br>**Green office**<br>Improve office environment<br>**Process adjustment**<br>Digitalize the work flow | *↓ 4.2 % annually*<br>**Enhance energy efficiency**<br>Intelligent EMS<br>**Low-or zero-carbon energy**<br>Increase RE consumption | *↓ 1.25 % annually*<br>**Low-carbon value chain**<br>• Green procurement<br>• Service efficiency and effectiveness<br>**Carbon reduction of value chain**<br>GHG inventory and reduction of suppliers | *Offset residual emissions to achieve net zero*<br>**Carbon Sink Project**<br>Taiwan Carbon Sink project<br>**Carbon credits**<br>Use verified carbon credits for carbon neutrality of Sinyi braches |
| **Mid- to long-term** (2-10 years above) | **EV100**<br>EVs as company cars | **Carbon reduction incentives**<br>Internal carbon pricing mechanism | **Waste management**<br>Waste reduction and recycling, promote circular economy | **Natural-based solutions**<br>Taiwan Carbon Sink project |

# Net Zero Transition Plan – Climate Goals

After a comprehensive assessment of climate-related transition risks, physical risks, and opportunities, Sinyi has not only formulated a Net Zero Transition Plan approved by the Board, but also according to the net-zero roadmap and strategies, implement carbon reduction and climate goals with the aim of achieving the commitment of Sinyi Realty to net-zero emissions by 2030.

| Targets | Metrics | Base Year | 2024 Targets | 2030 Targets | Response Strategies |
|---|---|---|---|---|---|
| **Approved science-based target of 1.5˚C pathway** | GHG Emissions (Scope 1+2) | 2017<br>Scope 1：620.80 ton$CO_2e$<br>Scope 2：5,886.09 ton$CO_2e$ | ↓ 4.2 % annually | ↓90 % vs. base year (absolute) | Climate governance and disclosure: TCFD, SBTi, CDP.<br>Low-carbon operations<br>• Implement energy and environmental Management Systems.<br>• Verify GHG inventory annually to track the results of carbon reduction.<br>• Increase renewable energy consumption.<br>Expansion of green impacts: Join climate initiatives. |
| | GHG Emissions (Scope 3)<br>***2022 new metric** | 2020<br>4,737.34 ton$CO_2e$ | ↓ 1.25 % annually | ↓ 12.5 % vs. base year (absolute) | Green real estate services<br>• Expand the scope of supply chain engagement.<br>• GHG inventory and reduction of key suppliers. |
| | Renewal Energy Consumption | - | 20% | 100% | Low-carbon operations<br>• Increase renewable energy consumption. |
| **Other Sustainability Goals** | Service Carbon Footprint | 2017<br>428.46 kg$CO_2e$ | ↓ 1 % annually | ↓ 45 % vs. base year (intensity) | Green real estate services<br>• Digitize operation process to improve service efficiency. |
| | Paper Usage per Service | 2017<br>31.73 kg | ↓ 1 % annually | ↓ 75 % vs. base year (intensity) | Green real estate services<br>• Develop digital marketing tools and online documents to reduce resource consumption. |
| | GHG Emissions of Electricity Consumption per 1,000 man-hours<br>***2023 new metric** | 2023<br>373.87 kg$CO_2e$ | ↓ 4.2 % annually | ↓ 100 % vs. base year (intensity) | Low-carbon operations<br>• Implement energy and environmental Management Systems.<br>• Increase renewable energy consumption. |
| | Water Consumption per 1,000 man-hours<br>***2023 new metric** | 2023<br>5.8 kL | ↓ 1 % annually | ↓ 30 % vs. base year (intensity) | Low-carbon operations<br>• Implement Water Efficiency Management Systems.<br>• Verify water footprint annually. |
| | Net Zero<br>***2022 new metric** | 2017<br>Scope 1：620.80 ton$CO_2e$<br>Scope 2：5,886.09 ton$CO_2e$ | ↓ 4.2 % annually | Sinyi Realty Net Zero | Nature and biodiversity<br>• GHG emissions (category 1+2) reduce by 90% compared with base year.<br>• Investing in NbS projects (approx. 651 tonCO2e of carbon credits are needed in 2030) |

Note: Due to the characteristics of the industry, using man-hours as the standard for measuring greenhouse gas emissions and water consumption is more suitable for Sinyi Realty’ s current situation. Therefore, we have reset the short and medium-term targets for electricity carbon emissions and water consumption per 1,000 man-hours.

# Governance

Disclose the organization's governance around climate-related risks and opportunities.

## In this section

# Climate-related Governance and Management Framework

Board of Directors is the top-level monitoring unit of climate change management, ensuring the effective implementation of climate-related risk Management Systems.


- **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 systems.

- **Business Ethics and Sustainable Development Committee** is a functional committee established in October 2023. It is committed to considering and prioritizing the interests of our significant stakeholders. The committee is chaired and convened by the Company's Chairperson and comprises two Independent Directors and two senior managers (Vice General Managers), totaling five members. Meetings are held quarterly.

- **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.

- **Cross-Business ESG Promotion Committee** is composed of representatives from the Group's four major business units and ESG professionals, convened by the Corporate Sustainability Office. Meetings are held quarterly. It undertakes the guidance and resolutions of the Board of Directors, the Business Ethics and Sustainable Development Committee, and the TEM Committee, promoting and implementing relevant work.

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

# Important Climate-related Resolutions of the Board of Directors

| | |
|---|---|
| **Revise "Risk Management Policy"** | The Board of Directors approved the amendment to the "Risk Management Policy" in 2023, as well as the proposal for the "The Material Risk Items of the Group in 2024" and the implementation status for 2023.<br>To establish a proactive risk management mechanism, the Company has adopted the "Risk Management Policy and Procedures" as the highest guiding principle. All its formulations and revisions have been approved by the Board of Directors. The policy encompasses mechanisms such as management objectives, organizational structure, assignment of responsibilities, and risk management procedures, aiming to effectively identify and measure risks, keeping those arising from business activities within acceptable limits. Additionally, the "Risk Management Operations Manual" has been established to ensure the implementation of the "Risk Management Policy and Procedures." The risk management organizational structure includes the Board of Directors, Audit Committee, Risk Management Team, Risk Owner, Risk Execution Unit, and Risk Audit Unit. |
| **Revise "High-Level Manager Compensation Regulations"** | The Board of Directors passed the amendment to the "High-Level Manager Compensation Regulations" in 2023.<br>In response to the adjustment of the compensation system for senior executives and to enhance teamwork, bonuses for each senior executive are divided into short-term performance bonuses and long-term value contribution bonuses.<br>Long-term value contribution bonuses are awarded based on the achievement of three-year goals related to talent, quality, performance, and environmental factors set by all senior executives. These bonuses are issued three years later. Long-term operational goals include formal employee and manager turnover rates, new employee conversion rates, net promoter scores, performance targets, and targets for reducing greenhouse gas emissions by 4.2% annually and achieving a 40% utilization rate of renewable energy after three years. This strengthen the linkage between ESG indicators and remuneration. |
| **Business Ethics Sustainable Development Committee** | The Board of Directors has approved the establishment of a new functional committee, the "Business Ethics Sustainable Development Committee." Sinyi Realty places "Business Ethics" at the core of our operations, focusing on sustainable business operation and development. Therefore, in October 2023, the company officially established the "Business Ethics Sustainable Development Committee" to assist the Board of Directors in overseeing the implementation of business ethics and the planning and execution of sustainability-related issues. |
| **Purchase renewable energy** | The Board of Directors decided to purchase renewable energy, and confirmed that the short-term goal is to reach 40% of the use of green electricity by 2025, and the medium-term goal to reach 100% of the use of green electricity by 2030. |
| **Passed Sinyi's Net Zero Pathway** | The Board of Directors passed Sinyi's GHG emissions goals and the Pathway to Net-Zero Emissions plan, echoing the "Sustainable Development Guidemap for TWSE- and TPEx-Listed Companies." |
| **Passed Sinyi's climate goals** | The Board of Directors passed Sinyi's short-, medium- and long-term strategic goals on climate-related issues.<br>The implementation progress of GHG emissions will be report to the Board on a quarterly basis. |

# Strategy

Disclose the actual and potential impacts of climate-related risks and opportunities on the organization's businesses, strategy, and financial planning where such information is material.

## In this section

# Climate-related Risks and Opportunities Management Process

Each year, the Board of Directors sets out a grand strategy for the coordination of the various interests of our stakeholders, provides important guidelines for all aspects of sustainability management. The long-term direction toward sustainable development pursued by this company, as set down by Founder Mr. Chun-chi Chou at the time of Sinyi's founding, is not only to be communicated through the vision of the leadership, but should also strive to grow and evolve with the times. The Founder, Chairman, Directors, General Manager of the Group business, and senior management jointly set the corporate vision: "Be the leading brand in the residential lifestyle services." Then, the Total Ethical Management Committee (TEM committee) has worked to transform this vision into long-term and mid-term plans, with short-term goals and directions being set out. These are then reviewed regularly to see if the goals have been achieved. The TEM Committee reported on the implementation of sustainable development across various stakeholders at the Board of Directors meeting held on December, 2023. The Chairman of the Board stated that in response to "Sinyi Realty's 2030 Net Zero Emissions", the focus of the promotion plan should be more on energy conservation and carbon reduction, and specific measures should be formulated.

- **Short-term (within 1 year):** For short-term strategic goals, we set quantitative or qualitative targets for each major theme for the next year based on business growth.
- **Medium-term (1-10 years):** Medium-term strategic goals align with the vision of Sinyi Realty and manage the progress and targets of major themes. Sinyi's medium-term strategic blueprint also responds to the United Nations' 2030 Sustainable Development Goals (SDGs).
- **Long-term (over 10 years):** Sinyi's long-term strategic goals are based on Sinyi's sustainability principles, establishing development principles and management mechanisms in environmental, social, and governance (ESG) aspects. We regard 2050 as the long-term target year, corresponding to the goals of the United Nations Framework Convention on Climate Change (UNFCCC).

**2050 ESG Management Policy: Sinyi Sustainability Principles**

- E Environment: Get to Net Zero
- G Governance: Creating a Sustainable Lifestyle
- S Social: Co-existence, Coprosperity, and Co-creation
- SC Supply Chain: Building an Ethical and Sustainable Supply Chain

**Transition Risks**

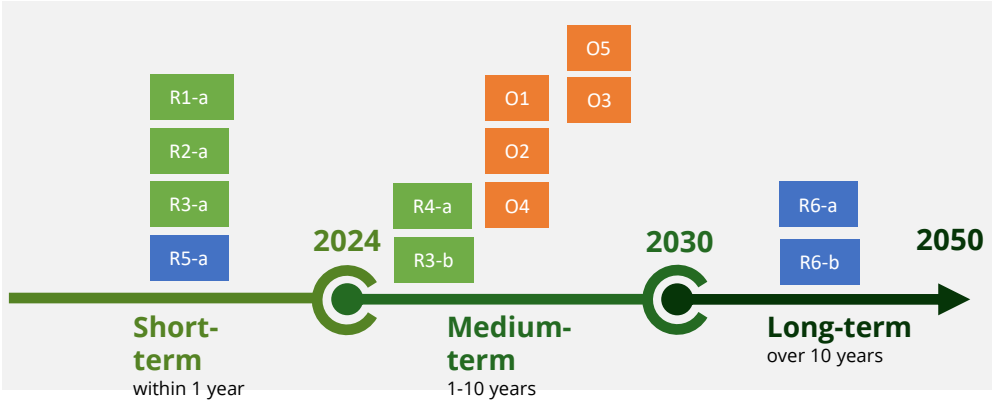
R1-a Enhanced emissions-reporting obligations
R2-a Transition to lower emissions technology (low-carbon services)
R3-a Increased costs of renewable energy
R3-b Changing customer behavior
R4-a Increased stakeholder concern or negative stakeholder feedback

**Physical Risks**

R5-a Increased severity and frequency of extreme weather events
R6-a Changes in precipitation patterns and extreme variability in weather patterns
R6-b Rising mean temperatures

**Opportunities**

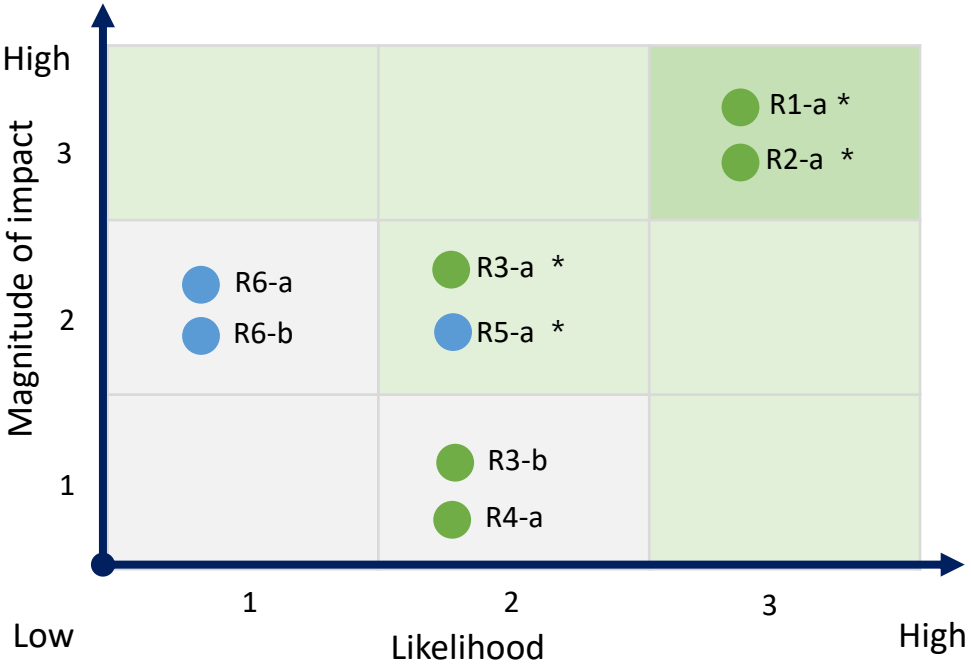
O1 Paper usage reduction
O2 Use of lower-emission sources of energy
O3 Development of low-carbon products and services
O4 Use of public-sector incentives
O5 Renewable energy and carbon sink



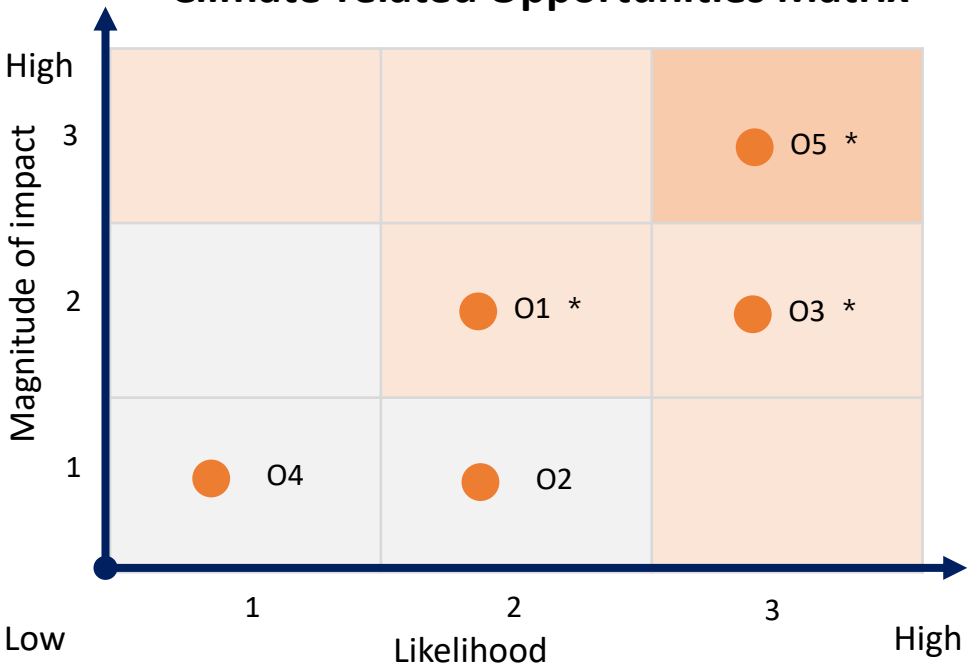
## Climate-related Risks & Opportunities Assessment

We identify annual risk and opportunity items through an assessment matrix, using the indicators "Likelihood" and "Magnitude of impact". Both indicators are scored on a scale of 1 to 3. Subsequent evaluation considers potential financial impacts.

### Climate-related Risks Matrix




### Climate-related Opportunities Matrix




**Transition Risks**

R1-a Enhanced emissions- reporting obligations
R2-a Transition to lower emissions technology (low-carbon services)
R3-a Increased costs of renewable energy
R3-b Changes in customer behavior
R4-a Increased stakeholder concerns and negative feedback

**Physical Risks**

R5-a Increased severity and frequency of extreme weather events
R6-a Changes in precipitation patterns
R6-b Increase in average temperature

**Opportunities**

O1 Reduce paper usage
O2 Use of lower-emission sources of energy
O3 Development and/or expansion of low emission goods and services
O4 Use of public-sector incentives
O5 Support energy diversification and carbon sink

Note：Items marked with * are significant climate-related risks/opportunities for the current year.

# Climate-related Risks & Opportunities Impact Assessment

Assess physical and transition risks, and consider potential impacts including financial impacts (including acquisitions or divestments, and access to capital), operational impacts, R&D investments in response, and adaptation and mitigation activities. At the same time, we also consider the impact on the supply chain and value chain, and formulate a response strategy.

【Potential impact】
- Financial impact (including acquisitions or divestments, and access to capital)
- Products and Services
- Supply chain and/or value chain
- Adaptation and mitigation activities
- R&D investment
- Business operations (including type of business and location of facilities)

## Risks Impact Assessment - Physical Risks

| Type | No. | Primary climate-related risk driver | Time horizon | Potential impact | Response strategy |
|---|---|---|---|---|---|
| Acute | *R5-a | Increased severity of extreme weather events | Short-term | Reduce revenue<br>Branch operations are interrupted<br>Employee work safety | • Activate the natural disaster response mechanism to remind employees of various daily business response plans in advance<br>• Continue to pay attention to changes in precipitation patterns, and store water in advance if there is a shortage of water<br>• Develop online services such as virtual reality and instant chat to ensure uninterrupted customer service<br>• Assist the community to take protective measures at home |
| Chronic | R6-a | Changes in precipitation patterns | Long-term | Operating cost increase<br>Excessive extreme rainfall causes adaptation measures failure | • Continue to pay attention to climate change and review countermeasures regularly |
| | R6-b | Rising mean temperatures | Long-term | Operating cost increase<br>Employee work safety | • Fully use products with energy-saving and environmental protection labels<br>• Promote new uniform to reduce summer discomfort |

## Risks Impact Assessment - Transition Risks

| Type | No. | Primary climate-related risk driver | Time horizon | Potential impact | Response strategy |
|---|---|---|---|---|---|
| Policy and Legal | *R1-a | Enhanced emissionsreporting obligations | Short-term | ● Increased indirect (operating) costs<br>● Implement energy-saving systems<br>● Set carbon reduction goals | • Actively participate in CDP carbon disclosure, set emissions targets through the Science Based Targets initiative (SBTi)<br>• Actively promote energy conservation and carbon reduction programs to improve energy efficiency<br>• Enhance water resource management, and improve energy and resource efficiency<br>• Planning renewable electricity usage targets<br>• Join the Taiwan Alliance for Net Zero Emissions (TANZE) |
| Technology | *R2-a | Transitioning to lower emissions technology | Short-term | ● Decreased revenues due to reduced demand for products and services<br>● Research and development of digital low-carbon services<br>● Promote service efficiency | • Research and development of digital low-carbon services<br>• Continued reduction in paper usage of marketing and signing the contract<br>• GHG reduction of key suppliers |
| Market | *R3-a | Increase energy cost | Short-term | ● Increased indirect (operating) costs<br>● Need to seek stable renewable energy suppliers | • Continuously implement energy Management Systems<br>• Improve energy efficiency<br>• Seeking renewable energy suppliers<br>• Use renewable energy and set promotion goals |
| | R3-b | Changing customer behavior | Medium-term | ● Decreased revenues due to reduced demand for products and services<br>● R&D digital services | • Develop more convenient customer service apps and brokerage service support apps to improve service efficiency |
| Reputation | R4-a | Increased stakeholder concern or negative stakeholder feedback | Medium-term | ● Decreased revenues due to reduced demand for products and services | • Continue to develop green and low-carbon services<br>• Use clean energy<br>• Implement ISO 20121 event sustainability Management Systems |

## Opportunity Impact Assessment

| Type | No. | Primary climate-related risk driver | Time horizon | Opportunity description | Potential impact | Response strategy |
|---|---|---|---|---|---|---|
| Resource Efficiency | *O1 | educe paper usage | Medium-term | • Continue to reduce marketing and contract paper, and change customer service processes and methods<br>• Increases operating costs in the short term, but helps reduce operating costs by promoting service efficiency in the long run | ● Reduce indirect (operating) costs<br>● Adjust service process (paperless) | • R&D paperless service<br>• Develop online services such as virtual reality and instant chat |
| Energy Source | O2 | Use of lower-emission sources of energy | Medium-term | • Switch to low-carbon energy to reduce the risk of greenhouse gas emissions<br>• Strengthen management measures to improve energy and resource efficiency | ● Increased reputation and demand for services | • Increasing the proportion of renewable energy usage<br>• Expand the use of renewable energy to cover both the headquarters and branches<br>• Support green procurement by using products with energy-saving and environmentally friendly labels |
| Products and Services | *O3 | Development and/or expansion of low emission goods and services | Medium-term | • Develop digital services<br>• Consumers prefer to use digital services and products with green-conscious brands<br>• Innovative green services | ● Increased demand for products and services leads to higher revenue<br>● Innovative customer service solutions to increase revenue | • Develop more convenient customer service apps and colleagues' business service apps to improve service efficiency<br>• Launched home service solutions to meet customers' one-stop transaction-related needs<br>• Promote community engagement service activities and increase customer trust |
| Markets | O4 | Use of public-sector incentives | Medium-term | • Participate in government energy saving programs<br>• Strive for government energy-saving incentives and subsidies | ● Increase revenue opportunities<br>● Get government grants | • Support green procurement by using products with energy-saving and environmentally friendly labels |
| Resilience | *O5 | Renewable energy and carbon sink | Medium-term | • Engagement in renewable energy procurement and investment<br>• Participating in natural carbon sinks and acquiring carbon credits | ● Improve corporate image and company market value | • Use renewable energy, and increase the proportion<br>• every yearJoin climate initiatives and respond to net zero emissions goals<br>• Study natural-based solutions |

# Scenario Analysis

## Scenario 1: SSP5-8.5

We take SSP5-8.5 scenario from the Sixth Assessment Report(AR6) by Intergovernmental Panel on Climate Change (IPCC), where the CO2 emissions doubled by 2050, and the global average temperature raise about 4°C by 2100. We also refer to the RCP8.5 simulation in Taiwan from the Taiwan Climate Change Projection Information and Adaptation Knowledge Platform(TCCIP) (https://tccip.ncdr.nat.gov.tw/index_eng.aspx)".

## Explanation of Scenario Analysis for Physical Risk

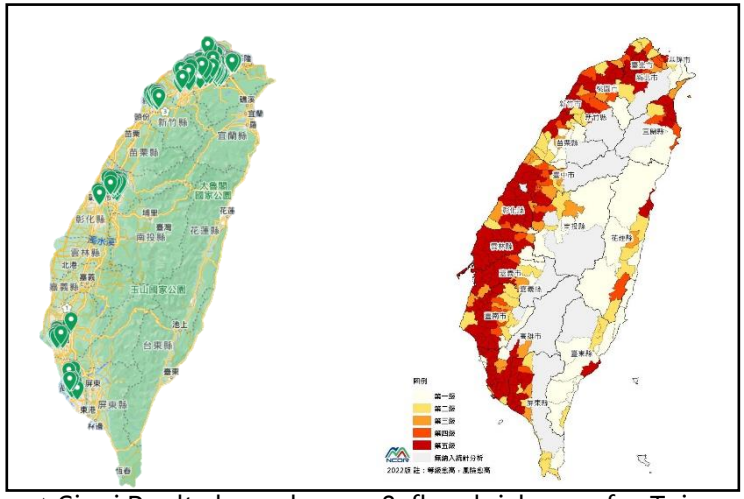
The time horizons considered 2021-2040 as short-term, 2041-2060 as mid-term, till 2100 as long-term.
Facing the increase in the number of strong typhoons and typhoon rainfall, the increase in annual rainfall and rainfall intensity, and the increase in annual average temperature.

| Physical risk | Parameter | 2021-2040 | 2041-2060 | To 2100 |
|---|---|---|---|---|
| Increased severity of extreme weather events such as cyclones and floods | The number of typhoons | ↓ 10% | | ↓ 50% |
| | The number of strong typhoons | ↑ 105% | | ↑ 60% |
| | Rainfall volume of typhoons (within 200 km of the typhoon center) | ↑ 20% | | ↑ 35% |
| Changes in precipitation patterns | Average rainfall volume (%) | ↑ 0.9% | ↑ 6.6% | ↑ 20% |
| | Average rainfall intensity (%) | ↓ 2.8% | ↑ 8.9% | ↑ 31.5% |
| Rising mean temperatures | average temperature increase | 0.8°C | 1.6°C | 3.5°C |

Reference:
- TCCIP Future Projections https://tccip.ncdr.nat.gov.tw/ds_02_05_ar6_eng.aspx
- Atlas of Taiwan Climate Change Key Indices https://tccip.ncdr.nat.gov.tw/ds_05_03_chart_2_eng.aspx
- National Climate Change Science Report 2024 ( P.256 ) https://www.moenv.gov.tw/File/ECB8550B325D0BDB

## Physical Scenario Analysis

Typhoons are a crucial weather system for Taiwan's water resources, bringing abundant precipitation. The "National Climate Change Science Report 2024" mentions that under the RCP8.5 scenario, the number of typhoons decreases while the frequency of intense typhoons increases. In this scenario, although the number of typhoons and the duration of their impact decrease, the average accumulated precipitation from typhoons is projected to increase by 0% to 20% mid-century. By the end of the century, precipitation in western and southern Taiwan may decrease by 10% to 30%, while in eastern and northern Taiwan, it may decrease by 30% to 50%.



▲Sinyi Realty branch map & flood risk map for Taiwan

the annual average precipitation is expected to increase by up to 31.5% by the end of the century. By comparing the current distribution of Sinyi Realty locations with flood risk maps provided by The National Science and Technology Center for Disaster Reduction (NCDR) under different warming scenarios, it was found that some branches are located in high-risk flood areas. This could potentially lead to flooding in these branches or the surrounding areas, causing transaction inconveniences.

The average temperature is rising annually, with an expected increase of approximately 1.6°C by mid-century and about 3.5°C by the end of the century. This could lead to higher summer temperatures. By the end of the 21st century, the number of summer days under the SSP5-8.5 scenario could extend to nearly 7 months. As a result, the primary impacts will be increased operational costs due to higher air conditioning use and potential discomfort or higher risk of heatstroke for sales representative due to elevated temperatures.

## Actions in Response to Physical Scenarios

1. In response to climate anomalies, we activate the "Preparedness and Reporting Mechanism for Disaster-Inducing Heavy Rainfall," which includes early warnings to employees about various daily business contingency plans and assists with the inspection and reporting of entrusted properties, as well as contacting clients by phone to check on them.
2. We are developing online services, such as DiNDON Smart View and real-time communication, to ensure uninterrupted customer service.
3. We continuously monitor climate change and regularly review our strategies.
4. We exclusively use products with energy-saving and eco-friendly labels.
5. We promote a new uniform policy, utilizing technology fabrics aligned with the principles of the circular economy, which enhances ventilation and sweat-wicking to alleviate discomfort during high summer temperatures.

# Scenario Analysis

## Scenario 2: NZE + NDCs

In response to the climate change crisis, the majority of countries and businesses have reached a consensus based on the Paris Agreement's objectives, which aim to limit the global temperature rise to well below 2°C by the end of this century, with efforts to pursue a more ambitious target of 1.5°C. Each country has set its own emission reduction targets through Nationally Determined Contributions (NDCs). Taiwan, too, officially announced its 'Taiwan 2050 Net Zero Emissions Pathway and Strategy Overview' in March 2022, outlining the trajectory and action plan towards achieving net-zero emissions by 2050.
As the Paris Agreement set the goal of limiting global warming to 1.5°C, we select IEA NZE 2050 scenario and takes into consideration the Taiwan NDC (net zero by 2050).

## Explanation of Scenario Analysis for Transition Risks and Opportunities

The time frame is divided into the short to medium term (from the present to 2030) and the long term (2050). The analysis focuses on the transition risks and opportunities presented by the transition towards a low-carbon economy and energy decarbonization, aiming to achieve net-zero emissions by 2050.

| Transition risk | Parameter | Current status | 2030年 | 2050年 |
|---|---|---|---|---|
| Policy and Legal | Enhanced emissions-reporting obligations | FSC's "Sustainable Development Roadmap for Listed Companies"<br>will gradually disclose Scope 1 and Scope 2 emissions from 2023. | All listed companies have completed the verification of greenhouse gas inventory, which is consistent with the scope of financial reporting. | |
| Technology | Substitution of existing products and services with lower emissions options | The proportion of consumers using digital platforms has increased significantly, and if we do not actively develop digital platforms, we may lose 20%-30% of potential customers. | Consumers have a higher level of digitalization, requiring the provision of comprehensive integration and application of online and offline services. | |
| Market | Increase energy costs | 2023/06 The average electricity price will increase by 11%.<br>2024/04 The average electricity price will increase by 11%.<br>The price of solar power is about 1.5 times higher than that of city power. | Due to changes in fuel costs and power structure, it is anticipated that the average electricity price will continue to rise. | |
| | Changing customer behavior | Consumers place greater emphasis on sustainability and consumer experience. Among consumers' expectations for corporate ESG, environmental issues rank the highest. Products or services that fail to meet the low-carbon economic trend will face market elimination. | | |
| Reputation | Increased stakeholder concern or negative stakeholder feedback | Engagement in voluntary disclosures currently focuses mainly on climate-related aspects, such as TCFD, CDP Climate Change Questionnaire, SBTi reduction targets, and others. | Sustainability-related disclosure standards have increased, encompassing a wide range of areas from climate to nature, such as TNFD and SBTN for biodiversity. | |

Reference:

- National Development Council's “Taiwan’s Pathway to Net-Zero Emissions in 2050” https://www.ndc.gov.tw/en/Content_List.aspx?n=B154724D802DC488
- National Development Council's “12 Key Strategies” https://www.ndc.gov.tw/en/Content_List.aspx?n=2D918002A913582A

# Scenario Analysis

## Explanation of Scenario Analysis for Transition Risks and Opportunities *(continued)*

| Transition risk | Parameter | Current status | 2030年 | 2050年 |
|---|---|---|---|---|
| Resource Efficiency | Reduce paper usage | Gradually introduce a paperless process, but some legal documents still need to use paper. | Government and enterprise e-operations are becoming more and more popular. | |
| Sources of Energy | Use of lower-emission sources of energy | 2020: Renewable energy installation capacity 9.6GW<br>2025: Renewable energy installation capacity 25.6GW;<br>power generation accounts for 20%. | The capacity of solar power and wind power installations reached 45GW, and renewable energy accounted for 27% to 30%. | The capacity of solar power and wind power installations exceeds 80GW,<br>accounting for more than 60% of power generation. |
| Products and Services | Development of low-carbon products and services | Taiwan promote 2050 net-zero green living, including Carbon footprint labeling and low-carbon product marking.<br>According to internal statistics from Sinyi Realty, nearly 80% of consumers access the official website using mobile devices, indicating that online property viewing has become mainstream. | To expand the scope of AI applications and create a more comprehensive digital application ecosystem. | |
| Markets | Responding to Net Zero Policy and Public Sector Incentives | The public sector is launching a subsidy program for commercial equipment replacement and energy-saving systems, encouraging the use of energy-efficient level 1 air conditioning units and replacing lighting fixtures with LED bulbs. | The commercial energy major users have fully adopted LED lighting.<br>60% have implemented air conditioning optimization systems. | Expanding the application of innovative technologies to enhance energy-saving benefits. |
| Resilience | Renewable energy and carbon sink | Utilize renewable energy to reduce Scope 2 emissions.<br>Study natural-based solutions. | Sinyi Realty achieves 100% renewable energy usage. | Sinyi Group achieves 100% renewable energy usage. |

Reference:

- National Development Council's “Taiwan’s Pathway to Net-Zero Emissions in 2050” https://www.ndc.gov.tw/en/Content_List.aspx?n=B154724D802DC488
- National Development Council's “12 Key Strategies” https://www.ndc.gov.tw/en/Content_List.aspx?n=2D918002A913582A
- Ministry of Economic Affairs' 2030 Electricity Mix Vision https://www.moea.gov.tw/MNS/populace/news/News.aspx?kind=1&menu_id=40&news_id=104155

# Transition Scenario Analysis

To comply with enhanced emission reporting obligations, we have implemented the ISO 14064-1 greenhouse gas inventory standard, ISO 50001 energy Management Systems, ISO 14001 environmental Management Systems, and ISO 46001 water efficiency Management Systems. We continue to obtain verification statements annually, although this increases costs. To achieve net-zero goals, Sinyi Realty will gradually increase the proportion of renewable energy used, aiming for renewable energy to account for about 30%-60%. The average energy price may increase by 10% or more. Due to rising energy costs and in response to net-zero policies and public sector incentives, in addition to replacing old appliances with low energy efficiency, we will need to adopt new energy-saving technologies to enhance energy efficiency or increase the use of renewable energy to reduce Scope 2 greenhouse gas emissions and improve climate resilience. Additionally, we are currently exploring projects to acquire domestic and international carbon offsets or carbon credits to promote the realization of net-zero.

## Actions in Response to Transition Scenarios

We commit to achieving net-zero emissions by 2030 and have developed corresponding strategies:

1. **Climate Governance and Disclosure**: We adopt the TCFD framework to transparently disclose environmental information.
2. **Green Real Estate Services**: To enhance transaction efficiency, transition to a low-carbon economy, and reduce paper usage in transactions, Sinyi Realty is dedicated to developing PropTech and innovative digital services to reduce the carbon footprint of our services.
3. **Low-Carbon Operations**: We implement ISO Management Systems (energy/water/environment) to improve energy and resource efficiency. We also increase the proportion of renewable energy usage.
4. **Expanding Green Influence**: We join climate initiative organizations such as SBTi and CDP.
5. **Nature and Biodiversity**: We explore opportunities for nature-based solutions.

# Financial Impact Assessment of Primary Climate-related Risks & Opportunities

After identifying significant climate-related risks and opportunities, we use internal data and departmental visits to calculate the related financial impacts and develop response measures

## Financial Impact Assessment of Primary Climate-related Risks

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Risk type | Physical Risks -Acute physical | Primary Climate-related risk driver | *R5-a Increased severity and frequency of extreme weather events | Primary potential financial impact | Reduce revenue | Time horizon | Short-term | Likelihood | Likely | Magnitude of impact | Medium-high |
| Climate risk description | Because our branches are mostly located on the first floor, if sudden floods occurred caused by intensive precipitation during the typhoon season, they could severely impact some of these stores, interrupt their operations, and affect transaction activities. Such floods could also damage our clients' real estate products. Typhoons might damage power facilities, impeding the use of systems for property rights investigation and interrupting relevant services. Additionally, heavy rains and strong winds might interrupt traffic and affect the safety of staff members or agents who bring customers to visit real estate properties on sale. | | | | | | | | | | |
| Explanation of financial impact | Based on historical data on Taiwan's past impacts by extreme rainfall and typhoons, and take stock of the impact and financial losses of our past branches. The estimated financial impacts include: equipment and asset losses caused by strong winds and floods, and operational losses caused by operational interruptions.<br>(1) Operational interruption, and reduce service fee income: According to historical records, severe wind and rain may impact transaction operations, damage the commissioned houses for selling and reduce transaction service fee income. If calculated by 30% of the revenue of NT$10.551 billion in 2023, a 2-day business interruption will result in a revenue loss of NT$17.34 million.<br>(2) The impact of employees' safety: The number of lost days due to flooding or wind and rain, and the possible safety risks caused by employee commuting or inspecting customers' properties are estimated to be NT$0.5 million per year.<br>Total amount: NT$17.84 million. | | | | | | | | | | |
| Response Measures | **Climate Governance and Action**<br>• Activate natural disaster preparedness mechanisms to proactively inform colleagues about various daily business response plans.<br>• Make good use of digital tools, such as virtual reality and instant messaging services, to ensure uninterrupted customer service.<br>• Assist communities in implementing home protection measures.<br>• In the face of uneven rainfall and frequent climate fluctuations, continually monitor climate information and regularly review response measures. | | | Resource Inputs | • Avoiding Operational Interruptions: The maintenance cost for uninterrupted power supply systems in the data center and emergency generators, approximately NT$660K per year.<br>• Personnel Education and Training: Disaster preparedness drills and traffic safety lectures, approximately NT$200K per year .<br>• Developing Digital Services: Annual investment in research and development of various digital technology-related projects. , approximately NT$75M per year .<br><br>Total amount: NT$7,5.86M per year. | | | | | | |
| Key Performance Indicators | Days of branch closures due to extreme weather events p. 36-39 | | | | | | | | | | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Risk type | Transition Risks -Current regulation | Primary Climate-related risk driver | *R1-a Enhanced Emissions-reporting obligations | Primary potential financial impact | Increased indirect (operating) costs | Time horizon | Short-term | Likelihood | Very likely | Magnitude of impact | High |
| Climate risk description | In response to the corporate governance 3.0 blueprint announced by the government, standardize the reporting obligations of listed companies on greenhouse gas emissions. Sinyi Realty has joined the Net Zero Initiatives and set a commitment to use renewable energy. However, it also comes risks of not meeting committed emissions targets, and this could impact our corporate image and reputation. | | | | | | | | | | |
| Explanation of financial impact | Using renewable energy will increase electricity costs.<br>Sinyi refer to the Science-Based Targets initiative approach to set the 2030 carbon emission reduction target, that is, “a 90% reduction in greenhouse gas emissions compared with 2017” (calculated based on scope 1 & 2), and will increase the purchase of renewable energy to reduce carbon emissions from electricity consumption (category 2). The unit price will be expected to increase by NT$2.6/kWh (the general electricity price cost NT$3.9 per kWh, and the renewable energy cost NT$6.5 per kWh). Based on the total electricity consumption of 11,695,406 kWh in 2023, if 100% renewable energy is used, the electricity bill will increase by NT$30.41 million.<br>Total Amount: NT$30.41 million.<br>Total cost (increased electricity costs by using renewable energy) = 11,695,406 kWh * 2.6 NT$/kWh = NT$ 30,408,055.6. | | | | | | | | | | |
| Response Measures | **Climate Governance and Action**<br>• Sinyi Realty has set the “2030 Net Zero Emissions” and “100% Renewable Energy by 2030” targets (validated by SBTi), adopted the TCFD framework for climate governance, actively formulated business strategies, and taken up the responsibility of addressing climate change in collaboration with global stakeholders.<br>**Low-carbon Operations**<br>• In response to the trend of energy decarbonization and carbon reduction commitments, we gradually increase the proportion of renewable energy usage year by year.<br>• We have implemented the ISO environmental management systems, including systems for environmental, energy, and water resource efficiency management, in order to enhance the efficiency of energy and resource utilization.<br>**Expansion of Green Impacts**<br>• We have joined domestic and international climate initiatives, such as TCFD, SBTi, CDP, and the Taiwan Net Zero Action Alliance.<br>• Sinyi Realty proactively participates in the CDP Climate Change Questionnaire, regularly disclosing environmental information and performance. | | | | | Resource Inputs | • Disclosure of environmental-related information: Sustainability report and environmental-related ISO verifications, approximately NT$2.18 million annually.<br>• Establishing Environmental Management Systems: Implementation of ISO management systems and Verification, NT$890K.<br>• Participation in Climate Initiatives: Membership fees for relevant initiatives, NT$940K.<br>Total: NT$2.18 million + NT$890K + NT$940K = NT$4.01 million. | | |
| Key Performance Indicators | GHG Emissions(Scope 1+2), Emission of Electricity Consumption by Key Suppliers, Water Consumption per 1,000 man-hours p. 36-39 | | | | | | | | | | |

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|---|---|---|---|---|---|---|---|---|---|---|---|
| Risk type | Transition Risks - Technology | Primary Climate - related risk driver | *R2-a Transitioning to lower emissions technology | Primary potential financial impact | Decreased revenues due to reduced demand for products and services | Time horizon | Short-term | Likelihood | Very likely | Magnitude of impact | High |
| Climate risk description | In recent years, affected by climate change and the development of low-carbon technology, the proportion of consumers using digital platforms has increased significantly. We estimate that if Sinyi does not actively develop digital platforms, we may lose 20-30% of our potential customer base. | | | | | | | | | | |
| Explanation of financial impact | In response to changes in consumer habits and needs for electronic use, if we do not make any adjustments, it may cause a decline in the company's revenue. In 2023, the number of online visitors increased by 10% over the previous year. If these customers are transferred to competitors in the same industry or other real estate trading platforms, the demand for Sinyi's services will decrease, which will result in a decrease in revenue. We estimate that the possible financial impact is 10% of 2023's revenue (NT$10.551 billion), which is NT$1.055 billion.<br>Total amount: NT$1.055 million. | | | | | | | | | | |
| Response Measures | **Green Real Estate Services**<br>• Continuously develop innovative service offerings driven by customer needs, aiming to make O2O (online to offline) services more comprehensive.<br>• Promote the transition to low-carbon services through innovative digital tools, such as customer service apps, intelligent recommendations, and smart matching, to enhance service process efficiency.<br>• Introduce the "DocuHouse" product to digitize the documents required in the buying and selling of houses, meeting the objectives of contactless service, carbon reduction, and minimizing paper usage.<br>• Promote greenhouse gas inventory and reduction among suppliers to create a green supply chain. | | | | Resource Inputs | • Annual investment in digital R&D is about NT$ 75 M. | | | | | |
| Key Performance Indicators | Service Carbon Footprint p. 36-39 | | | | | | | | | | |

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|---|---|---|---|---|---|---|---|---|---|---|---|
| Risk type | Transition Risks -Market | Primary Climate-related risk driver | *R3-a Increase energy cost | Primary potential financial impact | Increased indirect (operating) costs | Time horizon | Short-term | Likelihood | Very likely | Magnitude of impact | High |
| Climate risk description | The Taiwanese government plans a 2050 net-zero emission path and sets a renewable energy target. In 2030, the proportion of renewable energy may reach 30%, and gas may account for 50%. Most electrical power in Taiwan is supplied by the state-owned Taiwan Power Company (TPC), which also controls the electricity price based on the costs of acquiring energy sources. Factors affecting future electricity prices include renewable energy (the main sources are solar and wind energy), natural gas, coal and other power generation costs. In recent years, due to rising raw materials, power generation costs have increased. | | | | | | | | | | |
| Explanation of financial impact | Sinyi Realty used the public information disclosed by TPC, including the cost and sold volume of each type of energy, to estimate the increase in its operational costs due to the increased electricity price. We estimated once the externally electricity price increased by NT$1.3/kWh, our operational costs will increase about 50%.<br>This will exert a considerable effect on the headquarters and its branches. The total cost of purchased electricity in 2023 is NT$50.46 million (including the head office and all branches). We predict that the cost of outsourcing electricity (indirect cost) that will increase NT$ 21.56 in 2030.<br>Calculated as follows:<br>Electricity costs = NT$ 50.46 million * 150% = NT$ 75.69 million.<br>The increased amount of electricity costs = NT$ 75.69 million – NT$ 50.46 million = NT$ 25.23 million. | | | | | | | | | | |
| Response Measures | **Low-carbon Operations**<br>• Management In response to the decarbonization trend and carbon reduction commitments in energy, efforts are made to explore renewable energy sources and gradually increase the proportion of renewable energy used. | | | | | Resource Inputs | • Renewable energy procurement：NT$10.11million。(green electricity supply applications & RECs) | | | | |
| Key Performance Indicators | Renewal Energy Consumption p. 36-39 | | | | | | | | | | |

## Financial Impact Assessment of Primary Climate-related Opportunities

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|---|---|---|---|---|---|---|---|---|---|---|---|
| Risk type | Resource Efficiency | Primary climate-related opportunity driver | *O1 Reduce paper usage | Primary potential financial impact | Reduced direct costs | Time horizon | Medium-term | Likelihood | Likely | Magnitude of impact | Medium-high |
| Climate risk description | Through carbon footprint verification, we found that the paper usage for marketing constituted the large proportion of all resources except electricity consumption. As such, we have prioritized the reduction of paper usage as one of our green goals to innovate more low-carbon and efficient brokerage service models. | | | | | | | | | | |
| Explanation of financial impact | In order to analyze the carbon emissions through service process, Sinyi Realty conducts systematic analysis and quantifies the environmental and economic benefits brought by innovative green services, thereby planning and implementing important projects. Paper reduction benefits: According to the 2023 and 2022 carbon footprint inventory data, when Sinyi Realty provides services, the reduction in paper usage reduces the Paper Usage per Service by 10.3%; therefore, we estimate that it can save about NT$57.7K annually. In addition, due to the current regulations, the legal documents related to house sales still cannot be fully online. We estimate that when the reduction of paper consumption in one transaction service reaches 90%, the further reduction will be limited; the cost of paper procurement can be reduced by about NT$ 0.4 million a year.<br>The potential impact on decreased indirect cost in the next 10 years = NT$0.15 million+NT$3.87 million*1 year + NT$0.4 million*9 years = NT$7.08 million. | | | | | | | | | | |
| Response Measures | **Green Real Estate Services**<br>• Continuously developing innovative service offerings driven by customer demand, Sinyi Realty is committed to making its O2O (online to offline) services more comprehensive. Leveraging innovative digital tools, Sinyi Realty promotes the transition of low-carbon services, such as customer service apps, intelligent recommendations, and smart matching, to enhance service process efficiency.<br>• Introducing the "DocuHouse" product, Sinyi Realty digitizes the documents required in the property buying and selling process, aiming to provide contactless services while reducing carbon footprint and paper usage. | | | | Resource Inputs | • Developing digital services: Annual investment in digital R&D is about NT$ 75 M. | | | | | |
| Key Performance Indicators | Paper Usage per Service p. 36-39 | | | | | | | | | | |

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|---|---|---|---|---|---|---|---|---|---|---|---|
| Risk type | products and services | Primary climate-related opportunity driver | *O3 Development and/or expansion of low emission goods and Services | Primary potential financial impact | Increased Revenues Resulting From Increased demand for products and services | Time horizon | Medium-term | Likelihood | Very likely | Magnitude of impact | Medium-high |
| Climate risk description | Sinyi continued to improve service process, developed mobile apps, optimized the website experience, and delivered the latest objectinformation in real time. Through big data operations, we strengthened the matching rate between customer needs and house conditions, and improved the timeliness and effectiveness of communication with customers. Drive substantial growth in performance and increase business volume. The increasing attention to climate change has changed customers' expectations for service models and behaviors. Customers want to enjoy lower-carbon services and high-efficiency intermediary service models, thereby promoting Sinyi's integration of virtual (online) and physical (offline) brokerage services. Digital transition will help Sinyi's brand power and increase the appointed rate for our services. | | | | | | | | | | |
| Explanation of financial impact | Since we launched "DiNDON service" in July 2020, this green innovation makes services more immediate and convenient, improves the efficiency and quality of customer service to enhance their experience. Furthermore, the "AI Property Matching" service was launched in March 2022. Leveraging AI and big data to match buyer preferences and properties more accurately, eliminating the need for manual matching. For buyers, the property viewing process becomes more time and effort-efficient, while real estate agents can find suitable buyers for listed properties more precisely and quickly. The "House Selling Insight" launched in 2023 analyzes a homeowner's need to sell based on the current status of the property, reasons for selling, and the location of the property. It provides essential information for those looking to buy a new home after selling their old one. This digital service reduces marketing paper waste and minimizes environmental impact, while also enhancing transaction efficiency.<br>Using the Sinyi digital seller tool, clients can inquire online or contact sales at physical stores, compare customer information, and track the number of successful transactions.In 2023, there were a total of 562 transactions, with an estimated 20% (or 112 transactions) attributed to the new online seller service. Based on the 2023 performance per transaction of NT$592,400, the estimated commission generated from 112 transactions is NT$66,348,800 (approximately NT$66.35 million). | | | | | | | | | | |
| Response Measures | **Green Real Estate Services**<br>• Continuously developing innovative service offerings driven by customer demand, Sinyi Realty is committed to enhancing the completeness of its O2O (online to offline) services. Through innovative digital tools, Sinyi Realty promotes the transition of low-carbon services, such as customer service apps, smart recommendations, and intelligent matching, to improve service process efficiency.<br>• With sustainable quality of life at its core, Sinyi Realty introduces comprehensive home service solutions to meet customers' one-stop transaction needs. | | | | Resource Inputs | • Developing digital services: Annual research and development in various digital technologies is about NT$ 75 M. | | | | | |
| Key Performance Indicators | Develop new service p. 36-39 | | | | | | | | | | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Risk type | Resilience | Primary climate-related opportunity driver | *O5 Renewable energy and carbon sink | Primary potential financial impact | Enhance corporate image and company market value | Time horizon | Medium-term | Likelihood | Very likely | Magnitude of impact | High |

| | | | |
|---|---|---|---|
| Climate risk description | In response to the energy transition and net-zero emission trends, energy conservation, electricity consumption structure, and low-carbon transition have become one of the evaluation criteria for competitiveness and investment goals. In addition, nature and biodiversity are regarded as the key to achieving net zero emissions, and companies are also encouraged to<br>support carbon rights related to natural carbon sinks. Sinyi Realty has set a commitment to use renewable energy to enhance corporate image and reputation, implement social responsibilities, and increase the amount of international ESG investors willing to invest in Sinyi Realty. And began to deploycarbon sinks and carbon credits at home and abroad to prepare for 2030 net zero emissions. At the same time, improving the benefit of the green brand is expected to enhance the overall brand reputation and value of Sinyi Realty, and increase the motivation for customers to choose Sinyi Realty services.<br>As such, we set the target of 100% renewable energy consumption by 2030, category 1+2 is reduced by 90% compared with the base year, and the remaining emissions are offset by the carbon credits or carbon sinks to achieve net zero emissions. | |
| Explanation of financial impact | We estimate that the use of renewable energy may enhance brand image and value, increase investment by investors, drive stock prices to rise, and increase market value.<br>Current market value = share price 34 *common shares issued 736,846,500 shares = 25 billion.<br>It is expected to increase the market value by 10%.<br>Therefore, the total increased market value = NT$25 billion * 10% = NT$2.5 billion | | |
| Response Measures | **Low-carbon Operations**<br>• In response to the trend of energy decarbonization and carbon reduction commitments, Sinyi Realty actively seeks various sources of renewable energy and gradually increases the proportion of renewable energy usage year by year.<br>**Expansion of Green Impacts**<br>• Sinyi Realty has joined domestic and international climate initiatives, such as TCFD, SBTi, CDP, and the Taiwan Net Zero Action Alliance. ◦<br>**Nature and Biodiversity**<br>• Researching carbon sinks, Sinyi Realty is planning to acquire carbon credits to achieve net-zero emissions. | Resource Inputs | • Carbon sink or carbon credits: In order to achieve net-zero emissions by 2030, the estimated cost is about 540K.<br>• Participation in climate initiatives: The annual membership fee for relevant initiatives is about NT$940K.<br>Total amount: NT$540K+ NT$940K = NT$1.48 million. |
| Key Performance Indicators | GHG Emissions of Electricity Consumption per 1,000 man-hours, Net Zero p. 36-39 | | |

# Risk Management

Disclose how the organization identifies, assesses, and manages climate-related risks.

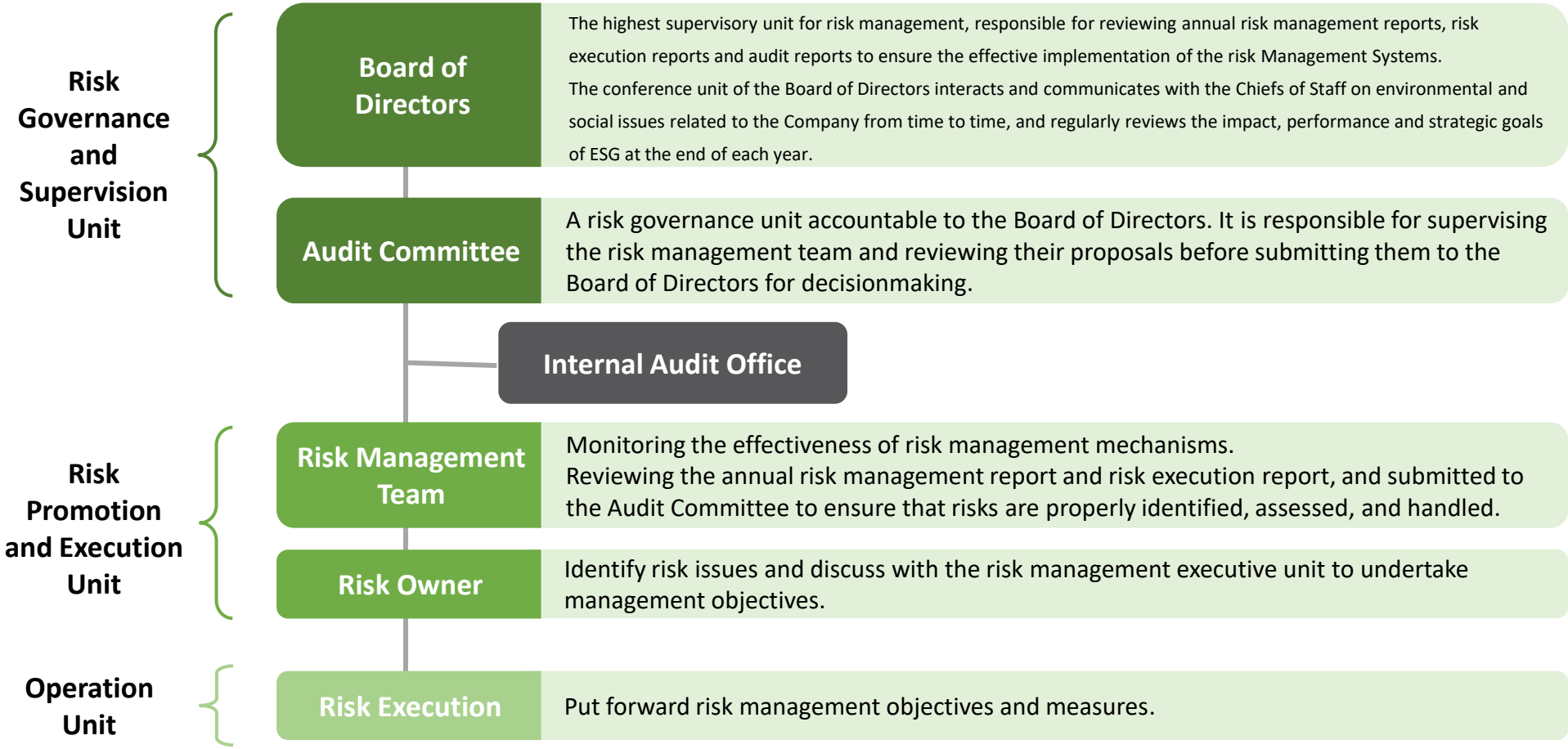
## In this section

# Risk Management Organization and Structure

An organization's risk management plays a critical role in monitoring and managing the risks and opportunities that stem from the internal and external.

## Risk Management Organization

The risk management organization includes Sinyi's Board of Directors, Audit Committee, risk management team, risk management unit, risk execution unit and risk audit unit. The responsibilities of each role are as follows:



# Risk Identification, Assessment and Management Procedures

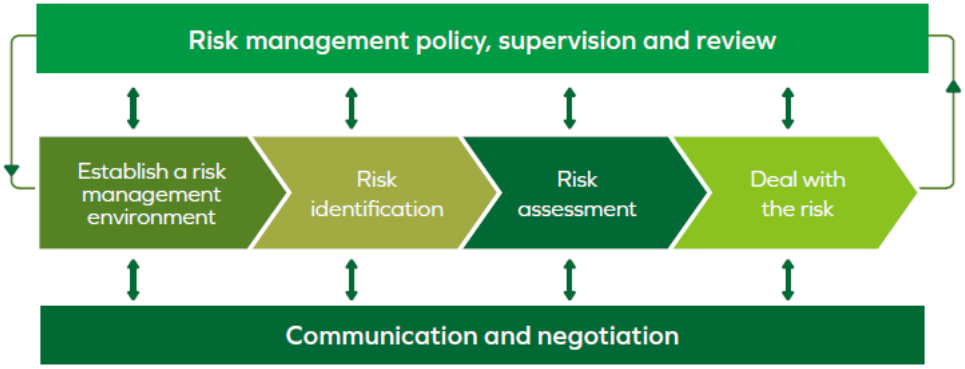
## Risk Management Policy and Procedures

In order to strengthen corporate governance and risk control capabilities, and continue to optimize risk management policies and procedures, the company has formulated the “Sinyi Realty Risk Management Policy” and approved by the Board of Directors to determine the group's material risk items from top-down.
The Material Risk will coordinate and control by Risk Owner, set up key risk indicators (KRI) to provide early warning functions, so that the Company can respond to and resolve the possible impacts of risks early. The risk execution unit conducts self-risk identification, analyzes the level of risk impact, and proposes a risk treatment improvement plan.
In response to possible risks that may arise in the course of business both internally and externally in a systematic way and in line with annual plans. We have developed the “Risk Management Operation Manual” to ensure the effective implementation of risk management operations. For material incidents, in order to immediately reduce disasters and resume normal operations, we also set up the “Sinyi Group Crisis Management Operation Process.”

Risk Management Policy and Procedure

### Management Process

Through the establishment of risk management process, to identified the risks and opportunities, formulating strategies, and proposing action plans.




Risk Management Process Diagram

**1. Establish risk/opportunity management environment**

- **External risk/opportunity management environment:** Including general trends, natural disaster events, and changes at various levels of the industry, and assess the impact on the overall operation.
- **Internal risk/opportunity management environment:** Understand the business scope and various risks/opportunities in the future development of new ventures, and fully grasp the company’s own strengths, weaknesses and capabilities.

**2. Risk/opportunity identification:** Identify the risks that affect the company’s sustainable operation and the achievement of business performance goals.

**3. Risk/opportunity assessment:** Assess the impact level and possible probability of the risk/opportunity, and evaluate risk treatment options with reference to the risk tolerance of the project.

**4. Risk/Opportunity response treatment:** Evaluate alternative treatment strategies, formulate and implement risk treatment action plans, and monitor and review the results of the plan.

**5. Continuous monitoring:** The oversight responsibility for risk/opportunity management rests with the risk management unit. The Board of Directors monitors key risk indicators (KRIs) by reviewing risk management reports and audit reports to confirm the effective implementation of risk management policies.

**6. Communication and negotiation:** Report and disclose in annual report, sustainability report, sustainability website every year.

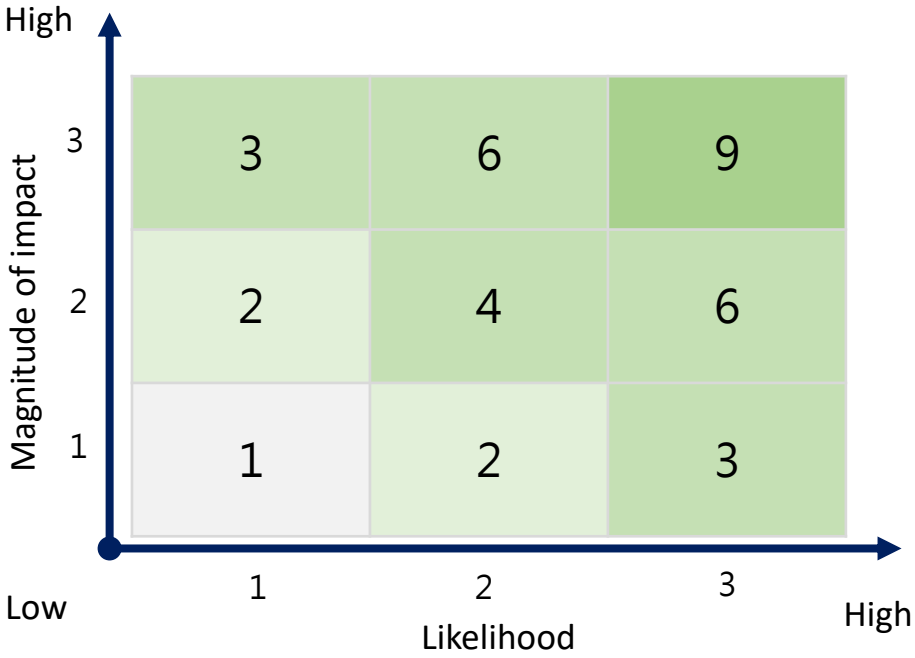
# Risk Scale Assessment and Risk Classification Definition

## Risk Management Evaluation Matrix

We conduct risk and opportunity matrix analysis to identify the possibility, and the magnitude of impact. We divide likelihood of risk and opportunity occurrence, and give them a score of 3 (very likely), 2 (likely), 1 (unlikely). In addition, we divide different degree of impact into three levels, and give them a score of 3 (very severe), 2 (severe) and 1 (moderate). The probability multiplied by the magnitude of impact will become the risk level. And we will confirm that can it be controlled or reduced under the existing risk control mechanism insuch situations.

According to the matrix analysis, the strategic impact of risks is identified to 4 levels depending on its score (likelihood x impact):

- **High ( score 9 )**: Immediate action is required (Defined as substantive strategic impact)
- **Medium-High ( score 3 to 6 )**: Develop plans and provide resources input (Defined as substantive strategic impact)
- **Medium ( 2 )**: Specify the scope of management's responsibilities
- **Low( 1 )**: As usual




After assessing the level of risks and opportunities, we will conduct risks and opportunities prioritizing. We set up different management procedures for short, medium and long-term risks and opportunities, prioritize acute and severe risks, and set long-term observation targets for chronic or minor risks.

## Determine Materiality

Regarding the level of financial impact, risks or opportunities will have an impact on revenues, costs, assets, capital or liabilities that exceeds NT$ 10 million.

Once it exceeds the substantive threshold, we will incorporate it into the risk assessment system.

Coincidently, in terms of the strategic impact of climate-related issues, the following aspects are integrated into our assessment:

- **Continuous Operations**: Cause daily operations to be interrupted for more than one day (inclusive).
- **Customer Relations**: Multiple customers complained orally or by letter about the same incident, highly probability of our negligence after investigation by the competent authority.
- **Personal Safety**: A safety accident occurred, causing personal injury.
- **Reputation**: The media has made negative reports on a single event and related extended issues.

# Climate Risk Management Identification and Assessment Process

## Processes for Identifying and Assessing Climate-related Risks

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

## Processes for Managing Climate-related Risks

The Board of Directors regards the impact of climate change as a material risk. Based on the results of the identification and assessment of climate-related risks, strategies for climate-related issues are formulated and managed in the TEM Committee. We manage climate-related issues systematically through ISO Management Systems verification and carbon emissions verification, and regularly report the performance to the Board.

## Processes for Identifying, Assessing, and Managing Climate-related Risks Are Integrated into Sinyi's Overall Risk Management

- Sinyi integrates climate-related and other operational risks into overall risk Management Systems, and conducts regular identification, evaluation and management through standardized procedures.
- Each department in Sinyi Realty identifies relevant risks so that be reviewed at annual and quarterly plan-review meeting.
- The TEM committee determines material risks and regularly reports to the Board of Directors. As the top management position supervising climate-related issues, the Board of Directors is responsible for reviewing the annual risk management report and audit report to ensure the effective implementation of the climate-related risk Management Systems.
- 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.

# Metrics and Targets

Disclose the metrics and targets used to assess and manage relevant climate-related risks and opportunities where such information is material.

## In this section

# Climate-related KPIs

In response to the transition opportunities arising from the challenges of climate change under the "Climate Emergency," Sinyi Realty hopes to lead clients towards a transition to a low-carbon green economy to mitigate climate impacts. In order to practice and follow the path of sustainability, Sinyi actively promotes relevant affairs, formulates green management strategic goals, launches various projects, and implements green management and effectiveness evaluation.。

## Disclose the Metrics Used by the Organization to Assess Climate-related Risks and Opportunities in Line with Its Strategy and Risk Management Process

1. **Key metrics:** Key metrics: For the identified key risks and opportunities, develop corresponding indicators and set short-, medium- and long-term goals for management. Please refer to p.36-39 for details.
2. **Climate-related performance metrics are incorporated into remuneration policies:** The "Long-Term Value Contribution Rewards" for senior managers are connected to their sustainability performance. The evaluation includes the performance of climate-related indicators. Please refer to Sinyi Sustainability Report p. 64" Remuneration of Board Members and Sustainability Performance". Annual Report p. 3-23 "Compensations to general managers and vice general managers" Clarify "High-Level Manager Compensation Regulations"。
3. **Low Carbon Service Revenue:** Sinyi Realty's brokerage services are all certified by the Environmental Protection Agency's carbon-footprint label and carbon-footprint reduction label, and lowcarbon service revenue accounts for 100%。
4. **Trend analysis of environment-related indicators:** Please refer to "Performance Overview" on p. 40.

## Scope 1, Scope 2, and Scope 3 Greenhouse Gas (GHG) Emissions, and the Related Risks

**Greenhouse Gas Inventory**

In accordance with ISO 14064-1:2018 requirements, Sinyi Realty disclosed 100% coverage of business operation boundary of direct GHG emissions (category 1), indirect GHG emissions from energy (category 2) and other indirect GHG emissions (category 3~6), which passed the verification by an independent third party。Greenhouse Gas Inventory Results for the Year 2023, please refer to p. 41 for details.

More information

**Internal Carbon Pricing**

The primary business of Sinyi Realty is providing buying and selling brokerage services. The emission sources and quantities are relatively straightforward, with electricity-related carbon emissions (Scope 2) accounting for over 90% of the total. The initially proposed internal carbon pricing measures were quite complex. To achieve energy-saving and carbon-reduction goals effectively, it is now planned to shift towards implementing an energy-saving competition.

## The Targets Used by the Organization to Manage Climate-related Risks and Opportunities and Performance Against Targets

Other climate-related goals and targets: Sinyi Realty has set the short-, medium- and long-term goals for "reduction in carbon emissions per transaction," "reduction in GHG emissions (category 1&2)," "reduction in per 1,000 man-hours water consumption", "reduction in paper usage per service," and "renewable energy consumption." Through the internal management mechanism, we can realize the goal of reducing carbon emissions and improving energy efficiency.
For details on the performance of key indicators over the years, please refer to p. 40.

# Primary Risks and Opportunities, and Key Corresponding Metrics – Goals and Achievements

Achieved Ongoing Not Achieved

| Primary Risk and Opportunities | Primary climate-related driver | Metrics | Target Types | Purposes | 2023 goals | 2023 Performance | Status | Explanations | 2024 goals | 2030 goals | 2050 goals |
|---|---|---|---|---|---|---|---|---|---|---|---|
| R1 Policy and Legal | *R1-a Enhanced Emissions-reporting obligations | GHG Emissions (category 1+2) (base year 2017) | Absolute | Mitigation in line with the Paris Agreement 1.5°C goal and has been approved by SBTi | ↓4.2% annually | 5,353.1 to$CO_2e$ (↓10.4%) | ✓ | In 2023 the GHG emissions (category 1+2) reduced by 10.4%、17.7% compared to 2022 and base year (2017) respectively. | ↓4.2% annually | ↓90% vs. base year | - |
| R1 Policy and Legal | *R1-a Enhanced Emissions-reporting obligations | Emission of Electricity Consumption by Key Suppliers (base year 2020) *2022 new metric | Absolute | Mitigation Approved by SBTi | ↓1.25% annually | 817.4 ton$CO_2e$ (↓8.3%) | ✓ | In 2023, the Emission of Electricity Consumption by Key Suppliers reduced by 8.3%、9.4%compared to 2022 and base year (2017) respectively. | ↓1.25% annually | ↓12.5% vs. base year | - |
| R1 Policy and Legal | *R1-a Enhanced Emissions-reporting obligations | Water Consumption per 1,000 man-hours (base year 2017) | Intensity | Mitigation | ↓1% annually | 5.8 kL (↓13.4%) | ✓ | In 2023 the Water Consumption per 1,000 man-hoursreduced by 13.4% compared to 2022. | ↓1% annually | ↓30% vs. base year | ↓40% vs. base year |
| R2 Technology | *R2-a Transitioning to lower emissions technology | Service Carbon Footprint -Carbon Emissions per Real Estate Transaction (base year 2017) | Intensity | Mitigation | ↓1% annually | 240.14 kg$CO_2e$ (↑15.4%) | − | Due to the pandemic, the service carbon footprint in 2023 increased mainly in the service stage compared to last year. | ↓1% annually | ↓45% vs. base year | ↓60% vs. base year |

# Primary Risks and Opportunities, and Key Corresponding Metrics – Goals and Achievements *(continued)*

Achieved Ongoing Not Achieved

| Primary Risk and Opportunities | Primary climate-related driver | Metrics | Target Types | Purposes | 2023 goals | 2023 Performance | Status | Explanations | 2024 goals | 2030 goals | 2050 goals |
|---|---|---|---|---|---|---|---|---|---|---|---|
| R3 Market | *R3-a Increase energy cost | Renewable Energy Consumption | Absolute | Mitigation | 16% | 16% | ✓ | In 2023, renewable energy amounted to 1,865,447 kWh, representing 16% of total energy usage, an increase of 12.9% compared to the previous year. | 20% | Sinyi Realty 100% | SinyimGroup 100% |
| R5 Physical (Acute) | *R5-a Increased severity and frequency of extreme weather events | Days of branch closures due to extreme weather events | Absolute | Adaptation | 0 day | 0 day | ✓ | The three typhoons that approached in 2023 did not cause any damage to the branches. | 0 day | 0 day | 0 day |
| O1 Resource Efficiency | *O1 Reduce paper usage | Paper Usage per Service (base year 2017) | Intensity | Adaptation | ↓1% annually | 1.13 kg (↓10.3%) | ✓ | In 2023, the Paper Usage per Service decreased by 10.3% and 96.4% compared to the previous year and the baseline year respectively. | ↓1% annually | ↓75% vs. base year | ↓90% vs. base year |
| O3 Products and Services | *O3 Development and/or expansion of low emission goods and services | Develop new services | Absolute | Adaptation | Develop 1 new service every year | New service “House Selling Insight” launched | ✓ | Sinyi Realty has exclusively launched the "House Selling Insight," thoughtfully guiding those looking to upgrade their homes by providing essential information in one place for selling their current property and purchasing a new one. | Develop 1 new service every year | Develop 1 new service every year | Develop 1 new service every year |
| O5 Resilience | *O5 Support renewable energy and carbon sink | GHG Emissions of Electricity Consumption per 1,000 man-hours (base year 2017) | Intensity | Mitigation | ↓4.2% annually | 373.87 kg$CO_2e$ (↓23.88%) | ✓ | In 2023, the GHG Emissions of Electricity Consumption per 1,000 man-hours decreased by 23.88% compared to the previous year. | ↓4.2% annually | ↓100% vs. base year | ↓100% vs. base year |
| | | Net Zero *2022new metric | Absolute | Adaptation | GHG Emissions (category 1+2) ↓4.2% annually | 5,353.1 ton$CO_2e$ (↓10.4%) | ✓ | Prior to 2030, the target is to achieve net-zero emissions for GHG Emissions (category 1+2). Approximately 651 tonCO2e of residual emissions in 2030 will be offset through carbon sinks or carbon credits to achieve net-zero emissions. | GHG Emissions (category 1+2) ↓4.2% annually | Sinyi Realty Net Zero | Sinyi Group Net Zero |

# Primary Risks and Opportunities, and Key Corresponding Metrics - Management Approaches

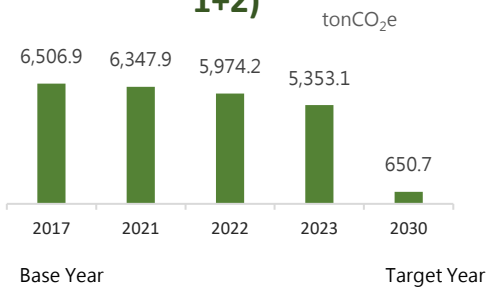
| Primary risk and opportunities | Primary climate-related driver | Metrics | Short-term Management Approaches | Mid- to Long-term Management Approaches |
|---|---|---|---|---|
| R1<br>Policy and Legal | *R1-a<br>Enhanced emissions-reporting obligations | GHG Emissions (category 1+2)<br>(base year 2017) | • Implement energy and environmental Management Systems.<br>• Improve “green office” and use energy-saving equipment.<br>• Verify GHG inventory annually to track the results of carbon reduction. | • Implement ISO Management Systems.<br>• Plan carbon reduction incentives such as internal carbonpricing.<br>• EVs as company cars. |
| R1<br>Policy and Legal | *R1-a<br>Enhanced emissions-reporting obligations | Emission of Electricity Consumption by Key Suppliers<br>(base year 2020)<br>*2022 new metric | • Introduce ISO 20400 Sustainable Procurement<br>• Conduct GHG (category 2) inventory and reduction of key suppliers. | • Expand the scope of supply chain engagement.<br>• Improve waste reduction and recycle; promote circular economy. |
| R1<br>Policy and Legal | *R1-a<br>Enhanced emissions-reporting obligations | Water Consumption per 1,000 man-hours<br>(base year 2017) | • Implement ISO 46001 Water Efficiency Management Systems.<br>• Verify water footprint annually. | • Implement ISO Management Systems.<br>• Evaluate investment in water-saving equipment. |
| R2<br>Technology | *R1-a<br>Transitioning to lower emissions technology | Service Carbon Footprint<br>(base year 2017) | • Digitization of operation process.<br>• Improve service efficiency and reduce transportation emissions.<br>• Verify service carbon footprint annually. | • Enhance digital applications to boost brokerage service efficiency. |
| R3<br>Market | *R3-a<br>Increase energy cost | Renewable Energy consumption | • In 2024, it is expected that the goal of reducing greenhouse gas emissions by 4.2% will be achieved through measures such as switching to green electricity, purchasing renewable energy certificates, and replacing LED light tubes. Among these measures, switching to green electricity and purchasing renewable energy certificates will be the main reduction methods, contributing approximately 99% to the achievement of the reduction target. | • Explore Carbon-negative technology<br>• Using zero-carbon energy |

# Primary Risks and Opportunities, and Key Corresponding Metrics-Management Approaches *(continued)*

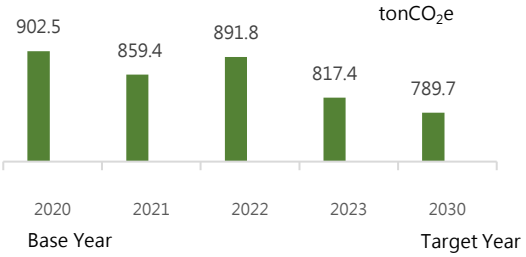
| imary risk and opportunities | Primary climate-related driver | Metrics | Short-term Management Approaches | Mid- to Long-term Management Approaches |
|---|---|---|---|---|
| R5<br>Physical (Acute) | *R5-a<br>Increased severity and frequency of extreme weather events | Days of branch closures due to extreme weather events | • Continuously following the "Sinyi Realty Typhoon/Flood Response Standard Procedures" for disaster prevention and control. | • Ensure operational continuity mechanisms .<br>• Continuously optimize the online operating system. |
| O1<br>Resource Efficiency | *O1<br>Reduce paper usage | Paper Usage per Service<br>(base year 2017) | • Connect online and offline information flows; optimize customer service apps.<br>• Develop digital marketing tools and online documents to reduce resource consumption. | • Enhance digital applications to boost brokerage service efficiency. |
| O3<br>Products and Services | *O3<br>Development and/or expansion of low emission goods and services | Develop new services | • Contracting services become paperless.<br>• Introducing new online services to enhance house touring efficiency. | • Continuously strengthen digital applications to enhance the efficiency of brokerage services. |
| O5<br>Resilience | *O5<br>Support renewable energy and carbon sink | GHG Emissions of Electricity Consumption per 1,000 man-hours<br>(base year 2017) | • Implement energy-saving measures such as using LED lighting.<br>• Sign renewable energy contracts and provide solar energy to HQ building and braches. | • Green investments.<br>• New energy. |
| | | Net Zero<br>*2022new metric | • Review the progress of GHG reduction.<br>• Evaluate Natural-based Solutions (NbS) in Taiwan. | • GHG emissions(category 1+2) reduce by 90% compared with base year.<br>• Investing in NbS projects (approx. 651 tonCO2e of carbon credits are needed in 2030) |

# Performance Overview

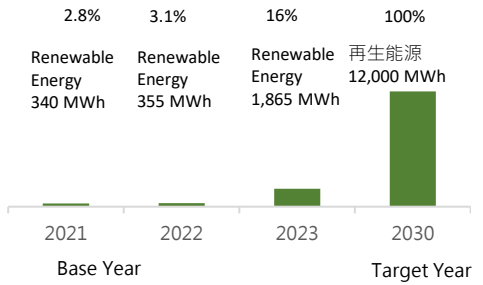
## GHG Emissions (category 1+2)



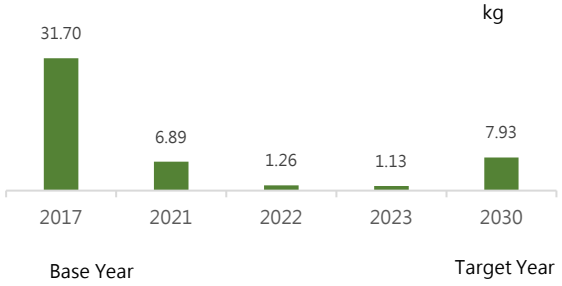

## GHG Emissions of Electricity Consumption by Key Suppliers



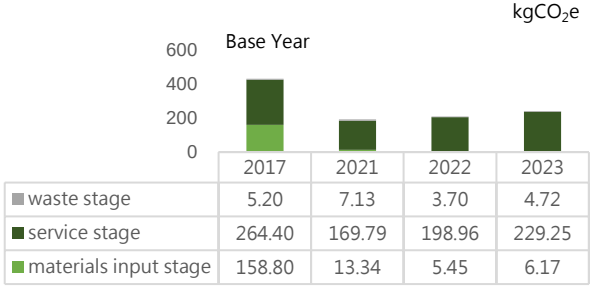

## Renewable Energy Consumption




## Paper Usage per Service

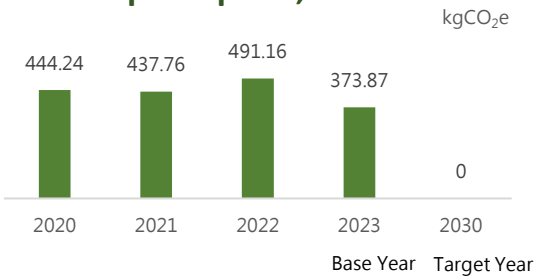



## Service Carbon Footprint

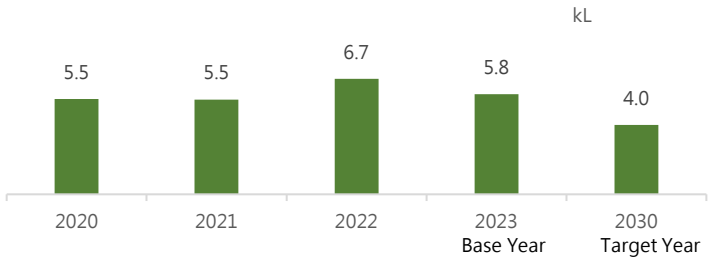



| | 2017 | 2021 | 2022 | 2023 |
|---|---|---|---|---|
| waste stage | 5.20 | 7.13 | 3.70 | 4.72 |
| service stage | 264.40 | 169.79 | 198.96 | 229.25 |
| materials input stage | 158.80 | 13.34 | 5.45 | 6.17 |

## GHG Emissions of Electricity Consumption per 1,000 man-hours




## Water Consumption per 1,000 man-hours




## Service Innovation

### Paper Usage per Service Reduction – "DocuHouse"

Sinyi has digitalized the documentation process required for buying and selling properties, while also supporting remote signing capabilities.

### Improve Customer Experience

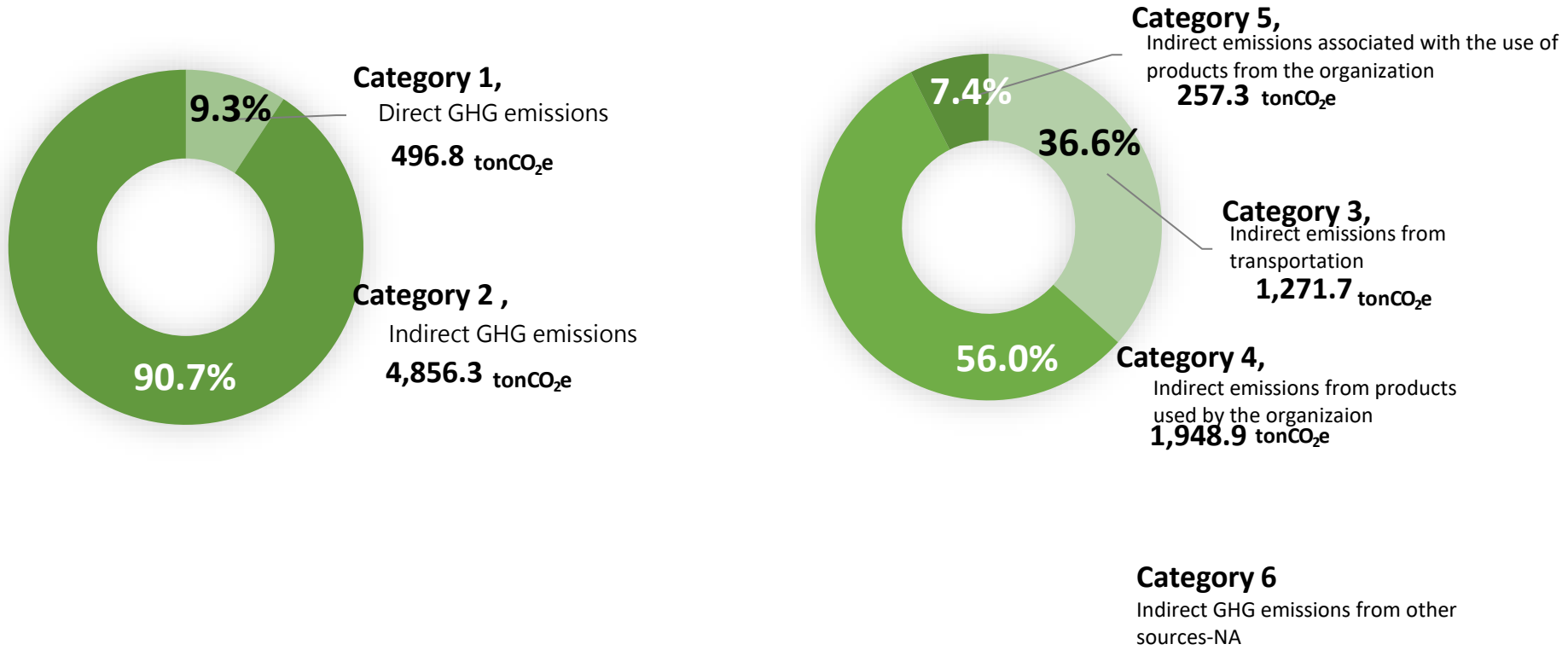
The "AI Property Matching Service" to enhance precise matching between customer demands and suitable properties using AI and big data.

## GHG Inventory Results

In accordance with ISO 14064-1:2018 requirements, Sinyi Realty reported on 100% of emissions from the organization's operating activities in the operational boundary, including direct GHG emissions (category 1), indirect GHG emissions from energy (category 2) and other indirect GHG emissions (category 3~6) and has passed the verification by an independent third party. ◦

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

### The GHG emissions from all categories in 2023 ($tonCO_2e$)




**Category 6**
Indirect GHG emissions from other sources-NA

# Climate Action Plan

Actions taken to address climate-related issues

## In this section

# Climate Action Strategy

Sinyi Realty is actively addressing various environmental crises triggered by global warming. We have set a goal of achieving net-zero by 2030, transforming the "Sustainability Principles - Get to Net Zero" into concrete actions. We hope to inspire others, jointly promoting environmental awareness and ecological restoration actions, contributing to sustainable development.

For this purpose, Sinyi Realty has launched our net-zero transition plan for environmental impact through five major action strategies: "Climate Governance and Action", "Green Real Estate Services", "Low-carbon Operations", "Expansion of Green Impacts" and "Nature and Biodiversity".

# Climate Governance and Action

In order to strengthen Sinyi's resilience in the face of the challenges and impacts of the "climate emergency," Sinyi formulates climate-related management measures, establishes sustainable principles and strategies, and sets management goals, so as to carry out various action plans and discuss implementation schedules. Hope to fulfill the corporate responsibility as a global citizen and protect the earth's ecology.

## Emphasizing Climate Governance

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.
Through the oversight and management of the Board and various committees, we implement climate governance strategies and goas, systematically advancing climate governance. ◦

Climate-related Governance and Management Framework
p. 9

Risk Management Organization and Structure
p. 30

## Fully Disclosing Climate-Related Information

Sinyi Realty actively participates in external initiatives, responds to international standards, and strives for environmental, social and economic efforts through more interactions to jointly implement sustainable development.

- The company's sustainability reports are prepared in accordance with the GRI Standards published by the Global Reporting Initiative. Refer to the Sustainability
- Accounting Standards Board (SASB) standards and the Task Force on Climate-related Financial Disclosures (TCFD) framework for disclosure, and signed support for TCFD.
- Our sustainability report disclosures are in following with the international standards including the Corporate Social Responsibility Best-Practice Principles for TWSE/GTSM Listed Companies, the UN Global Compact, and ISO 26000 – Guidance on Social Responsibility.

| Support TCFD | Participate in the CDP Climate Change Questionnaire |
|---|---|

TCFD TASK FORCE ON CLIMATE-RELATED FINANCIAL DISCLOSURES

**Level 5+ Excellence**

Sinyi Realty officially signed to support the TCFD (Task Force on Climate-related Financial Disclosures), actively responding to the risks and opportunities of climate change. Sinyi became one of the TCFD supporters in June 2021. We publish an independent TCFD report annually and have passed third-party verification since 2022.

CDP DISCLOSURE INSIGHT ACTION A LIST 2023 CLIMATE

CDP SUPPLIER ENGAGEMENT LEADER 2023

Carbon Disclosure Project (CDP)
Climate Change A List
Supplier Engagement Rating (SER)
A List

CDP is a global platform for environmental information disclosure, dedicated to promoting the reduction of greenhouse gas emissions and the protection of water and forest resources. Since 2020, Sinyi Realty has activily responded to the CDP Climate Change Questionnaire. In 2021 and 2023, Sinyi received the highest rating of "A List".

# Green Real Estate Services

## Develop Green Digital Services

To reduce its service carbon footprint, Sinyi Realty is developing real estate technology to continually decrease carbon emissions and waste generated during the service process, while providing customers with an excellent experience.

### Commission

#### Online instruction of real estate and commission

Using scenario-based guidance to break down all the steps encountered when selling a house, allowing first-time sellers to experience potential issues in the selling process. ◦

#### House Selling Insight

The ‘House Selling Insight’ launched in 2023. It provides information on market trends, costs associated with selling and transferring ownership, holding costs, and important real estate policies.

#### Househeat Service

We identify the number of potential buyers and quickly calculate the "Property Popularity" rating of up to five stars. This helps estimate the expected time to sell a property and assists sellers in setting an appropriate price.

### Property analysis, Matching, Property viewing, Negotiation

#### AI Property Matching

Using AI and big data to find potential buyers for properties, significantly improving the conversion rates of viewing, negotiating, and transactions, thereby reducing the resources and carbon emissions wasted in the transaction process.

#### AI Intelligent recommendations

By collecting user browsing habits on the website and app, AI learning algorithms are introduced to push property information preferred by customers.

#### DiNDON Smart House Viewing Service

Using 3D panoramic technology, buyers can view properties directly on the website with a 720-degree panoramic view. They can choose between 2D and 3D layouts, and with the 3D virtual scale and virtual decoration, customers can view properties online at any time.

### Contract Signing

#### Online Loan Application

Starting from 2023, we offer customers an integrated online loan application service. This allows users to directly confirm their loan bank with a single click, streamlining the application process and reducing carbon emissions.

#### DocuHouse

Digitize the documents required for the transaction process, including pre-transaction documents and contracts. This can reduce data errors caused by manual entry and minimize the useage of paper.

#### Conduct service carbon footprint verification

Extension of Carbon Footprint Label and Carbon Reduction Label

# Low-carbon Operations

## Implement Management Systems

Sinyi Realty incorporates ISO systems to enhance the efficiency of energy resource usage.

### Energy Management Systems

Sinyi Realty's core business is real estate brokerage services, with electricity consumption being the largest source of greenhouse gas emissions. To strengthen energy management, we have implemented the ISO 50001 energy Management Systems since 2016 and have continuously obtained verification statements.

### GHG Management Systems

Sinyi Realty has set targets aligned with the Paris Agreement's 1.5°C warming goal and has passed the SBTi verification. All operational sites have completed ISO 14064-1 greenhouse gas inventory verification.

### Environmental Management Systems

Although the real estate brokerage industry is not a high water-consuming sector, Sinyi Realty has implemented the ISO 46001 Water Efficiency Management Systems and ISO 14046 Environmental management — Water footprint.

### Water Efficiency Management Systems

Sinyi Realty has established the ISO 14001 Environmental Management Systems, in conjunction with the ISO 50001 Energy Management Systems and ISO 46001 Water Efficiency Management Systems.

### Waste Management and Reduction

Sinyi Realty's waste primarily consists of general waste generated by employees' daily activities, with no toxic waste related to production processes. Waste management is not considered as a material topic for Sinyi Realty and is handled in accordance with local government regulations.

### Carbon Neutrality

Sinyi Realty has long been deeply rooted in the community. To make green services more accessible to the public, we are promoting "carbon neutral branch" project since 2018. Since 2022, we began progressively supplying renewable energy to our branches, further reducing energy carbon emissions.

# Nature and biodiversity

## Join Climate-related Initiatives

Sinyi Realty actively participates in external initiatives, responds to international standards, and strives for environmental, social and economic efforts through more interactions to jointly implement sustainable development.

### Member of Taiwan Alliance for Net Zero Emission

TANZE 台灣淨零行動聯盟 Taiwan Alliance for Net Zero Emission

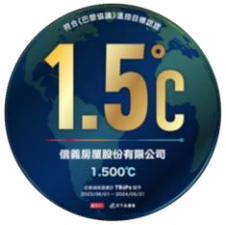
Sinyi Realty
2030 Net Zero

NET ZERO 30 50

grade Green

Joining the "Taiwan Alliance for Net Zero Emission" initiated by the Taiwan Institute for Sustainable Energy, and has committed to achieving the goals of "Sinyi Realty Net Zero by 2030, and Sinyi Group Net Zero by 2050."

### TRIPs 1.5°C




TRIPs 1.5° C

**Meet the 1.5°C target**

In June 2023, on the anniversary of the launch of "TRIPs", the estimated contribution of carbon reduction commitments from 725 Taiwanese companies to global warming was published. It was revealed that only 94 companies in Taiwan have carbon reduction commitments that align with the Paris Agreement's 1.5°C target. Sinyi Realty achieved a temperature of 1.5°C, setting an industry benchmark and actively calling on the entire supply chain to join in.

### Participate in Science Based Targets initiative (SBTi)

SCIENCE BASED TARGETS

SCIENCE BASED TARGET

**Pass 1.5°C Pathway**

The Board of Directors decided to participate in the Science Based Targets initiative (SBTi). Sinyi Realty had submitted a commitment to SBTi to set a science-based target in 2020 and applied for target validation in 2021. In Aug 2021, SBTi approved Sinyi's carbon reduction target which aligned with the 1.5°C pathway.

- In joining the Environmental Protection Administration and Taipei City Department of Environmental Protection's Non Government Enterprises and Organizations Green Purchase Plan, we signed a letter of intent indicating our commitment to green purchasing.
- In response to the Putting a Price on Carbon Statement, we hope to become a pioneer in global green real estate through increased interactions, doing our part to reduce environmental impact.

# Expansion of Green Impacts

## Expand Green Impacts

Sinyi Realty continuously expanding our impacts on sustainability, connecting various stakeholders to jointly promote green actions.

### Environmental Sustainability Education and Action

**Promote environmental sustainability awareness among employees**

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

**Organize Environmental Activities in the Communities to Deliver Sustainable Awareness**

✓ Sinyi Realty actively promotes the sustainable value of environmental protection. Through the development of community environmental protection and green services organized by our branches, colleagues are encouraged to review the needs of community residents from the service process to innovate more green services, such as environmentally friendly moving and recycling activities, and re-using old items programs, to help communities green, improve the quality of life and spread the spirit of sharing the good in the local area.

**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 Certification, we make sure that our activities can bring positive impacts to the society.
✓ Supported the "Seeing Taiwan III" movie, hoping that through the support of Sinyi Realty, the public can
✓ see the beauty of Taiwan again, and further promote environmental awareness and environmental restoration actions.
✓ Became the first service industry to sign a 2-year NT$1.3 billion sustainability linked loan with DBS Bank.

### Supporting the Circular Economy

**Lending Service**

✓ we have innovated “lending services”, so that residents can borrow rarely used items or second-hand books from our local branches for free when needed.


**Implement Disposal Regulations of Decoration Waste in Home Repair Services**

✓ The Sinyi Living Center integrates home life services, providing design and decoration, repair projects, moving and other residential-related peripheral services. In accordance with government’s disposal regulations of waste management, we require the cleaning vendors resulting from the decoration and repairs must have the clearance and transportation qualifications of Class C or above to ensure that they meet legal standards

**Caring for the Local Environment**

✓ Sinyi Realty continues to implement the "Community Building Project ," which not only mobilizes local revitalization efforts but also includes various proposals for a circular economy.

Community Building Project https://www.taiwan4718.tw/

# Nature and Biodiversity

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.

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.

**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.

## Biodiversity Actions

Sinyi Realty actively participates in ecological conservation and restoration, focusing on preserving the natural environment and restoring flora and fauna.

| Habitat Restoration and Ecological Conservation of Mengalum Island | Conservation and Restoration of Endangered Species | Promoting biodiversity and conservation |
|---|---|---|
| In response to the international net-zero emissions initiative, we are creating the world's first zero-carbon island off the coast of Mengalum Island in Sabah, Malaysia. Currently, we are continuously working on soil improvement and hydrological surveys, as well as ecological restoration on the island and its surrounding waters. | Sinyi have been participating in "100 Speciesfor Conservation Action"held by Dr. Cecilia Koo Botanic Conservation Center (KBCC). We have found appropriate communities for restoring five endangered plants.<br>In 2023, Sinyi Volunteers went to Changhua FlowerTree Bank again , and the planting of Taiwan's native trees. | In response to the spirit of Earth Day on April 22nd, 2023, the community collaboration partner "I-search" and Taichung's Wufeng Tonglin community launched the "Travelers Seeking Coo in the Mist" ecological tour on World Earth Day. This initiative invites the public to explore the ecological environment of Wufeng, understand how local residents and organizations promote ecological restoration in their hometown, and facilitate the return of owls, flying squirrels, and black-winged kites to the mountains and fields, and to create sustainable living for both humans and animals. |

# Appendix

**In this section**

# Task Force on Climate-related Financial Disclosures Conformity Statement

bsi.

bsi By Royal Charter

## Conformity Statement

**Climate related Financial Disclosure**

This is to conform that

Sinyi Realty Inc.
No. 100, Sec. 5, Xinyi Rd.
Xinyi Dist.
Taipei City
110022
Taiwan (R.O.C.)

信義房屋股份有限公司
臺灣
台北市
信義區
信義路 5 段 100 號
110022

Holds Statement Number SRA-TW-803930

As a result of carrying out conformity check process based on TCFD requirement, BSI declares that:

- Sinyi Realty Inc. follows the Recommendations of the Task Force on Climate-related Financial Disclosures (TCFD) Guidance to disclose climate-related financial information which is clear, comparable and consistent against its organizational risks and opportunities as well as its financial impacts. The disclosure covers the four core elements of the TCFD and is prepared based on the seven guiding principles for effective disclosures.
- The maturity model for the Climate-related Financial Disclosures is **Level 5+: Excellence** grade.
- 與氣候相關的財務揭露的成熟度模型為**[第五級 Plus：優秀]**等級。

For and on behalf of BSI

Managing Director BSI Taiwan, Peter Pu

Latest issue: 2024-08-16 Expiry date: 2025-08-15



...making excellence a habit.™



Statement number: SRA-TW-803930

**Location:**

Sinyi Realty Inc.
No. 100, Sec. 5, Xinyi Rd.
Xinyi Dist.
Taipei City
110022
Taiwan (R.O.C.)
信義房屋股份有限公司
臺灣
台北市
信義區
信義路 5 段 100 號
110022

**Conformity Check Overall Result:**

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

與氣候相關的財務揭露的成熟度模型為**[第五級 Plus：優秀]**等級。

Latest issue: 2024-08-16 Expiry date: 2025-08-15



The British Standards Institution is independent to the above named client and has no financial interest in the above named client. This Conformity Statement has been prepared for the above named client only for the purposes of verifying its statements relating to its climate related financial disclosures more particularly described in the scope. It was not prepared for any other purpose. The British Standards institution will not, in providing this Conformity Statement, accept or assume responsibility (legal or otherwise) or accept liability for or in connection with any other purpose for which it may be used or to any person by whom the Conformity Statement may be read. Any queries that may arise by virtue of this Conformity Statement or matters relating to it should be addressed to the above name client only.
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# TCFD Content Index

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| (a) | Describe the board's oversight of climate-related risks and opportunities. | 9 |
| (b) | Describe management's role in assessing and managing climate-related risks and opportunities. | 9 |
| **Strategy (Disclose the actual and potential impacts of climate-related risks and opportunities on the organization's businesses, strategy, and financial planning where such information is material.)** | | **11** |
| (a) | Describe the climate-related risks and opportunities the organization has identified over the short, medium, and long term. | 12, 29 |
| (b) | Describe the impact of climate-related risks and opportunities on the organization's businesses, strategy, and financial planning. | 13-16, 22-25 |
| (c) | Describe the resilience of the organization's strategy, taking into consideration different climate-related scenarios, including a 2°C or lower scenario. | 17-21 |
| **Risk Management (Disclose how the organization identifies, assesses, and manages climate-related risks.)** | | 29 |
| (a) | Describe the organization's processes for identifying and assessing climate-related risks. | 30-32 |
| (b) | Describe the organization's processes for managing climate-related risks. | 30-32 |
| (c) | Describe how processes for identifying, assessing, and managing climate-related risks are integrated into the organization's overall risk management. | 33 |
| **Metrics and Targets (Disclose the metrics and targets used to assess and manage relevant climate-related risks and opportunities where such information is material.)** | | **34** |
| (a) | Disclose the metrics used by the organization to assess climate-related risks and opportunities in line with its strategy and risk management process. | 35-41 |
| (b) | Disclose Scope 1, Scope 2, and, if appropriate, Scope 3 greenhouse gas (GHG) emissions, and the related risks. | 35, 41<br>GHG Management<br>http://csr.sinyi.com.tw/environment/greenhouse-gases.php |
| (c) | Describe the targets used by the organization to manage climate-related risks and opportunities and performance against targets. | 36-40 |

# Cross-Industry, Climate-related Metric Categories

| Cross-Industry, Climate-related Metric Categories | Sinyi Realty Climate-related KPIs | Pages |
|---|---|---|
| **GHG Emissions** | • GHG Emissions (category 1+2)<br>• GHG Emissions of Electricity Consumption by Key Suppliers<br>• GHG Emissions of Electricity Consumption per 1,000 man-hours | 36-41 |
| **Transition Risks** | • Service Carbon Footprint<br>• Renewable Energy Consumption<br>• Water Consumption per 1,000 man-hours | 36-41 |
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| **Compensation** | • High-Level Manager Compensation Regulations – GHG reduction targets, proportion of renewable energy usage | 35 |

# Table of Climate-related Information of Listed Companies

## 1. Implementation of climate-related information

| Items | Implementation Status |
|---|---|
| 1. Description on the Board and Management's oversight and governance on climate-related risks and opportunities | 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) 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. Since 2022, Board of Directors has reviewed the progress of GHG inventory and verification on a quarterly basis. |
| 2. Description on how the identified climate risks and opportunities impact the company's business, strategies, and finance (short, mid, longterm) | Management time horizon definitions: Short-term (1 year), Mid-term (~2030), Long-term (2030–2050).<br>After analyzing the financial and non-financial impacts of climate-related risks, the significant climate risks identified are: "Transition to lower emissions technology (low-carbon services)", "Enhanced emissions- reporting obligations", "Increased costs of renewable energy", "Increased severity and frequency of extreme weather events“. The key climate opportunities identified are: "Reduce paper usage", "Development and/or expansion of low emission goods and services", "Support energy diversification and carbon sink“.<br>Based on these, five strategies have been established: “Climate Governance and Action”, “Green Real Estate Services”, “Low-carbon Operations” ,“Expansion of Green Impacts” and “Nature and Biodiversity”. |
| 3. Description on the financial impact of extreme weather events and transition actions | Extreme weather events such as typhoons and sudden heavy rainfall may affect the quality of properties, disrupt branch operations, impact employee transportation and work safety, and reduce opportunities for property viewings and transactions, with an estimated financial impact of NT$17.84 million. Additionally, transition risks include enhanced emission reporting obligations, which will increase operational and carbon reduction equipment costs, as well as the cost of purchasing renewable energy, totaling approximately NT$30.41 million.<br>Transitioning to low-emission technologies (low-carbon services) may lead to a decrease in consumer demand for existing services, potentially reducing revenue by approximately NT$1.055 billion.<br>Transition opportunities, such as low-carbon products or services, include promoting green services like “DiNDON Smart Home Viewing”, “Househeat Service”, and “House Selling Insights”, which could bring in potential commission income of approximately NT$66.35 million annually. Additionally, promoting paperless contracts and reducing paper usage could lower material costs by approximately NT$7.082 million over the next 10 years |
| 4. Description on how the identification, assessment, and management processes of climate risks are integrated into the overall risk management system | Sinyi integrates climate-related and other operational risks into overall risk management system, and conducts regular identification, evaluation and management through standardized procedures. Each department in Sinyi Realty identifies relevant risks so that be reviewed at annual and quarterly plan-review meeting. The Board of Directors is responsible for reviewing the annual risk management report and audit report to ensure the effective implementation of the climate-related risk management system. 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. |

| Items | Implementation Status |
|---|---|
| 5. If scenario analysis is used to assess resilience to climate change risks, describe the scenarios, parameters, assumptions, analytical factors, and key financial impacts used | We adopt two climate-related scenario analysis of "NZE+NDCs and SSP5-8.5" to analyze physical risks and transition risks.<br>1. SSP5-8.5: Referred to IPCC AR6 SSP5-8.5 scenario and its estimated situation in Taiwan by Taiwan Climate Change Projection Information and Adaptation Knowledge Platform (TCCIP), the physical risks of increased number of strong typhoons/ rainfall volume and intensity/ average temperature were taken into consideration.<br>2. NZE+NDCs: Referred to the IEA net-zero emission scenario(NZE), the 1.5°C goal of Paris Agreement, and Taiwan 2050 Net Zero Pathway(NDCs), the transitional risks and opportunities of moving towards a low-carbon economy and decarbonized energy were taken into consideration. |
| 6. If there are transition plans to manage climate-related risks, describe the content of these plans, including the indicators and targets used to identify and manage physical and transition risks | In response to the transformation opportunities arising from the challenges of climate change under the 'climate emergency,' our company is committed to leading clients towards a low-carbon, green economy transition to mitigate climate impacts. Based on the results of the risk and opportunity analysis, five strategic areas have been established: "Climate Governance and Action", "Green Real Estate Services", "Low-carbon Operations" ,"Expansion of Green Impacts" and "Nature and Biodiversity". Implement action plans and set indicators and targets, including: including reducing greenhouse gas emissions (Scope 1+2) by 4.2% annually and by 90% by 2030 (base year: 2017); reducing service carbon footprint by 1% annually and by 45% by 2030 (base year: 2017); reducing water consumption per 1,000 man-hours by 1% annually and by 30% by 2030 (base year: 2023); and achieving 100% use of renewable energy by 2030. |
| 7. If internal carbon pricing is used as a planning tool, explain the basis for setting the price | The branch's electricity system went online in July 2024, which includes electricity usage statistics and internal carbon pricing calculations (unit: 10,000 NT$/ton). |
| 8. If climate-related targets are set, describe the activities covered, the scope of greenhouse gas emissions, the planning period, and annual progress. If carbon offsets or renewable energy certificates (RECs) are used to achieve these targets, specify the source and quantity of the carbon offset credits or the number of RECs | Sinyi Realty's organizational greenhouse gas inventory (ISO 14064-1) covers 100% of direct and indirect emissions from operational activities. The carbon reduction target is to achieve a 4.2% annual reduction in greenhouse gas emissions (categories 1 + 2). In 2023, emissions decreased by 10.4% compared to 2022 and by 17.7% compared to the base year 2017, achieving the target. For details on the 2023 greenhouse gas inventory results, please refer to https://csr.sinyi.com.tw/enviroment/greenhouse-gases.php.<br>In 2023, the company used a total of 474 RECs(equivalent to 474,000 kWh) and 1,391,447 kWh of green electricity, totaling 1,865,447 kWh. By using renewable energy for carbon neutrality, the company has obtained renewable electricity environmental attributes, reducing the carbon emissions from electricity generation. The goal is to gradually achieve 100% renewable energy by 2030. |
| 9. The status of GHG inventory and verification, along with reduction targets, strategies, and specific action plans, should be filled out in sections 1-1 and 1-2 | 1. GHG Inventory and verification Status: Since 2014, Sinyi Realty has been verified annually by BSI Taiwan (British Standards Institution) under ISO 14064-1, obtaining opinion statements. The scope of coverage has been gradually expanded each year, along with the implementation and verification of other environment management-related ISO standards.<br>2. GHG emissions reduction targets: Please refer to p. 7 。<br>3. Strategies, and specific action plans: Please refer to p. 12 ~ 15 。 |

## 1-1 The recent two years' greenhouse gas inventory and verification status of the Company

### 1-1-1 Greenhouse gas inventory information

The recent two years' emissions of greenhouse gases (in metric tons of $CO_2e$), intensity (in metric tons of $CO_2e$ per million dollars), and the scope of data coverage.
1. Data Coverage:
The organizational boundary covers Sinyi Building, the administrative center,Appraisal Department, Sinyi Sales Agency, and all branch locations. The geographical scope of Sinyi Building primarily encompasses 100 Section 5, Xinyi Road, Xinyi District, Taipei City, including all management and facilities, with a total floor area of 7,163.55 ping. Excluded areas within the organizational scope include leased enterprises such as E.Sun Bank, Allianz Life Insurance, and affiliated companies such as Ansin Construction, Anshin Construction, Sinyi Scriviner, Sinyi Development, and Sinyi Real Estate Appraisal Firm, among others. All other emission sources included are fully owned by the Company. The organizational boundary is set based on operational control (ownership), summarizing greenhouse gas emissions and removals at the facility level for facilities managed or under operational control by the Company.
2. In 2023 and 2022, the greenhouse gas emissions were 5,353.1 and 5,974.2 metric tons $CO_2e$, with an emission intensity of 0.507 and 0.593 metric tons $CO_2e$ per million dollars, respectively.

Note 1: Direct emissions Scope 1 refer to emissions directly from sources owned or controlled by the company. Energy indirect emissions Scope 2 refer to indirect greenhouse gas emissions resulting from the importation of electricity, heat, or steam. Other indirect emissions Scope 3 refer to emissions generated by company activities that are not energy indirect emissions but come from sources owned or controlled by other companies.
Note 2: The scope of direct emissions and energy indirect emissions data coverage should be processed according to the schedule specified in Article 10, Paragraph 2 of this guideline. Other indirect emissions information may be disclosed voluntarily.
Note 3: Greenhouse Gas Inventory Standard: The Greenhouse Gas Protocol (GHG Protocol) or ISO 14064-1 published by the International Organization for Standardization (ISO).
Note 4: The intensity of greenhouse gas emissions may be calculated per unit of product or service, or revenue, with at least the revenue data (in millions of New Taiwan Dollars) disclosed.

### 1-1-2 GHG Verification Information

Describe the verification status for the recent two years, including the verification scope, the verification body, the verification standards, and the verification opinion.
The GHG verification information for our company for 2022 and 2023 is as follows:
1. Verification Scope: Scope 1, Scope 2, Scope 3.
2. Verification Body: British Standards Institution (BSI) Taiwan Branch.
3. Verification Standards: ISO 14064-3 issued by the International Organization for Standardization (ISO).
4. Verification Opinion: Reasonable level of assurance obtained for Scope 1 and Scope 2 greenhouse gas emissions; limited level of assurance obtained for Scope 3 greenhouse gas emissions.


信義房屋
SINYI REALTY