信義開發
信義企業集團

2024

Sinyi Development Inc.

Sustainability Report

About this Report

2-1 2-2 2-3 2-5

This Sustainability Report for 2024 marks the fourth Sustainability Report published by Sinyi Development (hereafter referred to as "Sinyi Development"). The report focuses on environmental protection (E), social responsibility (S), and corporate governance (G) issues while outlining Company's management policies and achievements regarding major themes and addresses stakeholder communication and responses. Additionally, it examines the impact of ESG factors across our value chain.

Report Structure

The report follows the Global Reporting Initiative (GRI) General Standards 2021, supplemented by the sustainability accounting standards of the Sustainability Accounting Standards Board (SASB) and the framework of the Task Force on Climate-related Financial Disclosures (TCFD) framework.

Reporting Period and Cycle

The information and data disclosed in this report cover the period from January 1 to December 31, 2024.

- The previous version of the report was published in June 2024, with both Chinese and English versions being released.
- The current version of the report will be published in July 2025, with both Chinese and English versions.
- The next publication is scheduled for July 2026 (planned as periodic annual publication).

Sinyi Development's past Sustainability Reports

Contact Us-ESG Implementation Team

We place great importance on the quality of our Sustainability Reports and on effective communication with our stakeholders. Therefore, we sincerely invite you to share your valuable feedback and suggestions. Your input is a vital driving force behind our continued commitment to sustainable development. If you have any suggestions or ideas, please feel free to contact us:

Contact Us

- Contact Address: 3rd Floor, No. 100, Section 5, Xinyi Road, Xinyi District, Taipei City
- Liaison: Dr. Yun-Sheng Hsu, Sustainability Department
- Telephone: (02)2755-7666 #46700
- Email: ys.h@sinyi.com.tw

Report Boundary and Quality

Sinyi Development is committed to enhancing the quality of its Sustainability Reports by engaging third-party verification or assurance processes. These efforts aim to ensure transparency and credibility in the disclosure ofour performance across environmental protection, social responsibility, corporate governance, and financial aspects. Throughout this process, executive committee actively provides strategic guidance and decision-making support to ensure the effective execution of each project. Our implementation approach is as follows:

1 Preliminary Assessment

Senior management participates in the evaluation process to gain a comprehensive understanding of the service scope, methodologies, and professional capabilities of various verification, assurance, and audit providers, ensuring the selection of the most suitable partner.

2 In-Depth Engagement

After identifying potential providers, the Company engages in detailed discussions to confirm cooperation terms and contract provisions during negotiation meetings, ensuring a rigorous review process aligned with corporate needs.

3 Integration into Strategy

Following final review and approval by senior management, external verification, assurance, and audit mechanisms are formally incorporated into the Company's sustainability strategy, ensuring that review outcomes effectively strengthen our corporate governance and ESG performance.

Through rigorous external verification, assurance, and audit mechanisms, Sinyi Development enhances the credibility of its sustainability information, ensures that corporate decision-making aligns with international standards, and further reinforces the Company's competitive advantage in the field of sustainable development.

Category	Main Disclosure	Discrepancy from Financial Reporting Scope	External Verification or Assurance/Audit Institution	External Verification or Assurance/Audit Standard
Environmental Protection (E), Social Responsibility (S), Corporate Governance (G) information	Sinyi Development	None	British Standards Institution (BSI)	AA1000AS v3 Type 1 Moderate Level of Assurance (GRI and SASB) TCFD Maturity Model
Financial Information			Deloitte Taiwan	Generally Accepted Auditing Standards (GAAS)

Note 1: BSI (British Standards Institution) and Deloitte Taiwan have no equity or management relationship with the Company; they are solely commissioned to perform external verification or assurance procedures for the Sustainability Report and Financial Statements.

Note 2: The financial reporting period is consistent with the reporting period of the sustainability report.

Note 3: For the BSI Verification Statement, please refer to the Appendix.

I.Message from the Management

Chairman's Message 2-22

To all our dear friends who care about Sinyi Development:

As time unfolds, amid the pulse of the city and the warmth of its communities, we have been writing a chapter defined by "Trust, Integrity, and Ethics." All along this journey, I have firmly believed that for a company to stand the test of its times, it must embed the belief of "Righteousness before Profit" into its daily operations-allowing buildings to carry not only space, but also respect for people and goodwill toward society.

Looking back on this year, I have witnessed professionalism and kindness flow throughout every corner of the company. At the construction sites, our colleagues remain vigilant, pursuing a zero tolerance approach to environmental impacts at every step. At headquarters, our staff in planning and support roles have leveraged rigorous process controls and data analytics to ensure that every sustainability strategy can be implemented effectively. At countless community events, we have partnered with residents to create moments of warmth and belonging. These efforts, while seemingly modest, carry profound significance. They transform our people centric philosophy into concrete sustainable practices-from low carbon design and energy efficiency to nurturing community connections, embodying the values of "Co-benefit, Co-existence, and Co-creation" in every endeavor.

As we step into 2025, despite the increasing complexity and diversity of the construction supply chain, we have successfully achieved ISO 20400 Sustainable Procurement international verification. Guided by the ISO 20400:2017 standard, we introduced a "Risk and Opportunity Assessment" mechanism and strengthened our supply chain management processes. Under meticulous third party verification, it was confirmed that our overall procedures fully align with international requirements. This accomplishment not only demonstrates our commitment to extending environmental protection, human rights care, and ethical governance to every link of the supply chain, but also proves that our promise-To become an industry benchmark in ESG through co-inclusive pre-construction is more than words on paper. It is a reality we embed into every procurement decision and every choice of material. I am deeply grateful to every one of our colleagues-those working diligently on the front lines of construction, those supporting from the back office, those dedicated to procurement and quality control. It is your professionalism and steadfast commitment to sustainability that give our promises strength and root them deeply in the ground. Your efforts have also driven rising employee satisfaction year after year, making you our best support as we move forward.

At the same time, we have made significant strides in climate governance. In TCFD climate related financial disclosure assessments, our overall score rose from 82.99% in 2022, to 92.97% in 2023 and further to 95.62% in 2024-achieving Level 5+ Excellence across all five dimensions. We remain the only construction company to attain this level. This result reflects the combined efforts of our sustainability team and every department across the organization. From governance and strategy to risk management, metrics, and targets, we have strengthened every link to deepen Sinyi Development's climate resilience and accountability. Through systematic corporate governance, our Board of Directors and executive committee review ESG strategies and their implementation on a regular basis, ensuring that risk management and operational efficiency work hand in hand. By committing to transparency and active dialogue, we enable every stakeholder to clearly witness our dedication to do what needs to be done and to deliver on our promises.

Looking to the future, climate extremes and social change will remain as challenges for communities around the world. Sinyi Development will stay rooted in stability and powered by innovation. In environmental stewardship, we will deepen low carbon construction methods and smart building design. In social engagement, we will continue to foster connections within communities, nurturing trust and belonging so that neighbors evolve from strangers to friends. In corporate governance, we will remain faithful to our core ethics, ensuring that every decision is made with consideration for the well being of all stakeholders. Together, these three tracks define the path we chart toward a more sustainable future.

Finally, I would like to extend my heartfelt thanks to every colleague, customer, shareholder, community member and partner. It is your trust and support that enable us, step by step, to turn the ideal of "Sinyi Development-Striving for Excellence" into concrete action. Together, with professionalism, passion and kindness, we will continue to build warmer, better living environments and create a legacy of sustainability that future generations can take pride in.

Founder and Chairman

周俊吉

General Manager's Message 2-22

This is the fourth Sustainability Report published by Sinyi Development. Building upon the solid and sincere approach we have embraced from 2021 to 2023 to fulfill our social responsibilities, Sinyi Development has further deepened its commitment to sustainability throughout 2024. Against the backdrop of climate change and sustainability transition becoming defining issues of our era, we continue to uphold professionalism and integrity, responding to these challenges with a forward thinking mindset, while creating value that benefits both the company and society. It is my honor to present to you this year's accomplishments across our three sustainability dimensions-Environmental, Social and Governance-as well as to share our outlook and commitments for the future.

Environmental Sustainability: Decarbonization Innovation and Climate Risk Management

In the environmental sphere, we have remained a leader in green building and low carbon innovation. In 2024, the Jiaxue. Project earned Diamond level certifications for both Green Buildings and Low Carbon Buildings, as well as a Gold level Smart Building Candidate Certificate. In collaboration with National Cheng Kung University, we conducted a full life cycle carbon footprint assessment for the Jiapin Project and introduced low carbon technologies to support suppliers in enhancing the low carbon performance of construction materials. Through these efforts, Sinyi Development has demonstrated its leadership in climate risk management and low carbon technology application, setting an industry benchmark for low carbon buildings. In parallel, we strengthened climate risk controls by aligning with the Task Force on Climate Related Financial Disclosures (TCFD) international framework and earned the highest Level 5+ Excellence Certification from the British Standards Institution (BSI), underscoring our commitment to best in class climate risk information disclosure and transparency.

Social Sustainability: Community Engagement and Talent Development

On the social front, Sinyi Development is guided by the concept of "co-inclusive pre-construction," extending sustainable value from buildings to communities and people. We are committed not only to creating quality built environments but also to fostering connections between neighbors and nurturing a sense of belonging within the community. From online platforms to in person neighborhood activities, we enable residents to build connections and consensus long before moving in. In 2024, we organized a series of themed networking events and customer modification seminars for pre sale home buyers, inviting new owners to discuss interior design and custom layout options. These events engaged nearly 90 participants, achieving a 100% attendance rate. By facilitating early connections and collaboration, we reduce future renovation waste and costs, while enhancing a sense of belonging and cohesion within the community. Meanwhile, we continue to host annual communal activities, such as "A Dish from Every Family" Thanksgiving gathering at the Jiahe. Project, where neighbors share signature homemade dishes and performances. Notably, we introduced a carbon inventory mechanism for the first time in this year's event, encouraging residents to participate with their own re-usable tableware-an initiative embraced by over 80% of the attendees. This approach brings sustainability out of the building and into everyday community life. For our employees, we remain committed to providing competitive salaries and a supportive working environment. Since the publication of our 2021 Sustainability Report, Sinyi Development's median employee salary has surpassed the NT$1 million mark for the first time in 2024 and employee satisfaction has risen steadily for four consecutive years, reflecting our people centric approach and a shared sense of growth and belonging.

Corporate Governance: Strategic Guidance and Transparent Partnerships

In corporate governance, the Board of Directors has taken an active role in guiding ESG strategy, supporting departments to review and optimize management mechanisms. We have strengthened sustainability information disclosure to improve the transparency and completeness of our reporting. In this year's Sustainability Report, we have adhered to international standards such as GRI, SASB, and TCFD and aligned with the United Nations Sustainable Development Goals (SDGs), providing a comprehensive account of our significant economic, environmental and social impacts, as well as our management practices. Through highly transparent information disclosure and robust sustainability performance, Sinyi Development earned significant accolades upon its first participation in both national and international sustainability award assessments in 2024. We received the "Taiwan Sustainable Business Excellence Award" and the "Platinum Award for Sustainability Reporting" at the 17th Taiwan Corporate Sustainability Awards (TCSA), as well as the "Sustainability Report Award" from the Global Corporate Sustainability Awards (GCSA). These honors reaffirm the excellence of Sinyi Development across the ESG dimensions and highlight that our efforts in sustainability disclosure and corporate citizenship have met international best practices. We have also deepened our engagement with stakeholders by upgrading our digital sustainability site and responding to questions and feedback via social media and questionnaires, making sure to do what needs to be done and to deliver on our promises. Strong corporate governance and integrity form the foundation for our journey toward a sustainable future.

Towards 2030: New Milestones and Sustainability Outlook

The years 2024–2025 mark a significant milestone in operational excellence and sustainable innovation for Sinyi Development. We have actively participated in urban development and public infrastructure projects, successfully obtaining preferred applicant status for the New Taipei City MRT Tucheng-Shulin Line LG16 Exits A and B and LG17 Exit A joint development projects. These three pivotal MRT ventures will integrate forward looking green building and inclusive design concepts, combining transportation hubs with low carbon, intelligent spaces that create new value for urban living and foster mutual prosperity between communities and the city. With the vision of "becoming an industry benchmark in ESG through co-inclusive pre-construction" guiding us towards 2030, as we remain steadfast to our goal. Sinyi Development will continue to innovate and evolve, focusing on low carbon sustainable construction and inclusive community practices. We aim to lead the industry toward upgrading its standards and to drive advances in urban spaces and social well being.

Looking ahead, we are well aware of the fact that the path to sustainability remains a challenging one-as climate change intensifies and social expectations continue to evolve. And yet, these trials only further motivate us to move forward. At Sinyi Development, we remain committed to professionalism and innovation, upholding our founding values in shaping spaces and fostering social well being. Under the guidance of our Board and the collective effort of every team member, we stand confident in addressing the sustainability challenges that lie ahead. Sustainability, for us, is not merely a responsibility-it is a core corporate strategy, guiding the evolution of our company and lighting the way to a brighter future. Looking ahead to 2030, together with all stakeholders, we will walk hand in hand towards a more sustainable and hopeful tomorrow. Thank you for your attention and we invite you to review this report and witness the milestones and steadfast commitments Sinyi Development has made on its path to sustainability!

Development
General Manager

陳慶潤

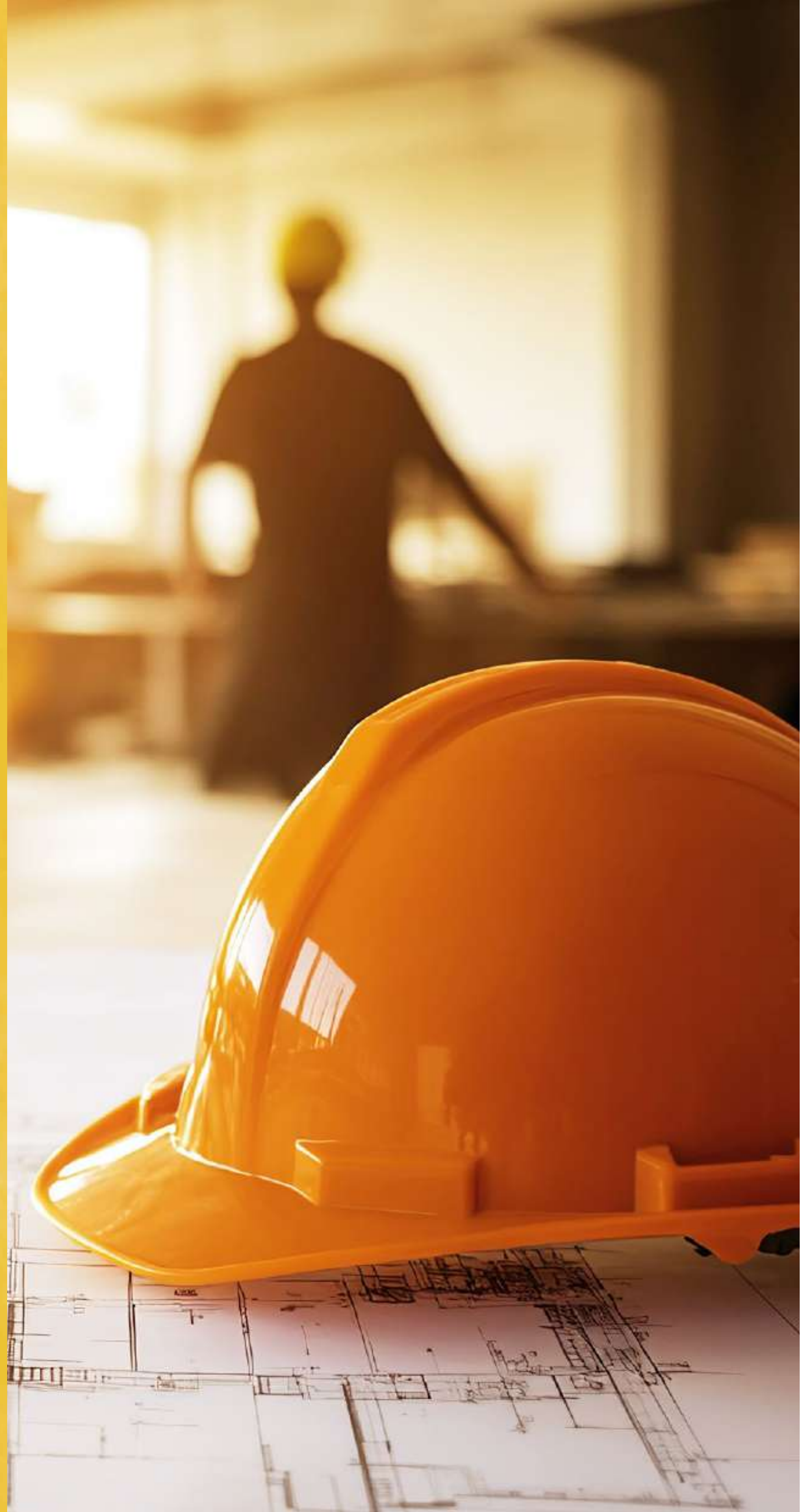
chapter 02

Company Overview

Mission: To forge timeless architectures with benevolent thoughts, innovate to lead cultural values, deeply cultivate service to set examples, and achieve harmonious and happy lives.

Corporate Vision: Upholding corporate ethics and becoming a leader in lifestyle.

Sinyi Development was founded in 1998 (formerly known as Dajia Construction before being renamed Sinyi Development), and is a wholly owned subsidiary of Sinyi Realty, with its headquarters located in Taipei, Taiwan.



Mapping of Sustainability Standards to the United Nations Sustainable Development Goals:

GRI Material Topics	201 405
Self-defined Topics	Operational Performance, Corporate Image/Brand Management, Governance Framework

Chapter Highlights:

I. Business Model 2-6 2-23 2-24

1. Core Business

Sinyi Development operates in the overall Taiwan market, engaging in real estate development, residential construction, and leasing business. Its main products are general residential properties, with an additional focus on community management initiatives. There have been no significant changes in our core business and activities in 2024.

2. Business Value Chain

Real estate development services involve the entire process from raw material demand, such as building materials and equipment, to land development and architectural design, to construction and completion. On the customer side, services include providing production records, site visits, customer service, contract operations, health checks, warranties, and unique community management activities offered by Sinyi Development. There have been no significant changes in our business value chain in 2024 compared to the previous year.

Sinyi Development Value Chain Map

3. Corporate Image and Brand Management

Sinyi Development upholds its spirit of “Putting People First,” aims for the promotion of “Co-Inclusive Pre-Construction” and strives to “Become an ESG Benchmark in the Industry” by 2030, achieving symbiosis and integration with society as a whole.

As a real estate development business, Sinyi Development belongs to an industry with high natural resource consumption. Therefore, it is naturally obligated to emphasize environmental protection, social responsibility, and corporate governance (ESG). In pursuit of reducing environmental ecological damage, energy consumption, and greenhouse gas emissions, we gradually implement a brand strategy of **green, low-carbon, and smart buildings**. This is achieved through the use of low-carbon materials, technologies, and equipment, along with the establishment of a greenhouse gas inventory database to achieve net-zero emissions goals.

Moreover, by embodying qualities such as green, low-carbon, safety, comfort, integrity, compliance, AI integration, stability, warranty, human rights, labor rights, community-building, and collaborative growth with partners, Sinyi Development **has established its corporate ethical image**. Through word-of-mouth referrals from existing and past customers and the integration of offline and online channels, we have secured a solid position in the real estate development market.

Additionally, Sinyi Development began publishing its ESG publication **“Sinyi Development Sustainable Walk”** from July 2023 onward. As of March 2025, 30 issues had been released and shared on the Sinyi Development official website.

《Sinyi Development's Sustainable Walk》

By sharing domestic and international sustainability news, integrating innovative and eco-friendly construction methods, and showcasing the Sinyi Group's practical actions across three pillars of sustainability, this special edition aims to inspire readers from different perspectives. Whether in daily life, at work, or in other contexts, readers are encouraged to internalize the concepts of environmental protection, energy conservation, and social responsibility into their everyday decisions and practices:

- Through ongoing engagement with environmental protection trends, employees can incorporate green principles into operations and workflows, building a shared understanding. The influence extends beyond actions to become deeply rooted in values, naturally integrating sustainable thinking into daily life and embedding it into corporate culture.
- By staying aligned with international standards and domestic policy changes, shareholders can assess the long-term impact of sustainability on business growth, witnessing how the construction industry embeds ESG principles in operations. This, in turn, strengthens the company's competitiveness and brand value, enhancing shareholder confidence and support.

《Sinyi Development's Sustainable Walk》

- Customers can see how Sinyi Development's sustainability values are embedded throughout the entire building lifecycle-from material selection, planning, and design to construction techniques. Eco-friendly practices are applied through structural optimization, smart management, water resource utilization, and energy efficiency improvements, creating buildings that are more environmentally friendly. Future maintenance will also aim to minimize carbon footprints, offering customers a more comfortable, efficient, and eco-conscious living and usage experience.
- Through supplier selection, construction processes, training, advocacy, and inspection, suppliers are guided to join Sinyi Development in achieving low-carbon building and net-zero emissions goals, creating a win-win situation for all parties involved.

4. Commitment to Sustainability Issues

Sinyi Development has evaluated and analyzed global trends, internal and external business operations, and communication with stakeholders in order to integrate the following commitments to sustainability issues. We aspire to continue exerting a positive influence and harmonizing the interests of various stakeholders within an ESG framework of environmental protection, social responsibility, and corporate governance. Through sustainable innovation along the Sinyi value chain, we aim to bring about a better and happier life for everyone:

- Sinyi Development, as a crucial member of the Sinyi Group, has joined the "Taiwan Alliance for Net-Zero Emissions," assuming responsibility for sustainability. We have set an environmental sustainability zero emissions plan with the goal of achieving "net-zero emissions by 2050" and incorporated "sustainable architectures" into our 2030 vision objectives.
- We continuously apply and develop digital technologies such as Building Information Modeling (BIM) to reduce material waste and integrate sustainability elements in advance. Together with high standards, green, low-carbon, and smart construction methods, it endeavors to create sustainable architectures that will serve as exemplary instances of architecture that incorporate urban development.
- We continue to promote green buildings, low carbon buildings, and smart buildings as standards, obtaining relevant certificates or qualifications issued by competent authorities. We also strive to reduce greenhouse gas emissions and aim for net-zero emissions from project construction to maintenance.

- We provide customers with high-standard project goods and services that are safe, comfortable, legal, compliant, digitized, customer-oriented, and with sound and stable health checks and warranties.
- We have evaluated temporary water and electricity installations, waste sorting, dust and noise control to minimize harm to the surrounding environment and residents.
- We continue to organize and deepen community-building-related activities, implanting seeds of communal goodness and nurturing a strong local cultural atmosphere to achieve sustainable development goals.
- We have been signing the "Supplier Sustainability Commitment" and the "Sinyi Group Code of Ethical Conduct" with suppliers in order to foster a shared commitment to sustainable development and to build long-term, collaborative relationships.
- We continue to publish an annual Sustainability Report, obtaining third-party independent verification each year. The report is also submitted to the General Manager and the Board of Directors for review, supporting the company's efforts to secure green financing and sign sustainability-linked loan agreements with banks.

II. Operating Performance 201-1 201-4

1. Management Guideline:

Sinyi Development continues to generate positive profits and actively responds to the expectations of stakeholders, discerning, analyzing, and responding to actual and potential impacts.

The operating performance of Sinyi Development over the past three years, following the GRI indicators, is listed in the table below. Compared to 2021, the "Jiahe." project began handovers by the end of 2022 and completed all handovers by the end of February 2023, totaling 144 units, thus recognizing the corresponding operating income.

This year's key project initiatives include the reconstruction of urban unsafe and old buildings, as well as the development rights for the "MRT Tucheng–Shulin Line LG17 Station Joint Development Building," which have already been secured. In terms of urban renewal for unsafe and old buildings, Sinyi Development offers "full-service solutions," acting as a consultant to assist residents in rebuilding their properties. The Company provides customized integration and development plans for landowners, allowing them to avoid diluting land development benefits through joint construction arrangements. For the "LG17 Station Joint Development Project," Sinyi Development has incorporated the core concept of "co-inclusive pre-construction," designing the structure to achieve both green building and smart building standards. This approach balances sustainability with community building, creating a blueprint for an ideal future living environment. Construction is scheduled to begin in 2027 and is currently in the planning stage.

Retained Economic Value Table

Unit: NT$ thousand

Item	2024	2023	2022
Direct Economic Value			
Operating Revenue	-	1,910,944	1,026,768
Net Non-operating Income	4,011	1,000	141
Distributed Economic Value (A)+(B)+(C)+(D)			
Operating Costs (A)	-	1,379,180	771,056
Operating Expenses (B)	75,478	106,411	161,815
Employee Salaries & Benefits	43,248	46,177	49,164
Community Investments	-	545	587
Payments to Providers of Capital (C)	-	37,456	31,691
Payments to Government (D)	(14,275)	76,750	56,351
Retained Economic Value(Direct Economic Value-Distributed Economic Value)	**(57,192)**	**312,147**	**5,996**

Note 1: Sinyi Development adopts a strategy of excellence and since the "Jiaxue." project was fully sold out in 2023 and under construction in 2024, hence no operating revenue was recognized for it in 2024.

Note 2: Payments to government include corporate income taxes.

Note 3: Sinyi Development actively participates in public interest construction projects, seeking opportunities to collaborate with authorities and to expand the reach of the "co-inclusive pre-construction" concept. In 2024, the Company received one financial subsidy from the government: a tender incentive award of NT$250 thousand from the New Taipei City Government's Department of Rapid Transit Systems for the Beida Project.

To enhance the efficiency of capital utilization while responding to its vision of becoming a benchmark for sustainable construction, Sinyi Development entered into a Sustainability-Linked Loan agreement with E.SUN Bank. Through this agreement, the Company secured green financing and established sustainability performance targets. The loan terms are linked to these targets, and actual performance is independently verified by a third-party expert, ensuring that ESG (Environmental, Social, and Governance) principles are integrated into daily operations.

Green Financing		
	Objective	Progress for 2024
1	Candidate Certificate and Qualified Certificate for Green Building	Achieved
2	Candidate Certificate and Qualified Certificate for Intelligent Building	Achieved
3	Candidate Certificate and Qualified Certificate for LCBA (Low Carbon Building Alliance)	Achieved

Sustainability-Linked Loan				
	Dimension	Key Performance Indicators (KPIs)	Sustainability Performance Targets (SPTs)	Progress for 2024
1	Corporate Governance	Publication of Sustainability Report	Certified by a third-party institution	Achieved
2	Corporate Governance	Signing of "Sustainability Commitment Agreement" by suppliers	70% supplier signing rate	Achieved
3	Environmental Protection	Carbon Emissions Reduction	2.5% reduction compared to the previous year	Achieved
4	Social Responsibility	Community Development Activities	12 events held in 2024	Achieved

2. Annual Highlights and Achievements

Sinyi Development is committed to practicing sustainable principles and actively responding to global sustainability trends through concrete actions. In 2024, thanks to its dedicated efforts in sustainable construction, the company was recognized with several prestigious domestic and international awards. These honors not only highlight Sinyi Development's long-standing dedication and tangible achievements in sustainability but also reflect its firm commitment to promoting green construction, fostering social inclusion, and upholding corporate responsibility. Notable achievements of Sinyi Development in 2024 include:

2024 GCSA Global Corporate Sustainability Awards

2024 17th TCSA Taiwan Corporate Sustainability Awards

1. Platinum Award for Sustainability Reporting
2. Taiwan Corporate Sustainability Outstanding Award

TCFD Certification Level 5+: Excellence (Highest Level)

2024 Want Want Media Group Golden Estate Award

III. Board Governance

2-9 2-10 2-11 2-12 2-13 2-14 2-15 2-16 2-17 2-18 2-19 2-20 3-3 405-1

1. Director Selection Mechanism

Sinyi Development, being a wholly-owned subsidiary of the parent company, appoints or selects directors authorized by the parent company's board of directors. The board consists of three directors, appointed by the Chairman of the parent company and approved by the latest board meeting, with each director serving a term of three years. In selecting Directors, consideration is given to their professional qualifications and a range of factors-including diversity, independence and expertise and experience in ESG-to ensure that Board composition is aligned with the characteristics of the industry and the future needs of the company.

The Chairman of the Board is elected from among the directors by a vote requiring attendance by at least two-thirds of the directors and approval by a majority of those present. Mr. Chun-Chi Chou currently serves as Chairman, having been elected from the board. As the founder of Sinyi Group, Mr. Chou brings extensive talent selection experience and organizational management skills, embodying the three key principles of operation: "Prioritize people, place righteousness before profit, and think positively." He leads by example, promoting the spirit of "Sinyi" and driving the Company toward sustainable development goals. Chairman Chou believes that Sinyi Development plays a significant role in creating beautiful homes for customers, with profound impact on society. Drawing on his past leadership experience in real estate brokerage, he is able to accurately and effectively meet customer needs, lead the Company with innovative and visionary ideas, and, through sustainable business practices, give back to stakeholders, making him the ideal candidate for Chairman of Sinyi Development.

2. Director Compensation and Performance

Although Sinyi Development's directors are responsible for the company's operational and sustainability matters, they serve on a voluntary basis without remuneration. During their tenure, directors effectively oversee and supervise the strategic direction, content, and resource allocation related to the company's operations and sustainability initiatives. They evaluate the progress of action plans and management measures and adjust governance and strategic directions on a rolling basis as needed.

Similarly, the performance results of the company's operational and sustainability initiatives reflect the performance evaluation of the board of directors. A self-assessment is conducted at least once a year, with the performance outcomes serving as a key reference for the parent company's Chairman when reassigning or selecting directors at the end of their term.

Name	Gender	Term	Age	Role and Position	Impact on the Company	Responsibilities in Operations and Sustainability Issues	Representative of Stakeholder
Chun-Chi Chou	Male	3 Years	Over 50	Chairman	Operations Products and Services Sustainability Issues	(1) Executes important decisions of the board, reviews business performance, leads management executives. (2) Participates in formulating critical strategic issues and key events. (3) Leads Sinyi Development to achieve the 2050 net-zero emissions target.	Representative appointed by Sinyi Realty, which holds 100% of the shares of the Company.
Chin-Hong Chen	Male	3 Years	Over 50	Director	Operations Products and Services	(1) Holds the position of General Manager of Sinyi Development. (2) Responsible for overall operational planning, leadership, and execution, as well as supervising and promoting the operations of various departments. (3) Continuously promotes green, low carbon, and smart buildings as standards, striving to obtain relevant certificates or qualifications issued by competent authorities to reduce greenhouse gas emissions and achieve net-zero emissions from construction to maintenance. (4) Plans project sites based on location, surrounding environment, area, building design, and materials for projects starting from 2022. (5) We continuously apply and develop digital technologies such as Building Information Modeling (BIM) to reduce material waste and integrate sustainability elements in advance. Together with high standards, green, low-carbon, and smart construction methods, it endeavors to create sustainable architectures that will serve as exemplary instances of architecture that incorporate urban development.	Representative appointed by Sinyi Realty, which holds 100% of the shares of the Company.
Chih-Huan Chen	Male	3 Years	Over 50	Director	Finance	Provides professional opinions on financial matters.	Representative appointed by Sinyi Realty, which holds 100% of the shares of the Company.
Chiu-Chin Lin	Female	3 Years	Over 50	Supervisor	Supervision	Oversees the company's operational status and issues Supervisor's Report.and issues Supervisor Report.	Representative appointed by Sinyi Realty, which holds 100% of the shares of the Company.

3. Director Training

As an integral part of the Sinyi Group, the board members of Sinyi Development participate in periodic training courses on operational and sustainability issues organized by the group. Additionally, they stay informed about relevant developments through publications from the Taiwan Corporate Governance Association or by attending related courses within the group, assisting directors in enhancing their competencies. Their training hours for 2024 are as follows:

Role and Position	Name	Date	Course Name	No. of Hours
Chairman	Chun-Chi Chou	2024/06/26	Moving Toward Net-Zero: Natural Carbon Sinks and Carbon Trading	3
		2024/09/27	Construction Project Management and Practices	3
		2024/11/27	Case Studies on the Critical Factors of Corporate Success and Failure	3
Director	Chin-Hong Chen	2024/11/27	Case Studies on the Critical Factors of Corporate Success and Failure	3
Director	Chih-Huan Chen	2024/06/26	Moving Toward Net-Zero: Natural Carbon Sinks and Carbon Trading	3
		2024/09/27	Construction Project Management and Practices	3
		2024/10/16	20th (2024) Corporate Governance International Summit-Thriving on Talent Edge by Focusing on Governance	3
		2024/11/27	Case Studies on the Critical Factors of Corporate Success and Failure	3
		2024/12/24	Unlimited Business Opportunities on the Path to Net-Zero-Analyzing Strategic Directions from an Industry Perspective	3
Supervisor	Chiu-Chin Lin	2024/10/28~ 2024/10/29	Continuing Education Course for Accounting Executives	12

4. Board Supervision Mechanism for Operations and Sustainability Issues

The board of directors serves as the highest governing and risk management body. In addition to executing business in accordance with laws, regulations, and shareholder resolutions, strategic plans, annual financial reports, quarterly financial reports, effectiveness assessments of internal control systems, appointments and dismissals of auditors, and appointments and dismissals of executives all require approval from the board of directors.

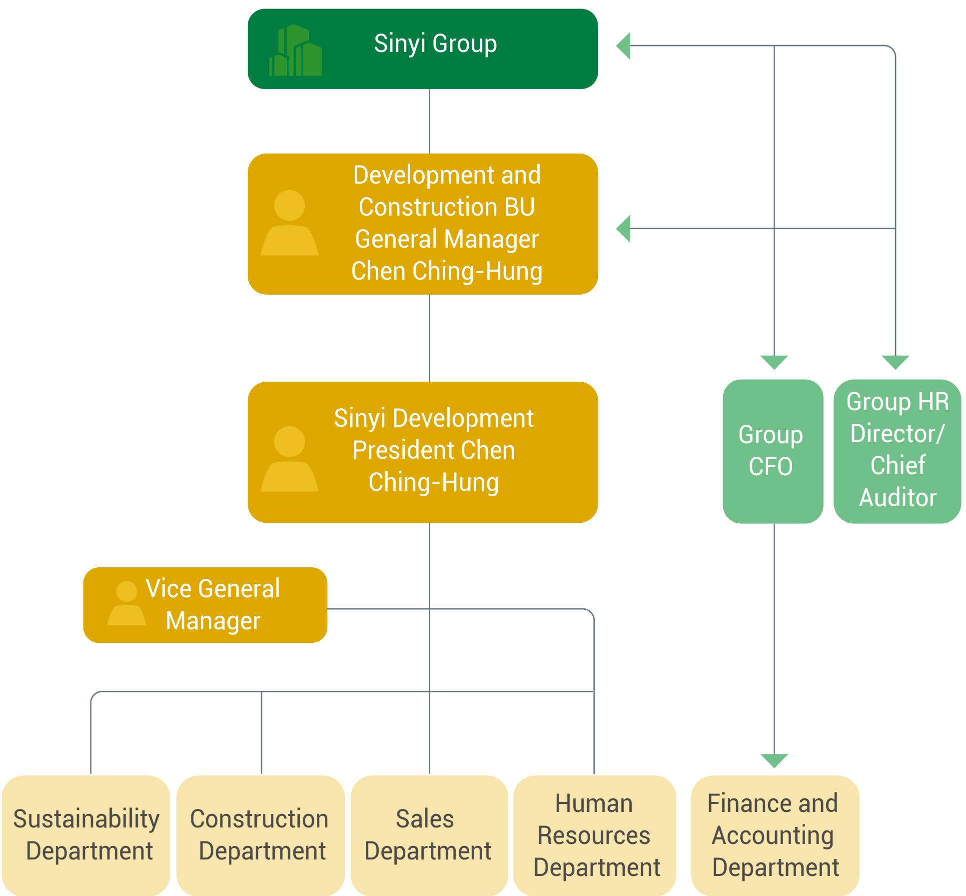
Sinyi Development reports key significant events with substantial impacts on operations to the board of directors based on financial or issue significance. The board oversees and reviews management and performance across various dimensions and provides directions and strategies for important issues to assist the Company in creating long-term sustainable value.

- Financial Significance: Proposals involving investments in marketable securities or real estate exceeding NT$50 million have been submitted to the Board of Directors for resolution. A total of two such cases were reported in 2024.
- Issue Significance: Key issues such as sustainable development, ethical business practices, information security, intellectual property management, investor relations, and major litigation cases are reported to the board by the end of the year. There were a total of 0 cases reported in 2024. The Audit Office also reported significant risk assessment results quarterly, with a total of 0 reports in 2024.

Through regular and ad-hoc meetings, the board of directors listens to action strategies and risk management measures related to operational and sustainability issues (such as environmental protection, social responsibility, and corporate governance). This ensures the confirmation of report contents, identification of execution obstacles and performance results, and effective supervision of progress and resource allocation. The board authorizes the General Manager and the company's ESG implementation unit to be responsible for operational matters (including suppliers) and sustainability-related issues. They formulate and promote climate change action strategies and risk management measures, confirm short-, medium-, and long-term plans, manage performance evaluation results, and regularly or irregularly report to the board based on the significance of the issues. Relevant decisions are documented in meeting records along with subsequent supervisory progress.

IV. Organizational Structure

Organizational Structure Chart of Sinyi Development



1. Executive Committee

The executive committee team of Sinyi Development consists of the General Manager and one Vice General Manager. They each manage business areas and supervisory units based on the company's internal operating procedures. At least once a month, they report to the members of the Sinyi Development Board of Directors. Additionally, during the annual and quarterly review meetings held by the Sinyi Enterprise Group, they report on operational matters and ESG-related issues.

The compensation for executive committee, including the Vice General Manager and above, is primarily determined according to the group's compensation policy and decision-making process, with the addition of annual performance-based bonuses.

Sinyi Development – Compensation Information

Given that ESG-related issues at Sinyi Development have gradually been integrated with the company's operational activities, regular monthly meetings are held where both written and oral reports on ESG issues and performance are provided to the Board of Directors. The responsibilities of the executive committee team in terms of operational activities and ESG matters are outlined in the table below:

Position	Descriptions for Responsibilities for Operational Activities and ESG Issues
General Manager	(1) Responsible for overall operational planning, leadership, and execution, as well as supervising and promoting the operations of various departments. (2) Promote "sustainable architecture" to promote environmental sustainability, overseeing each project's location, surrounding environment, area, building design, materials, and construction methods, integrating suitable green building and carbon footprint indicators. (3) Oversees temporary water and electricity installation, waste sorting, dust control, and noise control to reduce impacts on the surrounding environment and residents, in accordance with ESG indicators.
Vice General Manager	Implements the company's ESG goals, strategies, and action plans, and is responsible for supervising and coordinating the execution of various departments, providing timely feedback to ensure the Company implements plans according to schedule.

2. Role Descriptions of Each Department

The integration of environmental protection, social responsibility, and corporate governance-related issues with company operations has gradually progressed. Therefore, regular monthly meetings involve both written and oral reporting to board members regarding performance. Below is a summary of the main departments' responsibilities in operational business and ESG issues:

Department	Scope of work	Organizational responsibilities	Descriptions for Responsibilities in Operations and Sustainable Development Issues
Human Resources Department	Human resources	Promote the company's cultural values, establish a talent system that aligns with our corporate culture, and handle various administrative tasks such as logistics, administration, legal affairs, information technology, and group coordination.	(1) Optimize HR operations, emphasizing a people-centric organizational culture. (2) Promote company cultural values and establish a talent system in line with our corporate culture. (3) Handle various administrative support tasks for business operations, including administration, general affairs, legal affairs, information technology, and group correspondence.
Sustainability Department	Environment Resources and materials Commercial venues	Integrate and lead the planning and implementation of sustainable development initiatives within the company. This includes introducing appropriate suppliers, construction methods, materials, and equipment, as well as overseeing the planning and operation of commercial spaces with a focus on environmental sustainability.	(1) Integrate and lead the planning and implementation of sustainable development initiatives within the Company. This includes introducing appropriate suppliers, construction methods, materials, and equipment, as well as overseeing the planning and operation of commercial spaces with a focus on environmental sustainability. (2) Lead and coordinate the implementation of business activities combined with environmental sustainability issues across units, handle external public relations, and disclose information on related issues. (3) Budget allocation, procurement, cost control, value engineering evaluation, and research and development.
Sales Department	Sales Development	Land assessment and acquisition, product positioning, sales management, customer service, and promotion of community development initiatives. Additionally, the Department ensures that all departmental activities are aligned with the needs and expectations of customers.	(1) Conduct land assessment and acquisition, product positioning, sales management, customer service, and community development promotion, while leading and coordinating activities across units from a customer-oriented perspective. (2) Collect and analyze domestic and international real estate information, land resources, regulations, and industry intelligence. (3) Plan the integration of customer databases, conduct customer behavior analysis and research.
Construction Department	Facility Mechanical and electrical related affairs Design Digital development	Oversees planning, design management, evaluation of construction methods, selection of building materials, cost control, management of project quality and progress, safety management, and the use of Building Information Modeling (BIM).	(1) Promote energy-saving and carbon reduction in construction projects, demonstrate sustainable building projects, and integrate green building, carbon footprint, and smart building concepts into architectural design and construction. (2) Oversees planning, design management, evaluation of construction methods, selection of building materials, cost control, management of project quality and progress, safety management, and the use of Building Information Modeling (BIM). (3) Integrate development, research, and lead initiatives to implement a digitized operational model to reduce environmental impact and burdens.

Sinyi Development has conducted operational activities based on defined business content and workflow following internal operational procedures of the aforementioned departments. They report to the board members of Sinyi Development at least once a month. Additionally, they participate in annual and quarterly review meetings organized by Sinyi Group, where they report on operational business and ESG-related issues.

chapter 03

Sustainable Strategy

Sinyi Development's vision for 2030 is to "Become an industry benchmark in ESG through Co-Inclusive Pre-Construction." This not only represents a fresh interpretation of our architectural philosophy but also embodies our corporate vision of "upholding corporate ethics and becoming a leader in lifestyle." Since the release of our first sustainability report in 2021, we have adhered to our commitment to sustainable development, actively building a more comprehensive ESG framework and deepening our management strategies. Looking ahead, we will continue to engage in real-time dialogue with various stakeholders from a broader global perspective, striving to create a better and more fulfilling new life for everyone.

Through Co-Inclusive Pre-Construction, becoming an industry ESG benchmark.

The concept of "Co-Inclusive" is represented by a handshake forming a heart, signifying close connections with stakeholders, collective effort, and shared value creation. The yellow color of the character for "pre" embodies the ideas of anticipation, preparation, and prevention. The symbol's non-directional circular design represents our commitment to sustainable development and an openness to innovation.

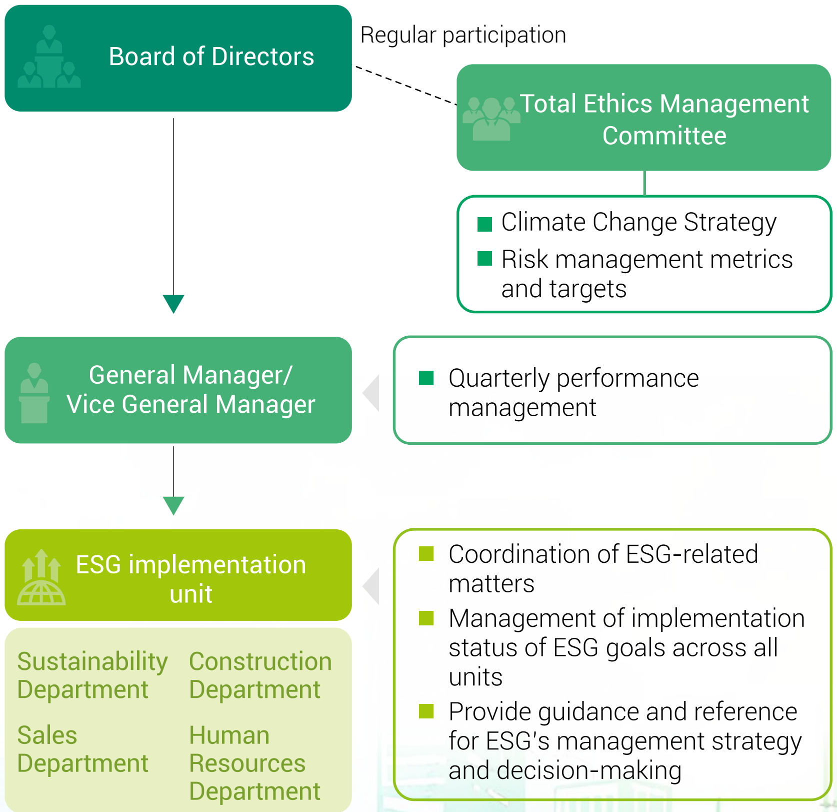
Guided by the principle of inclusion, we are committed to ensuring that our buildings benefit the environment — or at the very least, do not add to its burden. Even under the most challenging circumstances, we strive to minimize environmental impact. The spirit of inclusion also extends to our relationships with the environment, colleagues, clients, society, shareholders, and suppliers. We respect every stakeholder and aspire for all parties to grow and succeed together under this shared philosophy. Ultimately, we believe that co-inclusive pre-construction is not just a way of thinking about buildings — it is a way of interpreting life. This philosophy broadens the perspective of how architecture interacts with the environment and deeply explores how it influences the rhythm of our daily lives. Our goal is not merely to construct a building, but to cultivate a new way of living — one that embodies harmonious coexistence with the environment and fosters shared prosperity among colleagues, clients, society, shareholders, and suppliers. This is our aspiration, our pursuit, and our unwavering belief and commitment to the future.

Chapter Highlights:

I. Sustainable Development Organization

2-9 2-12 2-13 2-14 2-16 2-23 2-24

Organizational Chart of Sinyi Development's ESG Sustainable Development Organization



As the highest governance body of Sinyi Development, the Board of Directors regularly focuses on key sustainability issues such as environmental protection, social responsibility, and corporate governance. It guides the company's strategic direction, oversees management measures and performance, and is responsible for reviewing and approving impact assessments of major issues, risks, and opportunities.

During his tenure, Director and General Manager Chin-Hong Chen has not only been responsible for daily operations but has also taken on the strategic planning and resource integration of sustainability initiatives. He diligently fulfills his leadership and supervisory responsibilities by continuously reviewing the progress of sustainability strategies, action plans, and management measures, making rolling adjustments based on performance results to ensure that the governance direction and strategic content consistently align with future sustainability needs.

The ESG execution unit is jointly overseen by the General Manager and Vice General Manager. Following the leadership and directives of the Board of Directors, it is responsible for formulating and driving action strategies and risk management measures, as well as setting short-, medium-, and long-term plans. The unit holds quarterly review meetings to monitor execution progress, address obstacles, and dynamically adjust strategies and management actions based on performance evaluations.

Additionally, with the support of the ESG execution unit, each department collaborates across functions according to their respective responsibilities to implement action strategies and risk management measures. Departments regularly report performance evaluation results to ensure the precise execution of every sustainability initiative.

To ensure alignment of sustainability strategies across the Group, the General Manager, Vice General Manager, and responsible members of the ESG execution unit of Sinyi Development actively participate in the Sinyi Enterprise Group's "Total Ethics Management Committee," working alongside the Group's executive committee to advance ESG initiatives. Through a system of delegation and assignment, the Board of Directors ensures that the company's governance structure effectively manages economic, environmental, and social impacts. Responsibilities and decision-making processes are meticulously documented in Board meeting minutes, with continuous tracking and reporting of all outcomes.

II. Analysis of Material Topics 3-1 3-2

Sinyi Development continuously analyzes global trends and monitors both internal and external business activities to extensively collect and assess a wide range of sustainability issues. Through diverse communication channels-including engagement with regulatory authorities, third-party collaborations, community development activities, supplier meetings, and internal discussions-the company maintains ongoing dialogue with its stakeholders. Expert teams and executive committee rigorously identify and prioritize the significance of each issue based on impact analyses, ultimately integrating the assessment results into the Company's sustainability strategies and action plans.

1. Understanding Organizational Context

- Identifying Stakeholders: Following group strategies and in accordance with the five principles of AA1000 SES 2015, Sinyi Development systematically determined its key stakeholders for ongoing communication. These are categorized into six major groups: employees, customers, the environment, society (including media, government, and regulatory authorities), shareholders, and suppliers.
- Focusing on Key Issues: Sinyi Development conducted a comprehensive analysis of global trends, internal and external operations, and the characteristics of the real estate industry. By referencing the Regulations Governing the Preparation and Filing of Sustainability Reports by TWSE/ TPEx Listed Companies, the Guidelines for the Determination of Sustainable Economic Activities, and international standards and frameworks (such as GRI, TCFD, and SASB), the Company compiled a list of relevant sustainability topics. Combining these with the group's net-zero policies and past sustainability topics, 30 key issues were ultimately identified.

2. Identifying Actual and Potential Impacts

For the identified sustainability issues, Sinyi Development continues to communicate with stakeholders through various channels such as regulatory agencies, third-party collaborations, community events, supplier meetings, and internal meetings, collecting and identifying the actual and potential impacts and feedback from stakeholders.

3. Assessment of Impact Significance

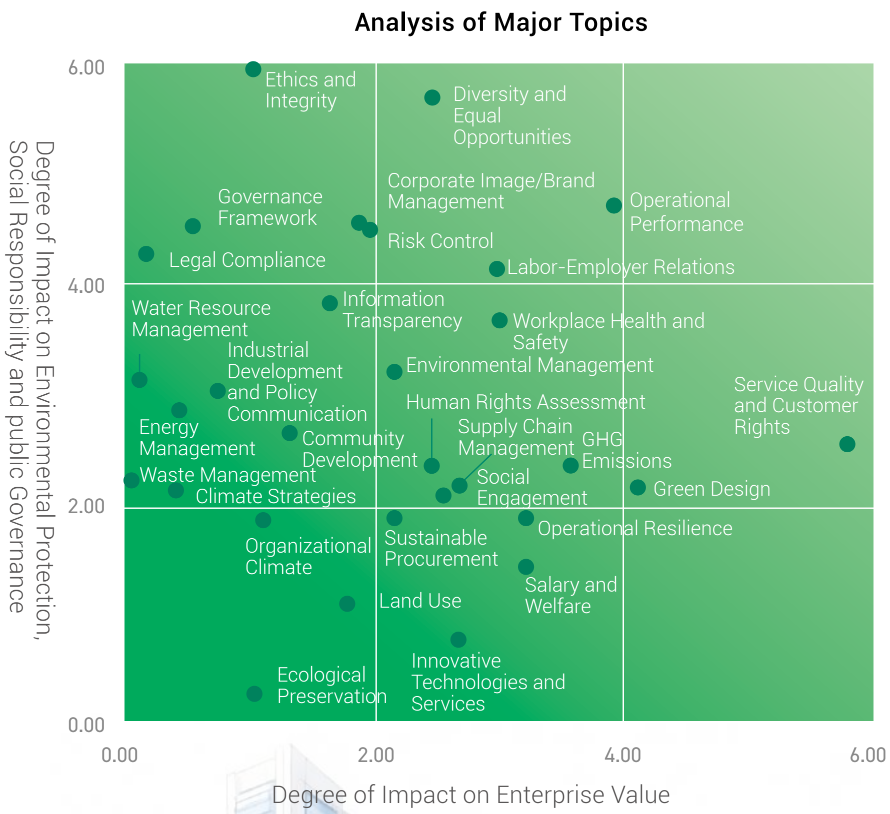
Dedicated to creating shared value with all stakeholders, Sinyi Development meticulously gathers and distinguishes the actual and potential impacts of each sustainability issue. Through a subsequent survey distributed to the General Manager and senior executives of each department, the Company considered factors such as scale and scope, irreversibility, and likelihood of occurrence. An impact assessment and prioritization were conducted based on dual materiality-evaluating both the degree of environmental, social, and governance (ESG) impacts and operational impacts. As a result, eight issues were identified as falling into the high-impact area.

4. Prioritizing the Reporting Sequence of Most Significant Impacts

Drawing on the insights compiled from the first three steps, the material issues identified in 2021, and expert consultant recommendations, Sinyi Development included workplace health and safety and greenhouse gas emissions among its reporting priorities. In total, 10 material issues were consolidated and designated as the priority focus areas for this sustainability report.

Sinyi Development actively addresses the material issues identified in this report by formulating concrete action plans and management measures for each issue. This approach demonstrates the company's strong commitment to environmental protection, social responsibility, and corporate governance (ESG), safeguards the rights and interests of all stakeholders, and drives progress toward the goal of sustainable business operations.

Materiality Matrix



Based on material topics, the corresponding GRI standards, SASB standards, customized topics, and the TCFD framework are shown in the table below. Compared with 23 material topics in 2023, Sinyi Development focused on 10 core topics in 2024, reflecting a trend toward greater focus and simplification in the results of the materiality analysis.

Among the topics disclosed in 2024, issues such as Operational Performance, Service Quality and Customer Rights, GHG Emissions, Legal Compliance, and Corporate Image/Brand Management continued to be carried over from 2023 as key areas of focus. The 2024 topics Risk Control and Green Design represent refinements and extensions of the 2023 topics Risk Control and Energy-Saving Design, respectively, illustrating a continuity of related issues with updated terminology and concepts.

In addition, 2024 saw the introduction of new topics such as Workplace Health and Safety, Labor-Employer Relations, and Diversity and Equal Opportunities, placing greater emphasis on labor rights and inclusivity. Moving forward, Sinyi Development plans to conduct a re-assessment of material topics every two to three years.

Material Topics for 2023

Dimension	Environmental Protection	Social Responsibility	Corporate Governance	Suppliers
Material Topics	Compliance with Environmental Regulations Land Use Energy-saving Design Raw Material Use Management GHG Emissions	Employee Identification and Retention Organizational Climate Compensation and Benefits Talent Development Service Quality and Customer Rights Community Development	Operational Performance Risk Control Climate Change Risks and Opportunities Legal Compliance Corporate Image/ Brand Management Ethics and Integrity Audit Mechanism Innovative Technologies and Services Business Continuity	Green Procurement Supplier Environmental Assessment Supplier Social Assessment

List of Material Topics for 2024

	Material Topics	GRI guideline	SASB standards	TCFD Recommendations
Environmental Protection	Green Design	Green Design	Land Use & Ecological Impacts Ecological Impacts Energy Efficiency Design	Climate Change Risks and Opportunities
	GHG Emissions	GRI 305: Emissions		
Social Responsibility	Service Quality and Customer Rights	GRI 416: Customer Health and Safety GRI 417: Marketing and Labeling	Workforce Health and Safety Community Impacts of New Developments	N/A
	Workplace Health and Safety	GRI 403: Occupational Health and Safety		
	Labor-Employer Relations	GRI 401: Employment		
	Diversity and Equal Opportunities	GRI 404: Training and Education GRI 405: Diversity and Equal Opportunities		
Corporate Governance	Operational Performance	GRI 201: Economic Performance	Climate Change Adaptation	Climate Change Risks and Opportunities
	Risk Control	Risk Control		
	Legal Compliance	Legal Compliance		
	Corporate Image/Brand Management	Corporate Image/Brand Management		

2024 Material Topic Impact Assessment and Management

Environmental Protection

Material Topics	Management Guideline	Impact Assessment
Green Design	Sinyi Development upholds its corporate mission of creating legacy buildings, actively introducing low-carbon materials, advanced mechanical and electrical technologies, and innovative construction methods. We build green, energy-efficient, compliant, safe, and comfortable buildings as a core sustainability strategy, allowing us to effectively identify, assess, and respond to actual and potential impacts and deliver long-term sustainability commitments.	From the early stages of land development and building design, we embed green concepts — selecting low-impact sites, utilizing sustainable materials, and adopting energy-efficient construction methods — to reduce energy usage and carbon emissions upon project completion. These efforts help to strengthen corporate brand image and market positioning, attract sustainability-focused customers and investors, foster community participation and recognition, and ultimately enhance the social and economic value of our projects.
GHG Emissions	In line with our goal of achieving net-zero emissions, Sinyi Development systematically identifies, evaluates, and addresses actual and potential impacts, pursuing a path of low-carbon transition and sustainable operations.	In the process of implementing decarbonization strategies, significant investments may be required for equipment replacement, construction method optimization and carbon audits, increasing short term operational costs and staffing demands and impacting financial flexibility. Failure to consider GHG emission controls early in material selection, land development and design may hamper efforts to reduce emissions in later construction and operational phases, thereby increasing technical and financial adjustment costs and impacting overall decarbonization effectiveness. In the long term, non compliance with future regulations (e.g., carbon taxes, emissions standards) may expose the company to penalties, rising carbon costs, and potential loss of access to green project opportunities, affecting its reputation and growth prospects.

Social Responsibility

Material Topics	Management Guideline	Impact Assessment
Service Quality and Customer Rights	Sinyi Development remains committed to putting customer needs at the core of its service approach, continuously refining service quality to set an industry benchmark. By identifying, assessing and addressing both actual and potential impacts, we seek to ensure operational resilience and customer satisfaction.	Throughout the entire building development process, we embed a customer-centric mindset — addressing living functionality and spatial experience from the land development and architectural design stages, prioritizing quality and community interaction during construction and neighborhood building and continuously refining service and customer relationship management throughout the sales and post move in phases. This approach effectively enhances customer satisfaction and the overall living experience. This approach not only encourages repeat purchases and word of mouth referrals — expanding the brand's influence and market share — but also helps build long term trust between the company and its customers. In turn, it stabilizes revenue streams, strengthens brand loyalty and delivers a positive contribution to both business performance and the creation of social value.
Workplace Health and Safety	Sinyi Development has established a comprehensive occupational safety and health management system, supplemented by staff training, insurance policies, fire drills, medical checkups, and psychological support, to create a safe, healthy and welcoming work environment that aims for zero incidents.	A robust occupational health and safety regime effectively reduces the risk of work site accidents and occupational illnesses, safeguarding employees' well being and increasing their satisfaction and loyalty, which in turn improves workforce stability and productivity. A healthy and welcoming workplace also attracts and retains top talent, strengthening the employer brand and bolstering the company's resilience and competitive edge amid tightening regulations and a shifting labor market.
Labor-Employer Relations	Through a comprehensive compensation and benefits system, flexible training programs, and a culture built on mutual trust and inclusion, Sinyi Development embraces its employees as the cornerstone of sustainable growth — uniting them around a shared vision, attracting top talent and fostering a welcoming and supportive work environment. At the same time, guided by this philosophy, the company systematically identifies, evaluates and responds to both actual and potential impacts, ensuring a stable path forward for the organization.	Strong labor employer relations enable seamless cross departmental collaboration and decision making efficiency throughout land development and design phases, while reducing delays and conflict risk during construction and community engagement. In addition, a stable, positive workforce culture allows for consistent service quality and brand identity throughout sales and contract phases, making the company more attractive to top talent, boosting its ability to adapt to market shifts, and strengthening its overall resilience.
Diversity and Equal Opportunities	By shaping a shared vision, cultivating a positive organizational culture, motivating self development, and building trust based management, Sinyi Development strives to create an inclusive, respectful and collaborative work environment. We adhere to the principles of diversity and equal opportunity, empowering employees to realize their potential and drive sustainable growth.	Promoting a diverse, inclusive, and equal opportunity culture allows for gender inclusive and accessible space planning during land development and design, improves teamwork and cultural sensitivity in construction and community building phases, and promotes seamless communication and execution across departments. At the sales and contract phases, inclusive customer interaction improves trust and satisfaction. This approach not only strengthens employee satisfaction and overall organizational performance but also enhances corporate social image, making the company more attractive to international investors and business partners who value diversity and social equity.

Corporate Governance

Material Topics	Management Guideline	Impact Assessment
Operational Performance	Sinyi Development continues to maintain stable operational performance and generate positive profits, while advancing project progress in response to market dynamics. The company actively addresses stakeholder expectations and strengthens its ability to respond to both actual and potential impacts, aiming to achieve long-term sustainable development goals.	Stable operational performance generates consistent profits and cash flow, enhancing the company's flexibility in resource allocation and meeting stakeholder expectations, while strengthening market trust and brand value. Additionally, sustained strong performance helps attract investment, improve credit ratings, and increase financing efficiency, laying a solid foundation for the company's future expansion, transformation and sustainable project development.
Risk Control	Sinyi Development has established comprehensive risk management policies and methodologies that involve regular and ad hoc assessments of risks across business operations, activities, and systems. By promptly identifying and implementing appropriate control measures, the company effectively manages risk levels through a systematic process of identification, analysis, and response to both actual and potential impacts.	A robust risk management system helps prevent regulatory and development risks during land development and architectural design stages, reduces construction delays and safety incidents during the building phase, and enhances the company's ability to respond to price fluctuations and supply stability in raw material procurement. During the community development and sales phases, this also helps address social controversies and market fluctuations, ensuring stable property handovers and maintaining customer trust. In general, a well-established risk management framework enhances corporate governance ratings, strengthens the confidence of investors and stakeholders, and supports more precise decision-making and resource allocation.
Legal Compliance	Sinyi Development allocates the necessary resources and personnel to closely track regulatory changes and authorities' requirements, ensuring that all business activities are conducted in compliance with applicable laws. This approach allows the company to effectively identify, assess and respond to actual and potential risks and impacts.	By proactively keeping abreast of regulatory trends and policy directions, the company can anticipate urban renewal, energy efficiency and carbon reduction requirements early in the land development and design phases and ensure adherence to construction safety and legal standards throughout the building process. In terms of materials procurement, this approach promotes alignment with green labeling and carbon footprint policies, enhancing supply stability and compliance. At the community development and sales stages, a commitment to ESG disclosure and transparent information practices further strengthens market trust and rating performance, positioning the company to seize new business opportunities and maintain a competitive edge.
Corporate Image/Brand Management	Guided by its corporate ethics and vision, Sinyi Development drives human-centric value through innovation, deepens its expertise and sets benchmarks within the industry, all while advancing toward sustainable operations. The company consistently identifies, evaluates, and responds to actual and potential impacts, demonstrating a sound and forward-looking approach to management.	By integrating sustainability principles from the land development and architectural design phases and maintaining high standards of quality and strong social interaction throughout construction and community building, Sinyi Development builds a solid and positive corporate image. Maintaining responsible relationships with materials suppliers further strengthens this foundation of trust. This strong reputation serves as a valuable asset for expanding into new markets, attracting top talent, fostering collaborative partnerships and gaining an edge in sustainability ratings and public recognition.

2024 Assessment of Material Topics: Positive and Potential Impacts across the Value Chain

	Material Topics	Value Chain				
		Raw Materials (construction materials, equipment)	Land Development and Design	Construction	Community Development	Sales & Contracting
Environmental Protection	Green Design	Positive actual impact	Positive actual impact	Positive actual impact	Positive actual impact	Positive actual impact
	GHG Emissions	Negative actual impact	Negative actual impact	Negative actual impact	Positive potential impact Negative potential impact	Positive potential impact Negative potential impact
Social Responsibility	Service Quality and Customer Rights	Positive potential impact	Positive potential impact	Positive potential impact	Positive potential impact Negative potential impact	Positive potential impact Negative potential impact
	Workplace Health and Safety	Negative actual impact	Positive potential impact	Positive potential impact Negative potential impact	Positive potential impact Negative potential impact	Positive potential impact Negative potential impact
	Labor-Employer Relations	Negative actual impact	Positive potential impact	Positive potential impact	Positive potential impact Negative potential impact	Positive potential impact Negative potential impact
	Diversity and Equal Opportunities	Negative actual impact	Positive potential impact	Positive potential impact	Positive potential impact Negative potential impact	Positive potential impact Negative potential impact
Corporate Governance	Operational Performance	Positive potential impact Negative potential impact	Positive potential impact	Positive potential impact	Positive potential impact	Positive potential impact Negative potential impact
	Risk Control	Positive potential impact	Positive potential impact Negative potential impact	Positive potential impact Negative potential impact	Positive potential impact	Positive potential impact Negative potential impact
	Legal Compliance	Positive potential impact Negative potential impact	Positive potential impact Negative potential impact	Positive potential impact Negative potential impact	Positive potential impact	Positive potential impact
	Corporate Image/Brand Management	Positive potential impact	Positive potential impact	Positive potential impact	Negative potential impact	Negative potential impact

III. Stakeholder Engagement 3-1

Sinyi Development remains committed to its belief in cultivating service excellence and setting a model for the industry, striving to create a life of happiness and harmony. Through diversified communication channels and methods, the Company maintains continuous dialogue with stakeholders, responds promptly, and formulates concrete action plans and management measures. As a leader in the real estate development sector, Sinyi Development places particular emphasis on environmental protection and community building, working to drive sustainable development and co-create a better way of life. Responses and plans for each material issue are detailed in the respective chapters.

Colleagues

Strategy	Engagement Method and Frequency		Issues of Concern
Four pillars of talent policy: (1)Shaping a Shared Vision and Career Development Sinyi is committed to building a clear shared vision and providing well-defined career development paths to help employees achieve long-term goals. (2)Balanced leadership and organizational culture By fostering innovation, inclusiveness, and disciplined management, the Company promotes a positive and proactive organizational culture, encouraging every employee to reach their full potential. (3)Self-expectation and growth motivation Employees are encouraged to pursue continuous learning, challenge themselves, and innovate, closely linking personal development to the company's sustainable growth. (4)Mutual trust mechanism and management foundation The Company has established transparent and fair management mechanisms to promote internal communication and collaboration, creating a trusting and cooperative work environment.	• Sustainability reports [annually] • Official website [real-time] • Various internal meetings [regular] • Sustainable Walks (publication) [regular] • Internal communication platforms [real-time] • Colleagues' communication mailbox [real-time]	• Departmental service hotline [real-time] • Labor-management meetings [regular] • Employee Assistance Program (EAP) [real-time • Sexual Harassment Prevention Hotline 1234 [real-time] • Course feedback surveys [real-time] • Internal questionnaires [annually]	• Operational Performance • Service Quality and Customer Rights • Legal Compliance • Workplace Health and Safety • Risk Control
	Engagement Results	**Our Response**	**Response Measures**
	Sinyi Development regularly conducts employee satisfaction surveys. Based on the feedback collected, employees primarily focus on the need for personal growth and organizational innovation, and have provided suggestions for continuous improvement.	Through comprehensive and diversified communication channels, Sinyi Development promptly gathers employee feedback and, with a commitment to continuous improvement, consistently refines its HR policies and related regulations. In addition, leveraging the Group's flexible "Sinyi Coins" benefits program, the Company empowers employees with greater autonomy to freely choose training, benefits, or other services according to their individual needs, further enhancing professional capabilities and innovative thinking, and achieving a perfect balance between work and life.	• Establishing stable communication and harmonious relationships between labor and management. • Foster a good organizational climate • Establish diverse and autonomous talent cultivation, salary and reward, and welfare mechanisms • Comprehensive retirement system • Implementation of sound workplace health and safety systems • Work-life balance • Increase the scale of like-minded colleagues and retention rate • Ensuring legal compliance

Customers

Strategy	Engagement Method and Frequency		Issues of Concern
Sinyi Development regards customers as the driving force behind the company's success. By delivering professional, energy-efficient, environmentally friendly, and sustainable landmark projects, Sinyi Development establishes a strong ethical corporate image and builds brand reputation grounded in green values. The Company is committed to creating buildings that not only meet safety and compliance standards but also lead the industry toward a greener and more sustainable future.	• Sustainability reports [annually] • Official website [real-time] • Social media platforms [real-time] • Sustainable Walks (publication) [regular]	• Community seminars, events, and carnivals [sporadic] • Customer feedback mailbox and hotline [real-time]	• Operational Performance • Risk Control • Legal Compliance • Corporate Image/Brand Management • Community Development • Human Rights Assessment • Diversity and Equal Opportunities
	Engagement Results	**Our Response**	**Response Measures**
	Sinyi Development actively collects customer feedback and needs through customer mailboxes, hotlines, and community services, continuously validating their expectations. Presently, most feedback focuses on inquiries and questions related to development projects.	Through the use of BIM and digital information-sharing platforms, we have achieved precise design and space optimization, effectively reducing construction errors and enhancing customer satisfaction.	• Creating Green Buildings • Continuous improvement in service quality, taking customers' rights into consideration at all times • Ensuring complete and comprehensive disclosure of product information • Establishing the company's ethical image and shaping its green brand reputation

Environmental

Strategy	Engagement Method and Frequency		Issues of Concern
Sinyi Development is dedicated to researching and promoting energy-saving and carbon-reduction technologies. The Company actively integrates smart and green concepts into land development and project design, aiming not only to achieve net-zero emissions and sustainable development goals but also to uphold the construction industry's responsibility for environmental protection and community development. Through these initiatives, Sinyi Development contributes to global climate change efforts while creating livable and vibrant community environments.	• Sustainability reports [annually] • Oficial website [real-time • Carbon management disclosures [annually] • Neighborhood or community offices [real-time]	• Community development activities [sporadic] • Sustainable Walks (publication) [regular] • Government agencies [sporadic] • Nonprofit organizations [sporadic]	• Green Design • GHG Emissions • Information Transparency • Governance Framework • Land Use • Environmental Management • Energy Management
	Engagement Results	**Our Response**	**Response Measures**
	In accordance with national net-zero emission policies, we actively encourage non-listed companies to carry out greenhouse gas inventories and focus on land protection issues. At the same time, we continue to push forward the progress of low-carbon and green building initiatives to address climate change challenges. These actions not only demonstrate our commitment to environmental protection but also reflect the construction industry's responsibility in community development, aiming to create sustainable, livable, and vibrant community environments.	We continue to strengthen environmental management by actively promoting greenhouse gas inventories for development projects. Additionally, we partner with third parties to gather information on low-carbon materials, construction methods, and equipment, building a database and exploring the application of smart technologies to improve energy efficiency and carbon reduction outcomes. We strive to obtain low-carbon building and green building certifications, fully implementing net-zero emission policies and addressing concerns from various stakeholders. Furthermore, as a member of the construction industry, we place a high priority on environmental protection and community development, aiming to create healthy, livable, and vibrant communities while advancing sustainable development.	• Smart Green Building Design • Full Life Cycle Carbon Inventory • Rigorous Monitoring and Continuous Improvement • Implemented effective energy management measures

Social

Strategy	Engagement Method and Frequency		Issues of Concern
Sinyi Development is committed to not only improving land and buildings but also incorporating surrounding land and communities into our development plans. By promoting the synergistic benefits of environmental protection and social responsibility, we aim to achieve spiral growth. This initiative injects new life and vitality into local communities while making an active contribution to sustainable development.	• Sustainability reports [annually] • Official website [real-time] • Social media platforms [real-time] • Sustainable Walks (publication) [regular]	• Industry-academia symposiums, legislative hearings, policy forums [sporadic] • Press releases, press conferences [sporadic] • Community-building initiatives [sporadic]	• Community Development • Legal Compliance • Corporate Image/Brand Management
	Engagement Results	**Our Response**	**Response Measures**
	Sinyi Development collects feedback and expectations from various sectors of society through diverse platforms such as the OUR-Space Community Experience Center, community-building services for construction projects, and various industry-government-academia seminars. Based on this input, we formulate targeted strategies.	Through the active promotion of our management philosophy by organizing diverse community-building activities, we emphasize the importance of green environmental protection and community development values. These efforts strengthen neighborhood bonds and continue to drive positive growth and sustainable development in the community.	• Full Life Cycle Carbon Inventory • Rigorous Monitoring and Continuous Improvement

Shareholders

Strategy	Engagement Method and Frequency		Issues of Concern
Sinyi Development considers shareholder feedback to be crucial for operations. We actively collect and respond promptly to relevant information, ensuring that shareholder interests are fully valued and reflected.	• Sustainability reports [annually] • Official website [real-time], shareholder meetings [annually in May] • Sustainable Walks (publication) [regular] • Total Ethics Management Committee [monthly]	• Annual goals and strategy meetings including budget preparation [annually] • And performance review meetings [quarterly]	• Operational Performance • Risk Control • Corporate Image/Brand Management • Legal Compliance • Governance Framework
	Engagement Results	**Our Response**	**Response Measures**
	As a wholly owned subsidiary of the parent company with banking loan requirements, Sinyi Development continually collects feedback from the Sinyi Group and banks to constantly enhance corporate governance.	Sinyi Development regularly participates in parent company meetings to confirm and monitor corporate governance and performance outcomes. We also maintain timely and stable communication with banks, collecting feedback on environmental protection, social responsibility, and corporate governance issues to further refine our sustainability strategies.	• Continuous Improvement and Benefit Enhancement • Comprehensive Early Warning and Management • Brand Building and Reputation Maintenance • Strict Compliance with Legal Provisions • Complete Governance Framework

Suppliers

Strategy	Engagement Method and Frequency		Issues of Concern
Sinyi Development views suppliers as key partners, ensuring alignment of both parties' philosophies and mutual support to jointly promote the development of low-carbon and green buildings, meet customers' high expectations for quality, and ultimately achieving the net-zero emission goal to move toward sustainable operations together.	● Sustainability reports [annually] ● Official website [real-time] ● Sustainable Walks (publication) [regular] ● Supplier impact assessment and risk investigations [annually]	● Supplier management evaluations [sporadic] ● Supplier on-site inspections [annually] ● Supplier advocacy meetings [sporadic]	● Operational Performance ● Legal Compliance ● Ethics and Integrity ● Corporate Image/Brand Management
	Engagement Results	**Our Response**	**Response Measures**
	We integrate the concepts of sustainability, low-carbon, and green practices into the supplier selection process and evaluation management system. Through supplier self-assessments, regular meetings, and inspection mechanisms, we continuously collect feedback and strengthen communication, ultimately building a shared consensus to drive sustainable development.	We are committed to selecting the right suppliers to ensure that the building designs fully incorporate natural elements such as wind, sunlight, water, and greenery. We also sign sustainability commitment agreements with suppliers. Additionally, we have established a comprehensive supplier evaluation and management mechanism, including construction site energy management, regular meetings, and inspections, to promote the gradual accumulation of green awareness and foster a shared commitment to sustainable development, meeting customers' quality expectations while also helping to achieve the net-zero emission goal.	● Compliance with legal provisions ● Adherence to high standards of business ethics ● Effective communication of information

IV. Management Guideline and Short/Medium/Long-Term Strategies

3-3

Dimension	Strategy	Management Guideline	Short Term (2025)	Medium Term (2030)	Long Term (2050)	Corresponding Material Issues	Corresponding Section
Environmental Protection	Moving Toward Organizational Net-Zero Emissions	Sinyi Development aims to achieve organizational net-zero emissions and systematically identifies, evaluates, and addresses both real and potential impacts in this direction.	● Sinyi Development's carbon emissions (Scope 1+2) have been reduced by 40%. (with 2021 as the baseline year) ● Plan green energy strategies and prepare resource.	● Sinyi Development's carbon emissions (Scope 1+2) reduced by 90%. (with 2021 as the baseline year) ● Achieve 50% usage of green energy.	● Achieve net-zero emissions. ● Achieve 100% usage of green energy.	● Green Design ● GHG Emissions	IV. Climate Change
	Building Sustainable Architectures	Sinyi Development upholds its corporate mission of creating legacy buildings by actively gathering, researching, and applying low-carbon materials, advanced mechanical and electrical technologies, and innovative construction methods. The Company is committed to building green, energy-efficient, environmentally friendly, compliant, and safe buildings as the core strategy for sustainable development. Through this strategy, Sinyi Development is able to identify, assess, and address both real and potential impacts.	● Introduction of green building design planning. ● No penalties for violating land or building regulations. ● Zero land acquisition disputes.	● 100% of buildings certified as green buildings. ● 100% of project revenue from green buildings. ● No penalties for violating land or building regulations. ● Zero land acquisition disputes.	● 100% of buildings achieve net-zero emissions. ● 100% of revenue from net-zero carbon buildings. ● No penalties for violating land or building regulations. ● Zero land acquisition disputes.	● Green Design ● GHG Emissions	V. Environmental Protection

Dimension	Strategy	Management Guideline	Short Term (2025)	Medium Term (2030)	Long Term (2050)	Corresponding Material Issues	Corresponding Section
Social Responsibility	Fostering a Friendly Workplace Attracting Outstanding Talents	Sinyi Development regards employees as the cornerstone of sustainable development by implementing a comprehensive compensation, reward, and benefits system, flexible training mechanisms, and fostering a culture of mutual trust. The company strives to unite a shared vision, attract talented individuals, and create a friendly workplace. At the same time, we systematically identify, assess, and address both real and potential impacts based on this direction.	• Employee turnover rate < 25%. • Employee satisfaction > 4. • Accident rate at 0%. • 100% completion rate for health check-ups. • 100% employee complaint resolution rate.	• Employee turnover rate < 23%. • Employee satisfaction > 4.2. • Accident rate at 0%. • 100% completion rate for health check-ups. • 100% employee complaint resolution rate.	• Employee turnover rate < 20%. • Employee satisfaction > 4.5. • Accident rate at 0%. • 100% completion rate for health check-ups. • 100% employee complaint resolution rate.	• Workplace Health and Safety • Diversity and Equal Opportunities • Labor-Employer Relations	VI. Social Responsibility – Colleagues
	The Pursuit of Service Excellence	Sinyi Development always starts with customer needs, continuously improving service quality, striving to become an industry benchmark, and using excellence in service as guidance. This approach enables the identification, evaluation, and response to both real and potential challenges.	• Customer satisfaction > 90%. • Zero consumer disputes related to product quality in home purchases.	• Customer satisfaction > 90%. • Zero consumer disputes related to product quality in home purchases.	• Customer satisfaction > 90%. • Zero consumer disputes related to product quality in home purchases.	• Service Quality and Customer Rights • Corporate Image/Brand Management	VI. Social Responsibility – Services and Customers
	Concept of Community Harmony	Sinyi Development continues to deepen community-building activities, planting the seeds of mutual benefit and goodwill, fostering a strong local cultural atmosphere, and contributing to the achievement of sustainable development goals. At the same time, the company identifies, analyzes, and responds to various real and potential impacts.	• Assisting in the establishment of community-building mutual aid organizations for projects	• Assisting in the establishment of community-building mutual aid organizations for projects	• Assisting in the establishment of community-building mutual aid organizations for projects	• Legal Compliance • Corporate Image/Brand Management	VI. Social Responsibility – Services and Customers
Corporate Governance	Toward Sustainable Corporate Operations	Sinyi Development upholds its corporate ethical vision and drives human values through innovation. It is committed to deepening its services, setting industry benchmarks, and steadfastly advancing toward the goal of sustainable business operations. At the same time, the Company identifies, assesses, and responds to both real and potential impacts.	• Business operation generates and maintains positive profits. • Zero cases of penalties or disciplinary actions due to legal violations. • Zero confirmed cases of complaints regarding violations of corporate ethics or integrity in operations.	• Business operation generates and maintains positive profits. • Zero cases of penalties or disciplinary actions due to legal violations. • Zero confirmed cases of complaints regarding violations of corporate ethics or integrity in operations.	• Business operation generates and maintains positive profits. • Zero cases of penalties or disciplinary actions due to legal violations. • Zero confirmed cases of complaints regarding violations of corporate ethics or integrity in operations.	• Operational Performance • Corporate Image/Brand Management • Risk Control • Legal Compliance	VII. Corporate Governance
Suppliers	Together Toward Sustainability	Sinyi Development works closely with suppliers to ensure alignment in values, mutual support, and a shared commitment to advancing low-carbon and green building development. This collaboration aims to meet customer expectations for quality and ultimately achieve the goal of net-zero emissions. At the same time, the Company identifies, analyzes, and responds to both real and potential impacts.	• Zero cases of supplier contract violation. • Achieve 100% signing of "Sustainability Commitment Agreement" by suppliers	• Zero cases of supplier contract violation. • Achieve 100% signing of "Sustainability Commitment Agreement" by suppliers	• Zero cases of supplier contract violation. • Achieve 100% signing of "Sustainability Commitment Agreement" by suppliers	• Risk Control • Legal Compliance	VIII. Suppliers

chapter 04

Climate Change

Sinyi Development is committed to moving toward organizational net-zero emissions as its guiding direction, utilizing it to identify, analyze, and respond to both actual and potential impacts.

Sinyi Development is engaged in the real estate development business, which is undeniably a high greenhouse gas-emitting industry. In response, Sinyi Development follows the "Task Force on Climate-related Financial Disclosures" (TCFD) as its methodology for mitigating climate change. The board of directors and executive committee lead the operational strategy to address climate-related risks and opportunities, continuously enhancing the overall organizational resilience.

Mapping of Sustainability Standards to the United Nations Sustainable Development Goals:

GRI Material Topics	201 305
SASB	Home Builders
Self-defined Topics	Green Design
SDGs	13 CLIMATE ACTION

Chapter Highlights:

I. Climate Governance 2-12 2-13 2-14 2-16

Climate change has become a key issue affecting corporate sustainability. To respond prudently, Sinyi Development has established a three-tier governance structure to ensure top-down leadership and oversight. At the same time, through a bottom-up execution and reporting mechanism, a continuous improvement management cycle is formed.

1 The highest governance body

Board of Directors

Sinyi Development's board of directors, as the highest level of climate change governance, holds at least one meeting per year to review climate change action strategies and risk management measures, assess business performance, and address significant strategic issues, including risks and opportunities related to economic, environmental, and social impacts.

- It oversees the progress of execution, resolves obstacles, and ensures effective resource allocation.
- In the event of significant climate risks, the board initiates a crisis management mechanism, which it leads directly to ensure operational stability.
- The issues of "acquisitions or divestments" and "capital acquisition" are evaluated at the group level, as Sinyi Development is 100% owned by Sinyi Group. Therefore, the Company has yet to conduct individual assessments.

2 Strategic Promotion Level

General Manager, Vice General Manager, and ESG Implementation Unit

The ESG Execution Unit serves as the coordinating hub, responsible for identifying climate change risks and opportunities, formulating short, medium, and long-term climate action strategies, and implementing risk management measures while ensuring the effective execution of the plans.

Through a performance evaluation mechanism, the unit reports progress, challenges, and results to the General Manager and Vice General Manager on a monthly basis, conducting rolling reviews to provide decision-making references.

3 Execution Level

Relevant Departments of Sinyi Development

- Relevant departments (Environment, Materials, Commercial Venues, Human Resources, Civil Engineering, Mechanical and Electrical, Design, Digital Development, Sales, Development, Community Building) implement climate action strategies under the guidance of the ESG Execution Unit, and formulate short, medium, and long-term plans.
- Regular performance evaluation reports are submitted to ensure the effective implementation of action plans.
- The Group's Sustainability Department serves as a support unit, assisting the ESG Execution Unit with coordination and resource integration.

As an important member of the Sinyi Group, the Board of Directors and senior executives of Sinyi Development regularly participate in the "Total Ethical Management Committee" (TEM Committee), where they jointly discuss climate change issues. Through cross-departmental collaboration, the company continuously optimizes its internal climate change strategies and risk management mechanisms, adjusting indicators and targets to ensure sustainable development and operational resilience.

II. Climate Strategy 201-2

Sinyi Development refers to the recommendations provided by the Task Force on Climate-related Financial Disclosures (TCFD) and industry-specific guidelines, as well as suggestions from the World Business Council for Sustainable Development (WBCSD) to identify climate change risks and opportunities across the value chain, conduct scenario analyses, and deliberate on strategies and response measures.

Based on professional experience, the Group's net-zero emissions policy, and industry characteristics, Sinyi Development identifies and assesses the risks and opportunities posed by climate change to formulate appropriate response strategies.

Climate Change Risks

- Policies and Regulations: Increased costs of greenhouse gas emissions, stricter building codes, and strengthened carbon emission reporting obligations.
- Technological Challenges: Higher costs for the research and development of low carbon technologies and the transformation process.
- Market Changes: Gradual replacement of existing building materials and services with low carbon products, rising raw material prices, and changes in customer demand and consumer behavior.
- Reputation Impact: Increased stakeholder concern about corporate sustainability, potentially leading to reputation risks.
- Short-Term Environmental Impacts: Extreme weather events, such as flooding, affecting construction and operations.
- Long-Term Climate Change: Changes in rainfall patterns and rising average temperatures, impacting building design and energy management.

Climate Change Opportunities

- Participation in carbon trading markets to enhance carbon asset management capabilities.
- Shifts in consumer trends, strengthening the development of green buildings and low carbon products.
- Application of technological innovations to improve building energy efficiency and the introduction of low carbon technologies.
- Resource recycling and circular economy practices to reduce operational carbon footprints.
- Renewable energy and energy-saving measures to enhance building energy efficiency.
- Development and expansion of low carbon products and services to strengthen competitive advantages.
- Expansion into new markets to seize opportunities in sustainable buildings and green industries.

Sinyi Development refers to the 2021 climate change risk and opportunity assessment results (reviewed periodically every 3-5 years) and continuously monitors the impact and likelihood of each issue on the Company through the General Manager and the Executive Management Team, ensuring that strategies and action plans remain up to date.

Among these, "increased greenhouse gas emission pricing" and "flooding risks" are key areas of concern, while "participation in carbon trading markets" represents an important opportunity. Through dynamic management, Sinyi Development strives to reduce climate risks while seizing opportunities for industry transformation to enhance corporate resilience and competitiveness in sustainable development.

In response to the impact of climate change on products, services, value chains, and business operations, Sinyi Development assesses potential impacts on the value chain through climate risk and scenario analysis and develops adaptation measures to ensure operational stability. Additionally, within the "overall response strategies and risk management measures," the Company promotes technological innovation, low-carbon transformation, and resource management in R&D investment, along with adaptation and mitigation actions, to reduce the impacts of climate risks and enhance corporate competitiveness, ensuring business resilience and sustainable development.

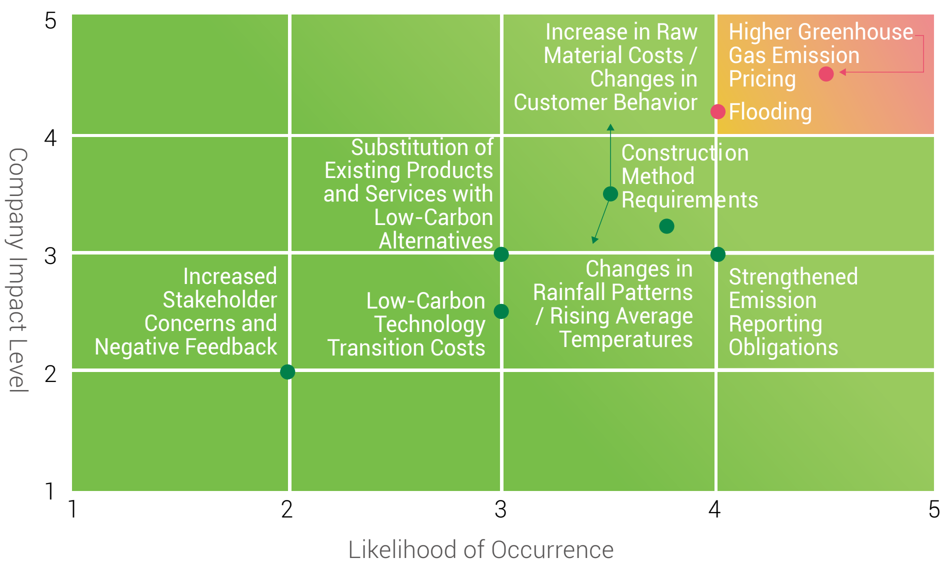
1. Impact Level and Probability Classification

Degree	Explanation on the degree of impact	Explanation on the likelihood of occurrence
Severe	Climate-related issues due to legal requirements or government **enforcement measures**, or **demands** from stakeholders (such as customers, investors, suppliers, and regulatory agencies) that have a significant and evident impact on the company's operations. For example: 1.Risk: Failure to take corresponding measures may result in the complete or partial suspension, termination, or even existential threats to the company's business. 2.Opportunity: Because the Company has already deployed and promoted in advance, the situation presents a major opportunity for the company's business to improve substantially (continuous profitability) or lead to a profit period of more than 3 years.	1. Routine or customary issues that the Company encounters in its business operations. For example, an issue that occurs more than 10 times in a given year; 2. Although the risk has not occurred yet, the probability of its occurrence exceeds 80%.
High	Climate-related issues due to legal requirements or government **enforcement measures (with grace periods)**, or **recommendations** from stakeholders (such as customers, investors, suppliers, and regulatory agencies) that have a short-term impact on the company's operations. For example: 1.Risk: Failure to take corresponding measures may result in the complete or partial reduction or obstruction of the company's business operations, or even incur significant losses (more than NT$100 million). 2.Opportunity: Due to the company's advanced deployment and promotion, the situation presents a considerable opportunity for part or all the business to significantly improve (more than NT$100 million), or lead to a profit period of 2 to 3 years.	1. Issues that the Company frequently encounters or experiences in its business operations, such as an issue that occurs 7-9 times (about twice per quarter) in a given year; 2. Although the risk has not occurred yet, the probability of its occurrence is between 61%-80%.
Medium	Climate-related issues due to legal **guidance** or government **policy directions (flexible)**, or at **the discussion stage** with the stakeholders (such as customers, investors, suppliers, regulatory agencies, etc.) that have a long-term impact on the company's operations. For example: 1.Risk: Failure to take corresponding measures may gradually lead the company's business to face difficulties or obstacles, resulting in incremental economic losses (from over NT$10 million to under NT$100 million). 2.Opportunity: Due to the company's advanced deployment and promotion, the situation presents a slight opportunity for the company's business to improve (from over NT$10 million to less than NT$100 million) or lead to a profit period of 1 year.	1. Issues that the Company occasionally encounters or experiences in its business operations, such as an issue that occurs 4-6 times (about once per quarter) in a given year; 2. Although the risk has not occurred yet, the probability of its occurrence is between 41%-60%.

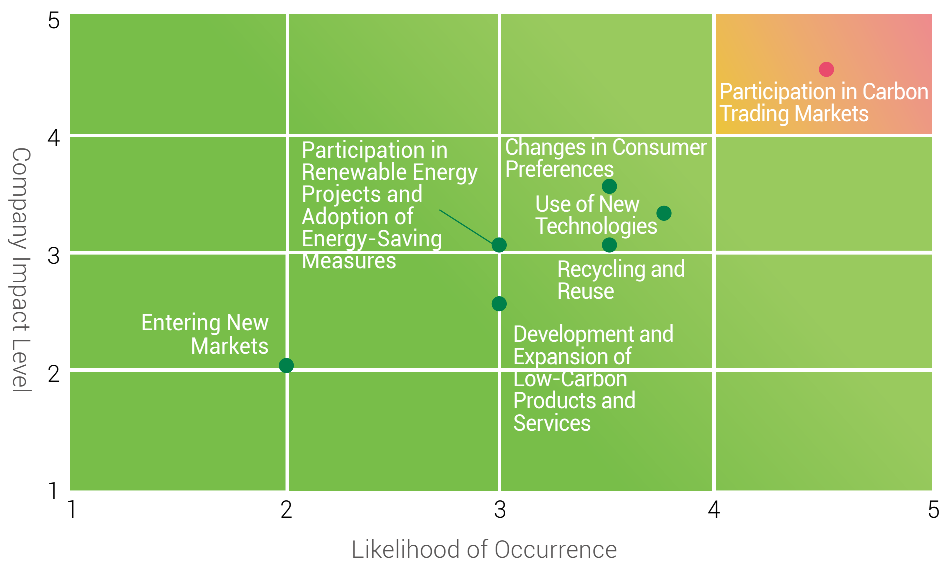
Degree	Explanation on the degree of impact	Explanation on the likelihood of occurrence
Low	Climate-related issues that are in the ideation stage, with a non-immediate impact on the company's operations. If no corresponding measures are taken and no advance deployment and promotion occur, the impact on the company's business risk (such as economic losses) or opportunities (operating profits) would be minimal.	1. Issues that the Company sporadically encounters in its business operations, such as an issue that occurs 2-3 times (less than once per quarter) in a given year; 2. Although the risk has not occurred yet, the probability of its occurrence is between 11%-40%.
Nearly no impact	Climate-related issues have almost no impact on the company's business risk (such as economic losses) or opportunities (such as operating profits).	1. Issues that the Company hardly encounters in its business operations, such as an issue that occurs 0-1 time in a given year; 2. Although the risk has not occurred yet, the probability of its occurrence is below 10%.

2. Outcome of Climate Risk Identification

Outcome of Climate Risk Identification



Outcome of Climate Opportunity Identification



3. Climate Risk and Opportunity Action Plan

Form of Key Climate Risks/ Opportunities	Risk/ Opportunity Item	Potential Impact and Financial Implications	Response Measures	Resource Investment
Transition risk	Policy and Regulations (Increases in GHG emission pricing)	● Increased operating costs: 1. Environmental performance third-party verification costs: approximately NT$5 million annually. 2. Low-carbon materials: increased investment of approximately NT$10 million annually.	● The Company will continue to collaborate with the Low-carbon Building Alliance to actively gather information on low-carbon materials, electromechanical systems, and construction methods, and promote their use in development design and construction. ● Promote carbon footprint assessments for projects with ongoing accumulation of practical experience and refinement of assessment methods in coordination with the implementation of tools. ● Incorporate carbon fees and sustainable linked loans (including green building certifications) into the evaluation of construction sales costs.	● Sustainability-related consulting: approximately NT$3 million annually. ● Carbon footprint tracking: approximately NT$5 million annually.
Physical risk	Immediate (Flooding)	● Operational interruption: If storm damage leads to equipment or asset loss, operational costs could increase by approximately NT$300,000 annually. ● Employee safety risks: If flooding or storm damage poses risks to employee commuting or customer property inspection, safety risks are estimated at NT$500,000 annually.	● Initiate disaster preparedness protocols and inform employees of response plans for various business operations. ● Utilize digital tools to ensure uninterrupted customer service. ● Maintain emergency plans and insurance arrangements, continuously monitoring climate data and regularly reviewing response measures.	● Maintenance for uninterruptible power supply systems and emergency generators: approximately NT$500,000 annually. ● Disaster preparedness drills and traffic safety seminars: approximately NT$300,000 annually. ● Disaster insurance investment: approximately NT$500,000 annually.
Opportunities	Market (Participation in the carbon trading market)	● External revenue increase: Approximately NT$3 million. ● Each construction project is expected to increase revenue by 5%.	● Follow the group's net-zero emission policy, positioning green, low-carbon, smart buildings, and even net-zero emission buildings as a brand strategy in the construction market. ● Collect information on the international carbon trading market and domestic and foreign policy and regulatory trends, aiming to secure greenhouse gas emissions or carbon quotas for the Company or projects, and actively participate in carbon trading markets.	● Green building-related costs: approximately NT$5 million annually. ● Sustainability-related consulting: approximately NT$3 million annually.

4. Climate Risk Impact, Scenario Analysis and Response Strategies

Risk Scenario 1: Increased Greenhouse Gas Emission Pricing

Scenario Analysis/ Reference Scenario	Impact to Value Chain			Degree of Impact (including Financial) and Likelihood Explanation	Overall Response Strategy and Risk Management Measures
	Raw Materials	Development Design	Construction		
Carbon fees continue to rise annually, and greenhouse gas emissions quotas are strictly limited, requiring effective reduction plans. Additionally, there is the possibility of future environmental taxes (such as carbon border taxes) increasing. Meanwhile, regulations gradually require the introduction of green construction methods or low-carbon materials in projects, responding to the emergence of carbon footprint issues and limiting greenhouse gas emissions. This leads to a continuous increase in operating costs due to the impact on the value chain.	Short-/medium-term risk: The greenhouse gas emissions from transportation are influenced by the interaction between carbon fees and the replacement of low-carbon transportation equipment, leading to increased costs for transporting materials. Long-term risk: Due to environmental taxes (such as carbon border taxes) or the application of green construction methods and low-carbon materials, the costs of raw materials continue to rise, impacting operating costs.	Short-/medium-term risk: Greenhouse gas emissions from transportation and construction are affected by carbon fees, equipment replacement, and the trend toward promoting green construction methods or low-carbon materials, thereby driving development designs toward green buildings and higher construction costs. Long-term risk: Regulations are beginning to require development designs to incorporate green construction methods or low-carbon materials, continuously impacting raw material costs and the refinement of green construction methods, facing risks of exclusion due to regulations and market trends.	Short-/medium-term risk: The construction process of buildings is a major source of greenhouse gas emissions, especially during the construction and waste disposal stages, resulting in significant emissions. Factors such as carbon emission fees and the introduction of green construction methods affect the operational costs of enterprises, leading to increases in housing prices. Long-term risk: Regulations continue to strictly limit greenhouse gas emissions from construction projects, and by using carbon footprint as a market comparison or regulatory requirement, drive the introduction of green construction methods or low-carbon materials. This impacts the operational costs due to factors such as the quality of construction labor, construction methods, raw materials, carbon fee payments, environmental taxes, greenhouse gas emission quota restrictions, and various other factors that interact with each other.	A. Degree of Impact: Based on domestic carbon fee rates and international carbon pricing, the estimated carbon fee amount is calculated, referencing the "Low-carbon Building Alliance" (LCBA) carbon footprint certification cases, with an estimated total carbon emissions for construction projects around NT$100 million. B. Likelihood of occurrence: High to Very High.	Short/Medium-Term Response Strategy: A. The Company will continue to collaborate with the Low-carbon Building Alliance to actively gather information on low-carbon materials, electromechanical systems, and construction methods, and actively promote their use in development design and construction. B. Initiation of carbon footprint assessments for projects began in 2022, with ongoing accumulation of practical experience and refinement of assessment methods in coordination with the implementation of tools. C. Establish strategies for carbon fees and greenhouse gas emission quotas along the company's value chain, along with carbon pricing analysis; in the meantime, we shall evaluate greenhouse gas reduction schemes to seek policy incentives. D. Continue to procure competitive renewable energy sources; purchase carbon credits for emissions that cannot be reduced. E. Alignment of decision-making and expenditure plans in the value chain of raw materials, development design, and construction with low-carbon priorities. F. Actively gathering carbon offset information and selecting premium locations to participate in carbon offset activities. Long-Term Response Strategy: A. Continue to optimize carbon fees and greenhouse gas emission quotas along the company's value chain, along with carbon pricing analysis; in the meantime, we will improve our greenhouse gas reduction schemes. B. Continue to procure competitive renewable energy sources; purchase carbon credits for emissions that cannot be reduced. C. Choose a diverse range of low-carbon materials, electromechanical equipment, and construction methods, striving for green buildings, and even net-zero emission buildings as part of the company's branding strategy for market differentiation. D. Actively gathering carbon offset information and selecting premium locations to participate in carbon offset activities.

Note 1: The value chain boundaries have been set to encompass raw materials, development design, and construction stages. Maintenance or upkeep of the project is transferred to a management committee after handover, and thus, impacts at this stage are not separately evaluated.
Note 2: Time frame definitions: short term: before 2025; medium term: 2026-2030; long term: 2031-2050.

Risk Scenario 2: Flooding (RCP 4.5)

Scenario Analysis/Reference Scenario	Impact to Value Chain			Degree of Impact (including Financial) and Likelihood Explanation	Overall Response Strategy and Risk Management Measures
	Raw Materials	Development Design	Construction		
Based on the conditions set for Taiwan, using the MIROC-ESM-CHEM climate model and considering the RCP4.5 scenario with stable greenhouse gas emissions, the projected temperature and precipitation trends are as follows-2030: Temperature of 23.57° C and precipitation of 3.73 mm/day; 2050: Temperature of 24.84° C and precipitation of 5.36 mm/day. (This information is based on estimates from the Taiwan Climate Change Projection Information and Adaptation Knowledge Platform)	The impact varies greatly at different stages of the project, concerning raw materials and development design (such as drainage facilities, sales figures), and during construction (shutdown days, costs of damage restoration due to flooding). **Short-/medium-term risk:** Climate models show significant fluctuations in temperature and rainfall, and it's estimated that carbon peak and ecosystem interconnectivity may have the following impacts on the value chain, leading to increased operating costs and damage compensation, but still within manageable levels: ● Delays in raw material inventory or procurement. ● Increased variability between development design and actual construction, leading to changes in raw materials or construction methods. ● Instability at project sites or neighboring areas. ● Potential impact on labor safety during construction. ● Delays in estimated construction timelines. **Long-term risk:** With greenhouse gas emissions stable and under control, and long-term simulations of temperature and rainfall resembling typical patterns, the following impact scenarios may occur, leading to stable operating costs and damage compensation: ● Given that the occurrence and severity of flooding are still predictable, the discrepancies in project development design, such as raw materials and construction methods (drainage/dam facilities), and subsequent construction errors can be controlled. Therefore, project costs, sales volume, and amounts will remain stable. ● Even if flooding occurs, the extent and degree of its impact can be estimated based on past construction experiences. The waterproofing measures incorporated into the construction process (such as waterproof walls, and foundation construction) will be sufficient to address moderate to mild flooding situations, without causing damage to the foundation infrastructure or buildings. The primary expense would be related to the use of pumping equipment for drainage, with minimal impact on project delays.			A. Degree of Impact: Referencing the increased costs in development and construction due to flooding, potential reductions in sales revenue from projects in flood-prone areas, and additional expenses expected from project delays due to damage during construction, the total estimated impact is expected to exceed NT$100 million. B. The likelihood of flooding caused by typhoons or heavy rainfall is Medium.	**Short/Medium-Term Response Strategy:** A. Implement emergency plans and insurance arrangements. B. Establish flexibility and resilience by diversifying supplier portfolios. C. Monitor weather forecasts closely to ensure site safety and adequate preparation. D. Continuously conduct professional training programs for employees and suppliers. **Long-Term Response Strategy:** A. Maintain insurance coverage and terms consistent with the risks. B. Implement flood barriers in some areas and enhance drainage systems to mitigate flood risks. C. Future assessments of project locations will incorporate climate science and long-term forecasts to enhance resilience to climate events.

Risk Scenario 3: Flooding (RCP 8.5)

<table>
<tr><th rowspan="2">Scenario Analysis/ Reference Scenario</th><th colspan="3">Impact to Value Chain</th><th rowspan="2">Degree of Impact (including Financial) and Likelihood Explanation</th><th rowspan="2">Overall Response Strategy and Risk Management Measures</th></tr>
<tr><th>Raw Materials</th><th>Development Design</th><th>Construction</th></tr>
<tr><td>Based on the conditions set for Taiwan, using the MIROC-ESM-CHEM climate model and considering the RCP8.5 scenario with stable greenhouse gas emissions, the projected temperature and precipitation trends are as follows – 2030: Temperature of 24.95° C and precipitation of 5.76 mm/day; 2050: Temperature of 25.54° C and precipitation of 6.34 mm/day.
(This information is based on estimates from the Taiwan Climate Change Projection Information and Adaptation Knowledge Platform)</td><td colspan="3">The impact varies greatly at different stages of the project, concerning raw materials and development design (such as drainage facilities, sales figures), and during construction (shutdown days, costs of damage restoration due to flooding).
Short-/medium-term risk:
The simulated conditions for temperature and precipitation show minimal variation, indicating no significant impact scenarios.
● Given that the occurrence and severity of flooding are still predictable, the discrepancies in project development design, such as raw materials and construction methods (drainage/dam facilities), and subsequent construction errors can be controlled. Therefore, project costs, sales volume, and amounts will remain stable.
● Even if flooding occurs, the extent and degree of its impact can be estimated based on past construction experiences. The waterproofing measures incorporated into the construction process (such as waterproof walls, and foundation construction) will be sufficient to address moderate to mild flooding situations, without causing damage to the foundation infrastructure or buildings. The primary expense would be related to the use of pumping equipment for drainage, with minimal impact on project delays.
Long-term risk:
High greenhouse gas emissions result in greater fluctuations in temperature and rainfall according to climate models, indicating a higher likelihood of typhoons or heavy rainfall. This increased risk may lead to the following impact scenarios, resulting in elevated operational costs and damages beyond controllable levels:
● Prior to construction, the design of flood prevention measures needs to be enhanced, and the scope and specifications must be increased. Additionally, the cost of adaptation measures for development and construction due to unpredictable flooding may significantly impact the selling price of the project.
● For projects in flood-prone areas, there could be a potential decrease in sales revenue by 30% to 50%, considering an average of 140 units with an average size of 40-ping per unit. This could result in an estimated impact on total sales revenue for a single project ranging from approximately NTD 800 million to 1.4 billion.
● Based on past construction experience, it is anticipated that the existing waterproof facilities, such as waterproof walls and foundation construction, may not be able to cope adequately. The damage to the foundation and buildings may result in a shutdown of approximately 6 months, requiring the use of pumping equipment for drainage and the reconstruction of foundation-related facilities, with additional costs estimated at around NTD 100 million.
Considering the aforementioned circumstances, the following impact scenarios may be observed in our value chain:
A.Delays in raw material inventory or procurement.
B.Increased variability between development design and actual construction, leading to changes in raw materials or construction methods.
C.Instability at project sites or neighboring areas.
D.Potential impact on labor safety during construction.
E.Delays in estimated construction timelines.
F.Deterioration of the project site may lead to construction difficulties or even project cancellation.</td><td>A. Degree of Impact: Referencing the increased costs in development and construction due to flooding, potential reductions in sales revenue from projects in flood-prone areas, and additional expenses expected from project delays due to damage during construction, the total estimated impact is expected to exceed NT$100 million.
B. The likelihood of flooding caused by typhoons or heavy rainfall is High.</td><td>Short/Medium-Term Response Strategy:
A. The Company plans to collaborate with industry, government, academia, and research institutions to share risk alerts, monitor intelligence, and facilitate communication.
B. Implement flood barriers in some areas and enhance drainage systems to mitigate flood risks.
C. Maintain insurance coverage and terms consistent with the risks.
Long-Term Response Strategy:
A. Implement waterproof barriers across all regions, increasing the capacity of drainage systems, and evaluating plans for elevating base levels.
B. Continue to collaborate with industry, government, academia, and research institutions to share risk alerts, monitor intelligence, and facilitate communication.
C. Future assessments of project locations will incorporate climate science and long-term forecasts to enhance resilience to climate events.
D. Actively engage insurance companies to discuss insurance coverage and terms, exploring the development of new insurance products to better address various risks.</td></tr>
</table>

5. Climate Opportunity Scenario Analysis and Response Strategies

Opportunity Scenario: Participation in the Carbon Trading Market

Scenario Analysis/Reference Scenario	Impact to Value Chain			Degree of Impact (including Financial) and Likelihood Explanation	Overall Response Strategy and Risk Management Measures
	Raw Materials	Development Design	Construction		
In response to the gradual requirement for projects to introduce green construction methods or low-carbon materials to meet the "Net-Zero Emissions Building by 2050" target, and the rising importance of carbon footprint issues, the "Climate Change Response Act" has been implemented. The government encourages companies to propose reduction plans and offers preferential policies. At the same time, a mechanism for greenhouse gas emissions allowances and trading accounts has been introduced, as the international carbon trading market continues to mature.	Short-term opportunities: Actively use low-carbon materials and participate in the international carbon trading market. Medium/long-term opportunity: Coordinate with active participation in carbon offset activities, expand carbon rights bases, and strive for a position in the carbon trading market.	Medium/long-term opportunity: A. Proactive positioning and expanding carbon rights niches, such as actively participating in carbon offset activities, and holding greenhouse gas emission quotas, to promote flexibility in project development and design. B. Seeking policy incentives for project development and design, obtaining greenhouse gas emission quotas or space for net-zero emissions.	Medium/long-term opportunity: A. Proactive positioning and expanding carbon rights niches, such as actively participating in carbon offset activities, and holding greenhouse gas emission quotas, to promote flexibility in project construction and design. B. The company's main branding strategy in the market revolves around green buildings or net-zero emissions development projects.	A. Degree of impact: Each project is expected to increase revenue by 5%, estimated to reach over NT$100 million, with the potential for significant business growth (sustained profitability). B. Likelihood of occurrence: High to Very High.	Overall Response Strategy: A. Adhere to the net-zero emissions policy of Sinyi Group and establish green buildings, and even net-zero emissions building, as a brand strategy in the construction market. Short-term goals will involve planning brand and project strategies, medium-term goals focus on promoting green building as a market priority, and long-term goals aim to introduce net-zero emissions buildings. B. The Company continues to collaborate with the low-carbon Building Alliance to actively gather information on low-carbon materials, electromechanical systems, and construction methods, and promote their use in development design and construction. C. Collect information on the international carbon trading market and domestic and foreign policy and regulatory trends, aiming to secure greenhouse gas emissions or carbon quotas for the Company or projects, and actively participate in carbon trading markets.

Note 1: The value chain boundaries have been set to encompass raw materials, development design, and construction stages. Maintenance or upkeep of the project is transferred to a management committee after handover, and thus, impacts at this stage are not separately evaluated.

Note 2: Time frame definitions: short term: before 2025; medium term: 2026-2030; long term: 2031-2050.

III. Climate Risk Management 2-12

1

The Company follows a risk management process that includes the risk environment, risk identification, risk assessment, risk treatment, supervision and review, communication, and consultation stages. This process evaluates the impact level and likelihood of various climate risks and takes appropriate actions, such as treatment, transfer, or acceptance, to reduce or avoid potential impacts and prevent unforeseen risks and damages.

2

Sinyi Development conducts an overall assessment every three years. The climate risks identified in 2021, including "increased greenhouse gas emissions pricing" and "flooding," remain significant climate risk issues this year. These risks are confirmed by the General Manager and the Executive Management Team at the same risk level. During this period, the Company integrates internal professional expertise, resources, manpower, practical experience, and market changes. It also refers to the Group's net-zero emissions policy, the discussions of the "Total Ethics Management Committee," and external expert trend analyses. The Company performs rolling adjustments to ensure that risk management measures are sufficient to respond to changes and to assess whether further risk treatment, transfer, or acceptance evaluations should be initiated.

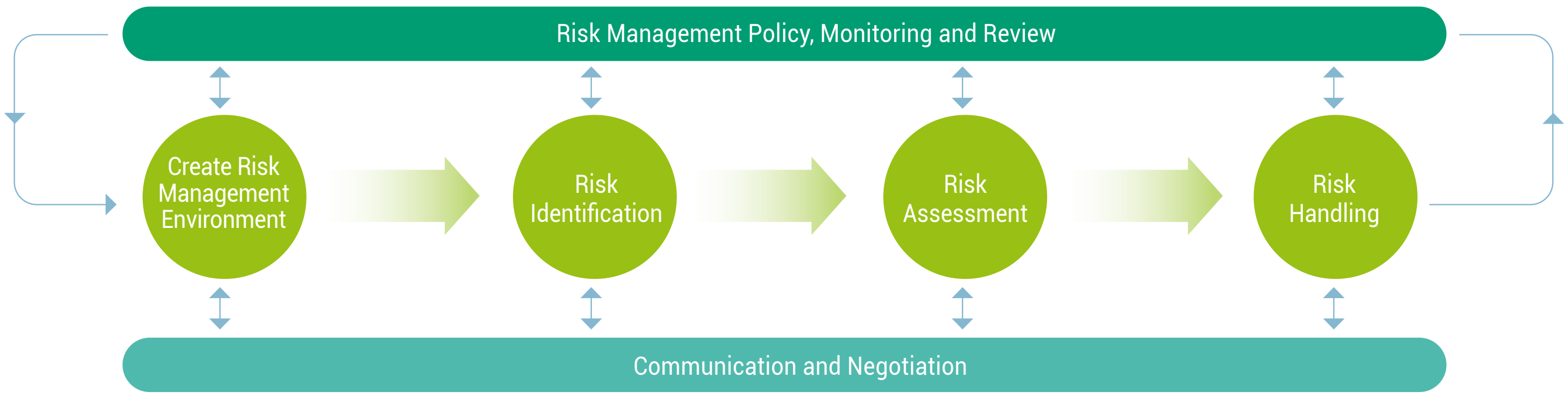
3

The actual implementation of the rolling adjustment mechanism involves discussions and execution of climate change action strategies and risk management measures for material climate risks by the Sinyi Development management team and various units. Short-, medium-, and long-term plans are formulated, and performance evaluation results are regularly reported. When the executive team consolidates the implementation status and performance evaluation results, confirms the progress of short-, medium-, and long-term plans, it reports to the General Manager at least once a year through the performance evaluation mechanism. The team also discusses and plans for climate change impacts as references for business strategies or decisions.

4

The Board of Directors, as the highest governance body, supervises the implementation and performance results of climate change action strategies and risk management measures through risk management reports, audit reports, and quarterly performance evaluation results to ensure effective control of major climate change risks.

Risk Management Process Diagram



Risk Management Process Description

- Establishing Risk/Opportunity Management Environment
  - External Risk/Opportunity Management Environment: This includes changes in macro trends, natural disaster events, and industry-related factors, such as existing and emerging climate change regulations (e.g. emission controls) and other related factors. These factors are assessed for their overall impact on business operations.
  - Internal Risk/Opportunity Management Environment: This involves understanding the risks and opportunities related to the company's business scope and future new business ventures, as well as fully grasping the company's strengths, weaknesses, and capabilities.
- Risk/Opportunity Identification
  - Identify risks that could impact the company's long-term sustainability and the achievement of its business performance goals.
- Risk/Opportunity Assessment
  - Assess the impact and likelihood of risks/opportunities occurring, referencing the risk tolerance of each item, and evaluate the degree of risk treatment. The severity of financial impact is defined as a threshold of NT$100 million. If a risk or opportunity affects revenue, costs, assets, capital, or liabilities beyond this threshold, it will be incorporated into the risk assessment system.
- Risk/Opportunity Response and Treatment
  - Evaluate available treatment strategies, formulate and implement action plans for risk treatment, and monitor and review the outcomes of those plans. Through these action plans, risks will be mitigated, transferred, accepted, or controlled. Risks exceeding the severity threshold are prioritized for mitigation and control in the action plans. Other risks (e.g. more flexible regulatory guidelines or government policy directions) may also be transferred or accepted, in addition to being mitigated and controlled. For more details, please refer to the "Climate Risks and Opportunities Metrics and Goals" table.
- Continuous Monitoring
  - The monitoring responsibility for risk/opportunity management lies with the risk management unit. The Board of Directors oversees this through the review of risk management reports and audit reports, monitoring key risk indicators (KRIs), and ensuring the effective implementation of risk management policies.
- Communication and Negotiation
  - Annually, reports are disclosed alongside the sustainability report and Sinyi Development's corporate sustainability section.

IV. Climate Metrics and Targets

2-23 2-24 302-1 305-1 305-2 305-4 305-5

Strive to achieve the 2050 net-zero emissions target

Sinyi Development adheres to green building and low-carbon building as its product strategy, and actively promotes energy-saving and carbon-reduction measures as key indicators and goals for continuously responding to climate change.

Toward the Path to Net-Zero:

1 To address the transformation opportunities brought by climate change, Sinyi Development actively invests in green, energy-efficient, environmentally friendly, compliant, and safe building projects in the real estate market. The Company works closely with other organizations to gather information on low-carbon materials, advanced mechanical and electrical technologies, and innovative construction methods, applying them in development designs and construction to effectively mitigate the impacts of climate change. At the same time, the Company has begun conducting carbon footprint assessments for its projects, continually accumulating practical experience and integrating advanced tools to refine carbon inspection methods.

2 The General Manager and the Executive Management Team regularly assess the risks and opportunities brought by climate change through periodic meetings, incorporating them into strategic consideration. The team regularly reviews and optimizes action strategies, risk management measures, and short-, medium-, and long-term plans for climate change. Subsequently, performance results are reported to the Board of Directors to ensure that the entire company implements the climate change and sustainability goals.

3 For identified key risks and opportunities, the Company establishes corresponding management indicators and sets short-, medium-, and long-term goals to monitor and manage them continuously. For detailed information, please refer to the "Climate Risk and Opportunity Metrics and Targets" table.

4 According to the Group's compensation policy and decision-making process, the company's operational status, progress on sustainability issues, and performance results are effectively linked with the executive committee (Vice General Manager and above) and aligned with annual individual performance bonuses annual individual performance bonuses to incentivize outstanding performance.

5 In accordance with the ISO 14064-1:2018 standard guidelines, the Company conducts a survey and disclosure of direct greenhouse gas emissions sources (Category 1), energy indirect emissions sources (Category 2), and indirect emissions from the use of products (Category 4) within the operational boundary, which are then verified by a third party. The greenhouse gas emissions for Sinyi Development from 2022–2024, in Categories 1 and 2, are shown in the table below.

6 **Green Building and Low-carbon Products:**

- To meet the goal of integrating 100% green buildings in all new projects by 2024. Sinyi Development began, in 2022, planning the Xinzhuang Sub-City Center Project to obtain candidate certificates and labels for green building, smart building, and low-carbon building, while selecting building materials that meet green certification standards. This further enhances the design advantages of sustainable and low-carbon products.
- The "Jiaxue.project in the Xinzhuang Sub-City Center has successfully obtained the Diamond-level Green Building certificate, Diamond-level Low-carbon Building (LCBA) certificate, and Gold-level Smart Building candidate certificate. This project meets multiple criteria, including location and transportation, site sustainability, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality, thereby reducing negative environmental impacts during both the construction process and building operation.

Greenhouse Gas Emissions of Sinyi Development in the Past Three Years

Item	2022	2023	2024	Unit
Category 1	0	0	0	tCO_2e
Category 2	27.52	28.57	21.09	tCO_2e
GHG Intensity	0.05	0.06	0.04	tCO_2e/m^2 of floor area
Total of Category 1+2	27.52	28.57	21.09	tCO_2e
Change Compared to 2021	-25.8%	-23.0%	-43.15%	-
Category 4 (4.1 Emissions from Purchased Goods)	N/A	5.63	1.09	tCO_2e

Note 1: The greenhouse gas emission is calculated as Energy Use × GHG Emission Coefficient × GWP value.

Note 2: The emission coefficient is based on the "Greenhouse Gas Emission Coefficient Management Table (Version 6.0.4)" by the Environmental Protection Administration, Executive Yuan.

Note 3: GWP values are taken from the IPCC 2021 Sixth Assessment Report.

Note 4: The carbon emission coefficient for electricity is based on the announcement by the Energy Administration, Ministry of Economic Affairs in that year.

Note 5: Greenhouse gas intensity (tCO_2e/m^2 of floor area) is calculated to the second decimal place. The denominator is the leased floor area of the office building (including dedicated and common areas), totaling 500.64 square meters. The numerator includes both direct (Category 1) and energy indirect (Category 2) greenhouse gas emissions.

Note 6: The company's GHG inventory covers carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF6) and nitrogen trifluoride (NF_3).

Note 7: The company completed its first annual GHG inventory in 2021 and has established that year as the baseline for future comparisons.

Note 8: In 2024, key energy conservation measures implemented by the company included the replacement of lighting with LEDs and optimization of air conditioning vent diffusion.

Climate Risk and Opportunity Indicators and Goals

Risk and Opportunity Disclosure Dimensions	Response	Strategy	2024 Performance	Short-term Goal (2025)	Medium-term Goal (2030)	Long-term Goal (2050)
Transition risk: Increases in GHG emission pricing Climate-related opportunities: Participation in Carbon Trading Market	Mitigation and control	Use of renewable energies	A green electricity execution strategy (self-purchasing renewable energy) has been finalized and will be gradually implemented	• Planning of green energy strategies and resource preparation	• Achieving 100% usage of green energy	• Achieving 100% usage of green energy
GHG emission volume Transition risk: Increases in GHG emission pricing Climate-related opportunities: Participation in Carbon Trading Market	Mitigation	GHG emission management (with 2021 as the baseline year)	Sinyi Development reduced its greenhouse gas emissions (Category 1 and Category 2) by 43.15% in 2024 compared to 2021, reaching its 2025 target ahead of schedule.	• Sinyi Development reduced its greenhouse gas emissions (Categories 1 and 2) by 40%	• Sinyi Development reduced its greenhouse gas emissions (Categories 1 and 2) by 90%	• Achieve net-zero emissions

Management Measure
A. Continue to procure competitive renewable energy sources; for the remaining emissions that cannot be reduced, purchase carbon credits. B. Sinyi Development has reduced its carbon emissions (Categories 1 and 2) by 40% due to the adoption of remote work and online meetings. C. Carbon emissions (Categories 1+2) reduced by 90%; 100% of green energy usage with remote working. D. Continued support for GHG audits and third-party verification E. Ongoing carbon footprint assessments for projects, with continuous accumulation of practical experience and refinement of assessment methods alongside the implementation of tools. F. Actively gather carbon offset information and select premium locations to participate in carbon offset activities. G. For details on the implementation of GHG management and renewable energy, refer to Chapter V. Environmental Protection, Section 3 Net-Zero Emission Building.

Risk and Opportunity Disclosure Dimensions	Response	Strategy	2024 Performance	Short-term Goal (2025)	Medium-term Goal (2030)	Long-term Goal (2050)	Management Measure
Transition risk: Increases in GHG emission pricing Climate-related opportunities: Participation in Carbon Trading Market	Control	Low-carbon products and operations	Our Xinzhuang Sub-City Center Project has obtained certificates for Diamond-level Green Building, Diamond-level Low-carbon Building, and candidate for Gold-level Smart Building.	• Preparation and planning a comprehensive portfolio of low-carbon product	• 100% of project revenue from green buildings	• 100% of revenue from net-zero emission buildings	A. We have adopted green building and even net-zero emission buildings as part of our branding strategy for the real estate market. Short-term goals will involve planning brand and project strategies, medium-term goals focus on promoting green building as a market priority, and long-term goals aim to introduce net-zero emissions buildings. B. The Company continues to collaborate with the low-carbon Building Alliance to actively gather information on low-carbon materials, electromechanical systems, and construction methods, and promote their use in development design and construction. C. Regarding suppliers, selection will be based on shared sustainability goals and capabilities (such as construction companies). D. For more details on the implementation of green buildings and low-carbon products, please refer to Chapter V, Environmental Protection, Section 3: Net-Zero Emission Buildings. Environmental Protection.
Physical risk: Flooding Transition risk Increases in GHG emission pricing Climate-related opportunities: Participation in Carbon Trading Market	Control	Green architectures		• Introduction of green building design planning across all our projects • 100% of buildings are located outside high-risk flood-prone areas	• 100% of buildings certified as green buildings. • 100% of buildings are located outside high-risk flood-prone areas	• 100% of buildings achieve net-zero emissions. • 100% of buildings are located outside high-risk flood-prone areas	

chapter 05

Environmental Protection

Promoting carbon reduction throughout the entire lifecycle of buildings will contribute to reducing the environmental impact of the construction industry and supporting the transition of related sectors toward low-carbon emissions.

Environmental Sustainability Targets for 2030

- Joint Development Projects and Full-Service Projects: Achieve Level 1 Building Energy Efficiency.
- Self-Developed Projects: Gradually reduce carbon emissions per square meter, targeting a 20% reduction in total lifecycle emissions compared to the baseline set by the Jiapin project.

Formulation of Strategy

- Conduct carbon footprint assessments and implement reduction measures at every stage of the building lifecycle.
- Optimize building designs with full consideration of energy efficiency and select building materials with low-carbon emissions and high environmental performance.
- Improve construction quality to reduce energy consumption and carbon emissions throughout the lifecycle of self-developed projects, while promoting the reuse of building materials wherever possible.
- Innovate in energy-saving technologies to enhance building energy efficiency. Leverage advanced technologies such as BIM and big data to establish intelligent energy management systems for buildings, reduce total carbon emissions, and obtain green building certifications for "Low-carbon" and "Energy Efficiency" labeling.

Mapping of Sustainability Standards to the United Nations Sustainable Development Goals:

GRI Material Topics	305
SASB	Home Builders
Customized material topics	Green Design
SDGs	13 CLIMATE ACTION

Chapter Highlights:

I.Symbiotic and Harmonious Relationship with the Land

2-23 2-24 416-1

Sinyi Development is founded on the mission of creating timeless architecture, striving to balance architectural value with environmental responsibility through sustainable development strategies. To achieve this, the Company actively sources, develops, and applies low-carbon materials, energy-efficient MEP systems, and green construction methods to create building spaces that are green, low-carbon, energy saving, environmentally friendly, compliant, safe, and comfortable. This approach not only reflects our commitment to environmental protection but also ensures, through systematic identification, analysis, and response to actual and potential impacts, that carbon footprints and resource consumption are effectively reduced at every stage of the building lifecycle. Looking ahead, Sinyi Development will continue to optimize technological applications and drive process innovation, creating long-term value for stakeholders and actively promoting the industry's transition toward low-carbon, sustainable development.

Sinyi Development's compliance with regulations and promotion of sustainable development for projects in 2024

Item	2024 Target	2024 Performance
No. of penalties for violating land regulations	0 cases	0 cases
No. of penalties for violating building regulations	0 cases	0 cases
No. of land acquisition disputes	0 cases	0 cases
Implementation of GHG inventory for projects	1 case	1 case
Independent or collaborative implementation of energy-saving services	1 case	1 case

Sinyi Development places great importance on the close relationship between land selection and the surrounding environment. We recognize that land, as the foundation of real estate development, carries people's living needs and quality of life. In Taiwan, where land is limited and population density is high, the interdependence between people and land is especially critical. The planning of building projects and sites is inseparable from their environmental impact, particularly in addressing climate change and promoting land and environmental protection-issues such as flood risks, extreme rainfall events, and environmental carrying capacity directly affect public safety and property protection. In light of this, Sinyi Development's business strategy centers on achieving a symbiotic relationship between people and land, and is dedicated to advancing sustainable development in harmony with the environment.

1. Land Ethics Strategy

Sinyi Development approaches land development with respect and equality, maintaining a spirit of humility in the relationship between people and land. Anchored in the concept of "land ethics," we extend ethical principles to human-land interactions and graduallypromote a philosophy of coexistence through rigorous safety assessments, ultimately aiming to achieve sustainable development.

1

Safety Assessments

All Sinyi Development projects undergo comprehensive site investigations, covering soil conditions, geology, surrounding environments, and regulatory requirements. 100% of our projects are assessed and analyzed to ensure a solid foundation. We ensure that the selection of raw materials, development design, construction processes, and material quality allmeet high safety and compliance standards.

2

Coexistence and Integration

Land development goes beyond the construction site itself. The land base and its surrounding environment are viewed as an interconnected whole, with mutual influence and impact. Therefore, from development design to the selection of raw materials and the construction activities, we conduct thorough and rigorous evaluation not only on the building site but also on its surrounding environment. We assess environmental carrying capacity and impact level, aiming to create a symbiotic and integrated relationship between land, human life, biodiversity, and the social fabric they collectively form.

3

Sustainable Development

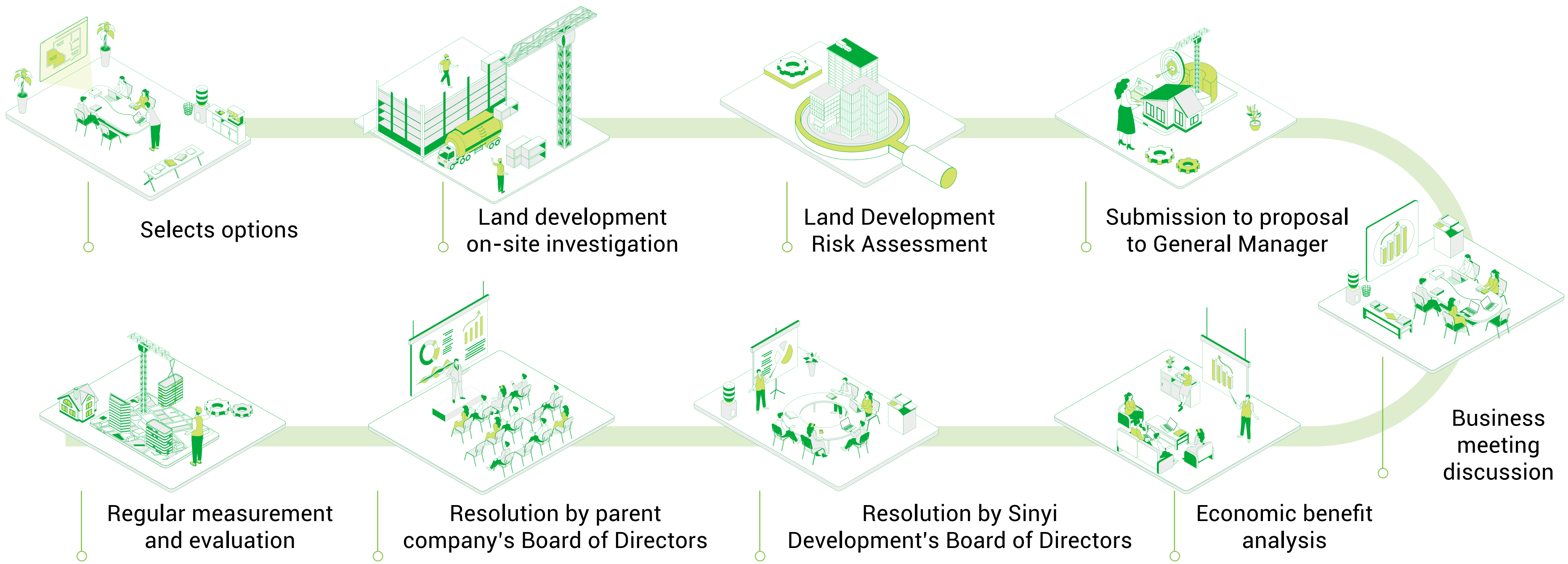
The holistic concept of land and its surrounding encompasses not only the horizontal space, but also vertical dimensions and should further incorporate a temporal dimension. Climate change presents significant challenges to the present and future of land, including the increasing frequency of flooding caused by typhoons and heavy rainfall, and the expansion of flood-prone areas due to rising sea levels-all of which intensify competition in the real estate market. Guided by a commitment to integrity and ethical business practices, Sinyi Development believes that land development is not a one-time endeavor. We are committed to assuming responsibility for people, ecosystems, land, and the surrounding environment by advancing sustainable development initiatives, including site optimization, increased greenery, water retention and drainage improvements, environmental maintenance, community building, and environmental and ecological education. We also believe in transparent information disclosure, enabling clients to understand the environmental impacts of their future homes, assess associated risks and opportunities, and join us in moving toward sustainable land development.

2. Land Development Risk Assessment

Our development department is responsible for collecting relevant information on development sites, formulating land and project development plans, and conducting on-site investigations, including climate, soil, geology, environment, and regulations. After organizing and summarizing the information, it is integrated into historical and future timelines to assess climate change, environmental loads, and their impact levels along with cost-benefit analyses. These results are submitted for discussion at the management level and reported to the General Manager, and are subsequently reviewed and decided upon by the board of directors and the parent company's board of directors.

Sinyi Development, upholding a firm commitment to environmental protection, actively fulfills its responsibility for the sustainable development of land and the surrounding environment. To this end, we regularly present monitoring results and implement risk adaptation measures at performance meetings to ensure that the land and its surrounding environment are not adversely impacted. At the same time, by continuously monitoring and assessing risks related to raw materials, development design, and construction activities, we rigorously uphold the core principles of land ethics.

Flowchart of Risk Assessment for Land Development by Sinyi Development



3. Land Maintenance: Greening and Water Retention

Sinyi Development implements site greening and water retention measures to protect building sites, aiming to foster a harmonious connection among land, people, living organisms, and social relationships.

1 Site Greening

"Site greening" involves planting vegetation using the natural soil layers within the building site, as well as on roofs, balconies, exterior walls, and artificial terrain.

In response to increasingly severe environmental challenges-such as the urban heat island effect, deteriorating air quality, and the loss of biodiversity-along with the risks posed by climate change, promoting "site greening" has become an essential principle and objective for Sinyi Development in land development projects. By enhancing land greening, we not only improve the quality of the living environment but also advance our strategy for sustainable development. All Sinyi Development projects undergo comprehensive site investigations, covering soil conditions, geology, surrounding environments, and regulatory requirements. 100% of our projects are assessed and analyzed to ensure a solid foundation. We ensure that the selection of raw materials, development design, construction processes, and material quality all meet high safety and compliance standards.

2 Site Water Retention

In the past, during land development projects, the focus was often placed on aesthetics or ease of maintenance, neglecting the water retention capacity of the natural soil layers. This led to a significant reduction in the ability to support site greening and the latent heat of evaporating water, which in turn hindered effective temperature regulation and exacerbated the "urban heat island effect."

Additionally, traditional stormwater drainage designs were primarily aimed to rapidly draining rainwater to surrounding areas or directing it to public sewer systems. However, with the intensification of climate change, typhoons and heavy rainfall have increasingly burdened sewer systems and transportation infrastructure, resulting in more frequent flooding.

To address these challenges, Sinyi Development places a strong emphasis on the concept of human-land symbiosis throughout the selection of raw materials, land development design, and construction processes. By incorporating permeable design into the building site, we maintain the land's water circulation capacity while increasing the site's greening rate to help regulate the surrounding environment's temperature. This is part of our active commitment to mitigating urban heat and fulfilling our corporate responsibility. Land development goes beyond the construction site itself. The land base and its surrounding environment are viewed as an interconnected whole, with mutual influence and impact. Therefore, from development design to the selection of raw materials and the construction activities, we conduct thorough and rigorous evaluation not only on the building site but also on its surrounding environment. We assess environmental carrying capacity and impact level, aiming to create a symbiotic and integrated relationship between land, human life, biodiversity, and the social fabric they collectively form.

4. Co-Creating a Sustainable Environment

As land users and developers, Sinyi Development adheres to the group's policies and continuously implements environmental, water resource, and energy management practices. The headquarters building has not only established the ISO 14001 Environmental Management System, ISO 46001 Water Resource Management System, and ISO 50001 Energy Management System, but also undergoes annual audits for the ISO 14001 Environmental Management System, ISO 14046 Water Footprint, and ISO 46001 Water Resource Efficiency Management System. This ongoing effort aims to improve the efficiency of energy and resource usage, creating a positive environmental cycle.

Starting with our own operations, the headquarters building employs water-saving devices, establishes water usage and leakage detection and monitoring systems, and has introduced energy monitoring systems. We continue to promote the replacement of equipment such as cooling towers and air conditioning units with energy-efficient alternatives. Regarding waste, we implement resource recycling and encourage employees to reduce their use of disposable products.

In project development, we incorporate water-saving equipment, rainwater harvesting facilities, and smart energy-saving systems. Construction waste is properly handled according to regulations, and equipment and resources used during the construction process are recycled for reuse. In 2024, the Jia Pin project generated 879.79 metric tons of construction waste mixtures, while the Jiaxue. project produced no construction waste. All waste was managed for other reuse purposes.

II. Smart Energy Management System

Sinyi Development has collaborated with New Taipei City Government and the Institute for Information Industry to promote the “Energy-saving E-Housekeeper” project. In addition to the previously launched “Jiapin” project, the “Jiaxue.project will also integrate energy-saving software and hardware, including smart power meters, smart current transformers, and ramp meters, to enhance residents’ “energy visualization” and “energy-saving awareness.” Once residents agree to introduce proactive smart load control decision-making service tools, the system will instantly transmit electricity usage data to the backend for analysis. The app will then provide feedback on energy consumption status, appliance usage, and personalized electricity forecasts. Additionally, the system will periodically offer analysis reports and improvement suggestions to help residents optimize their electricity usage habits, thereby reducing energy consumption and greenhouse gas emissions. Moreover, smart meters will be installed in community public facilities to achieve energy visualization and increase residents’ engagement in energy-saving actions, contributing to sustainable energy management.

Before moving in, residents haduniformly had installed “smart power meters” on the distribution panel by the Institute for Information Industry team to measure the total electricity usage data in their homes. These meters are connected to the home’s Wi-Fi and upload electricity usage data to the cloud to create low-carbon and energy-saving residences. For a detailed introduction to smart power meters, please refer to the table below.

Invited to take part in the “Active Energy Management Services in Smart Home Applications and the Future”: Results Presentation, organized by the Industrial Technology Research Institute

III. Net-zero Emission Buildings

To promote and achieve the goal of net-zero emissions buildings, Sinyi Development actively implements related strategies through four main initiatives, covering building materials and design, greenhouse gas inventory, green construction methods, and human-centered green concepts.

1. Building Materials and Development Design

As a member of the Low Carbon Building Alliance (LCBA), Sinyi Development actively responds to international low-carbon trends and is committed to achieving net-zero emissions. To realize this vision, the company's construction and sustainability departments continuously research low-carbon building materials, mechanical and electrical systems, low-carbon construction methods, and environmentally friendly landscape designs. By accumulating practical experience and optimizing the development and design processes of green, sustainable projects, the Company is advancing the development of sustainable buildings. The "Jiaxue." project has already obtained a Diamond-level Green Building candidate certificate, a Diamond-level low-carbon building (LCBA) candidate certificate and a Gold-level Smart Building candidate certificate, achieving our goal of "two diamonds and one gold."

Diamond-Level Green Building Candidate Certificate

Diamond-Level Low-Carbon Building (LCBA) Candidate Certificate

Gold-Level Smart Building Candidate Certificate

In order to advance toward the goal of net-zero emission buildings and ensure that all future projects meet the dual certification standards of green buildings and low-carbon buildings (LCBA), Sinyi Development has established five execution principles for building materials and development design:

1. Use low-carbon or recyclable materials for project materials.
2. Select native tree species for site greening and maintain ecological diversity.
3. Pursue localization of project materials to reduce greenhouse gas emissions during transportation.
4. Seek appropriate partners or institutions to integrate buildings into environmental conditions (wind, sunlight, water, green spaces, etc.)
5. Ensure that development and design can symbiotically integrate with the environment, not merely to pursue green building certifications, but truly incorporate environmental characteristics.

2. GHG Inventory

On the road to achieving net-zero buildings, Sinyi Development has initiated in-depth industry-academia cooperation with National Cheng Kung University (NCKU) to carry out a full life cycle carbon inventory for the “Jiapin” project. This inventory comprehensively measures and analyzes the greenhouse gas emissions from the building's material transportation, construction process, and operational phase. This ensures the calculation scope is both complete and precise. Through the carbon inventory, Sinyi Development has established a carbon emission baseline for the “Jiapin” project, which is used to identify high-emission hotspots and develop more precise energy-saving and carbon-reducing strategies. These data are not only used as environmental performance indicators for the “Jiapin” project but are also planned to serve as a benchmark for comparison in future projects, driving the construction industry toward a lower-carbon and more sustainable future.

To strengthen the technical foundation for net-zero buildings, Sinyi Development has actively deepened its greenhouse gas inventory work in recent years. By meticulously calculating carbon emissions at each stage of the building construction process and systematically collecting execution experiences and challenges faced by each project, the Company continues to optimize carbon inventory methods and build a robust database, enhancing the accuracy and operability of the data. Furthermore, the inventory results are integrated into greenhouse gas management and reduction plans, accelerating the application of low-carbon materials, energy-efficient mechanical and electrical systems, and green construction methods, thereby taking concrete action to achieve carbon-neutral buildings. In the future, Sinyi Development will continue to deepen industry-academia cooperation and technological innovation, using data-driven decision-making to construct smarter and more environmentally friendly low-carbon buildings, setting a new benchmark for sustainable development in the industry.

3. Green Building Techniques

In its building development design, Sinyi Development integrates green concepts from the outset and combines self-initiated actions with third-party cooperation to comprehensively promote energy-saving and carbon-reduction measures. The starting point for these actions is the household level, where effective design strategies help residents save costs and ensure electrical safety, particularly in response to potential future electricity price increases. These measures not only improve the residents' quality of life but also serve as an essential pathway to achieving the net-zero energy building goal. By considering energy efficiency from the early stages of development and implementing low carbon transformation from the ground up, Sinyi Development is establishing a solid foundation for sustainable development.

Building Structure

By employing cost-effective and rational architectural structural designs, Sinyi Development ensures symmetry and balance across the building's plan, elevation, and section. This approach minimizes unnecessary structural mass, effectively reducing material usage and achieving both resource conservation and structural optimization.

Lightweight structural designs, such as the adoption of dry partition wall methods, not only reduce the consumption of building materials but also lower energy use and greenhouse gas emissions during material production. Compared to traditional brick construction, these methods impose less load on building foundations and offer enhanced resilience against natural disasters like earthquakes, achieving dual goals of land conservation and residential safety.

Recognizing that all buildings will eventually require maintenance during their life cycles, Sinyi Development implements exposed piping systems for indoor electrical and plumbing works. This strategy helps minimize energy consumption during repairs, reduces demolition waste and its associated greenhouse gas emissions, and advances environmental friendliness and low-carbon sustainability.

2

Smart E-Management

In response to global low-carbon and net-zero trends, Sinyi Development continues to drive innovation in green construction methods. In 2024, the Company partnered with the New Taipei City Government and the Institute for Information Industry (III) to jointly promote net-zero energy buildings and implement smart energy management initiatives. Through the "Energy-Saving E-Housekeeper" program, the Company integrates AI technology and smart control systems to establish highly efficient, low-carbon smart buildings. In the "Jiapin" project, Sinyi Development introduced proactive smart load control decision-making tools within public and private spaces, complemented by digital energy-saving hardware and software, such as smart current transformers and phase shifters, to create real-time energy monitoring systems. These technologies collect energy usage data from major household appliances (e.g., televisions, air conditioners, washing machines) and transmit it to the backend for real-time analysis, enabling optimization of energy allocation strategies and maximizing energy efficiency. This empowers users to modify behaviors at the source, promoting truly smart, zero-carbon buildings.

Additionally, Sinyi Development deploys smart meters to create a data-driven community energy management system. Real-time monitoring and big data analysis transform key electricity consumption data into a visualized Energy Use Intensity (EUI) indicator (electricity consumption per square meter). This provides transparent and precise electricity information to both community management committees and residents, ensuring that every unit of electricity delivers maximum value. Beyond energy management, it is a critical driver for smart communities to achieve sustainable futures. Data analysis enables predictive adjustments to energy use patterns, and real-time detection of abnormal consumption, and timely responses, maximizing community energy efficiency. Intuitive data visualization also encourages residents' participation in energy-saving initiatives, fostering a virtuous cycle of co-creating green lifestyles.

Furthermore, Sinyi Development has been actively promoting the digital transformation of its procurement processes. In 2023, it officially piloted an "e-Procurement Documentation" mechanism. The entire tendering process for construction projects has been digitized, and in the "Jiapin" project's public area construction, digital signature processes were trialed-only the price comparison and negotiation summary sheets were physically signed, while all other bidding, pricing, and proposal documents are archived electronically in the company's shared folder. This ensures real-time transparency, enhances review efficiency, and significantly reduces paper usage, advancing low-carbon sustainable office practices. Centralized data management also improves the precision and compliance of procurement decisions. Sinyi Development will continue refining its digital processes toward a smarter, more efficient, and sustainable procurement model, laying a strong foundation for sustainable corporate operations.

In the era of the Internet of Things (IoT), digital transformation and smart technologies must go hand in hand with data security. With increasing public awareness of personal data protection, Sinyi Development fully recognizes the importance of information security for every resident. Therefore, across software, hardware, backend systems, APP platforms, and network data transmission, the Company implements the highest standards of cybersecurity, strictly adhering to regulations and consent mechanisms to ensure the safety and privacy of personal data. Through encryption technologies, identity verification, access control, and real-time monitoring systems, Sinyi Development comprehensively safeguards household data security, making smart communities not only more convenient but also safer. Moving forward, the Company will continue raising cybersecurity standards in alignment with international best practices, creating a sustainable living environment where technology truly protects daily life.

3

Water Conservation

Active deployment of water-saving equipment: According to a national survey on residential water usage, bathroom toilets account for 50% of a household's total water consumption. Sinyi Development incorporates assessments of water-saving benefits to reduce daily water conservation goals, and lower water expenses during the occupancy phase.

Flush systems and rainwater recovery devices: Household wastewater is collected, appropriately treated to meet certain standards, and then provided for toilet flushing and landscape maintenance. At the same time, community rainwater recovery devices intercept and store rainwater, undergo simple purification, and supply it for public water usage, garden maintenance, and other purposes, thereby reducing regional and overall building water consumption and achieving water conservation at the source.

4

Energy Conservation and Carbon Reduction

Sinyi Development not only actively incorporates low-carbon construction methods during project development and design but also continuously refines day-to-day construction operations. By embedding green awareness into every process, the Company gradually cultivates a work culture centered on energy conservation and carbon reduction, minimizing unnecessary energy use and cutting emissions. This comprehensive improvement-from the source through to execution-helps realize low-carbon sustainable development across the full lifecycle of projects. Examples include:

- Energy Management Mechanisms at Construction Sites: During the construction phase, Sinyi Development implements comprehensive energy management measures to reduce energy consumption. Specific actions include selecting low-energy-consumption equipment and tools, enforcing daytime equipment usage policies to maximize natural lighting, minimizing unnecessary energy use, and enhancing construction efficiency.
- Use of Renewable Energy and Low-Energy Equipment: For example, at the "Jiaxue." project in 2024, LED lighting was adopted throughout the construction area. In addition, the project promoted the use of green electricity and energy-efficient equipment and tools, such as variable-frequency water pumps, to reduce energy consumption and greenhouse gas emissions during construction.
- Recycling and Reuse of Equipment, Tools, and Resources: Emphasis is placed on the recycling and reuse of equipment and resources. Measures include the effective recovery of temporary electrical panels and construction waste, as well as the installation of rainwater harvesting systems adapted to site conditions for uses such as toilet flushing, landscape irrigation, and dust suppression. To further minimize resource waste, temporary water and electricity facilities are properly maintained after project completion for reuse in future developments, embodying circular economy principles and maximizing resource utilization.
- Over time, daily operating electrical equipment will become a major contributor to overall energy consumption. To address this, Sinyi Development adopts various green building technologies to reduce operational energy demand. Examples include the use of Low-E glass to block solar heat gain on west-facing facades, installation of LED lighting, implementation of energy recovery systems in elevator operations, use of variable-frequency motors across appliances, and installation of motion-sensor switches in public areas.
- To further enhance energy efficiency, Sinyi Development has implemented systems for monitoring and adjusting the electricity consumption of communal facilities. Communities can flexibly adjust energy usage patterns based on real-time needs-such as managing the activation and shutdown schedules of parking garage ventilation systems or adjusting public area electricity usage periods. Through these incremental yet cumulative efforts, the company contributes meaningfully to greenhouse gas reduction.

Note 1: "Low-E glass (Low-Emissivity glass)" is a type of transparent glass with a very thin coating of metallic oxide on its surface. It offers high transparency, high thermal insulation, and low reflectivity, achieving energy efficiency and natural indoor lighting effects.

"Jiaxue." Project Construction Site Fully Equipped with LED Lighting

"Jiaxue." Project: 5-in-1 Air Quality Information Display Panel

IV. Outcome of Green Building Project Promotion

1. “Jiaxue.Project

The “Jiaxue.project holds profound significance for Sinyi Development, marking the beginning of its journey toward the 2030 vision of “co-inclusive pre-construction” and representing the inaugural year of this new initiative. The construction commenced in March 2024, with completion and occupancy permits expected by the first quarter of 2028.

Visual references: “Jiaxue.” 3D Exterior Rendering

“Jiaxue.” Groundbreaking Ceremony

The “Jiaxue.” project integrates multiple sustainable building features, including eco-friendly construction methods, community-building initiatives, proprietary building production traceability, energy-saving double-glazed windows, thermal insulating mortar, pre-installed EV charging conduits for each parking space, and an electric vehicle charging management system. These measures not only enhance building energy efficiency and reduce carbon emissions but also advance the ESG goal of comprehensive energy management. The project embodies Sinyi Development’s core philosophy of “co-inclusive pre-construction” and reflects the company's steadfast commitment to corporate social responsibility and sustainable development.

Moreover, “Jiaxue.” has achieved the “Two Diamonds and One Gold” certification status, with the Diamond-level Green Building Label, Diamond-level Low-carbon Building Alliance (LCBA) Candidate Certificate, and Gold-level Intelligent Building Candidate Certificate. Looking ahead, Sinyi Development will continue its efforts in green building initiatives by focusing on three key strategies:

1. Material Development: Sinyi Development is actively expanding its database of sustainable materials and low-carbon construction technologies. The Company regularly participates in major building material exhibitions to stay abreast of the latest green construction methods and innovative materials, with the goal of optimizing material selection for future projects, minimizing environmental impact, and enhancing the sustainability of its developments.

2. Procurement and Contracting: Sinyi Development incorporates green building certification requirements into its procurement and contracting processes to ensure that all building materials and equipment meet environmental standards. For example, when sourcing bathroom fixtures, items such as showerheads and toilets must carry water-saving labels. During the construction and interior finishing phases, priority is given to products with sustainable certifications. Furthermore, environmental requirements are clearly specified within contract documents to enhance the overall green performance of the building.

3. In accordance with Article 5 of the Enforcement Rules of the Condominium Administration Act, upon obtaining the Green Building Candidate Certificate and Label, Sinyi Development will allocate a portion of the public fund to the condominium’s management committee. This fund is designated for use based on residents’ needs, including the maintenance and repair of green building features, plantings, and related equipment. It also ensures the community can cooperate with periodic inspections by regulatory authorities and implement improvements as required, thereby maintaining building performance and promoting sustainable operation over the long term.

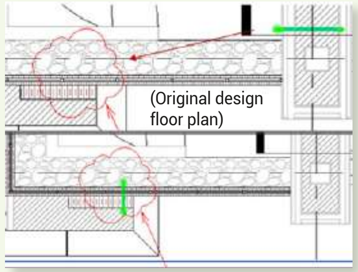
2. BIM (Building Information Model)

Building Information Modeling (BIM) digitally simulates the construction of a building in advance, significantly reducing material waste, optimizing design and construction processes, and improving resource efficiency. Sinyi Development first adopted BIM technology in its "Sinyi Qianshi" project. In recent years, BIM has been fully implemented in projects such as Jiahe., Jiaping, and Jiaxue.oving forward, Sinyi Development will continue to expand the application of BIM across new developments to ensure that architectural planning aligns with the principles of energy efficiency, low carbon emissions, and green building sustainability.

The three major advantages of using BIM are as follows:

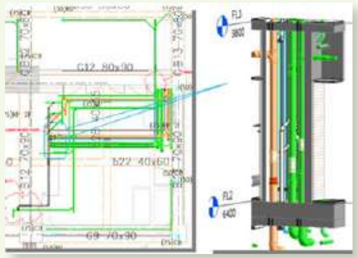
1

Design
During the early project phase: Identifying drawing errors, omissions, collisions, and deficiencies early on.



2

Review
Enhanced efficiency through 3D visualization discussions. Implementing reviews reduces construction errors.



3

Construction
Detailed on-site management to avoid rework and quality degradation due to on-site construction errors.

BIM Implementation Process

Phase	Description	Implementation Approach
Initial Design	BIM is used to initiate architectural design. After the preliminary design is finalized, MEP (mechanical, electrical, plumbing) planning is incorporated (such as pipe layout, standard layers, transition layers), basic principles are established, and spatial dimensions and regulations are reviewed.	● Construction department colleagues will assist in drawing and reviewing plans, elevation, section views, and reference materials. ● Construction department colleagues in the MEP divisionassist in configuring MEP construction drawings and provide basic reference data. ● Construction department colleagues in the BIM architectural information modeling assist in revising results, identifying potential improvements, and developing new functional reference drawings. ● Sales department colleagues assist in confirming whether the architectural and structural 3D drawings can be used for electronic displays during sales and provided to showroom designers. ● Colleagues in the Sustainability department assist with supporting documentation during procurement and help calculate quatities of certain building materials.
Detailed Design	This phase will involve the following processes: decoration, MEP systems (for the entire building), and landscaping.	● Construction department – Civil engineering ■ Checking for errors, omissions, collisions in 2D and 3D architectural, structural, interior, public decoration, and exterior material decoration drawings. ■ Examining building regulations, technical specifications, company standards, construction and maintenance spaces, etc. ● Construction department – Mechanical and electrical ■ Checking submission drawings of the five major pipeline systems for errors and omissions. ■ Integrating 3D MEP system pipeline equipment diagrams (including architectural, structural, interior, public decoration, and exterior material decoration drawings) to check for errors, omissions, collisions, and insufficient space for MEP layout and installation. ■ Evaluating pipeline routing and configuration directions of each system, and relaying simulations to architects (and electrical engineers) for further adjustments. ● Construction department — BIM ■ Checking for errors, omissions, collisions in 2D and 3D drawings of architecture, structure, interior and public decoration, exterior building materials, and MEP drawings. ■ Verifying whether the 3D diagrams (models) are built according to contract and company standards. Simulating pipeline routing and configuration directions for each system.
Tender Preparation	A comprehensive review of the MEP pipelines throughout the entire building will be required. Any feedback on construction dimensions should be provided to the tendering drawings in advance, and standard construction methods and principles should be established for contractors to refer to during review and while prepearing construction drawings.	● The Construction Department receives integrated outputs from the architects, including complete 3D architectural, structural, interior, public decoration, exterior material decoration, and various MEP system diagrams (models). These should be stored in the corresponding project folder and shared with the Civil Engineering, MEP, Materials, and Sales departments, with version control managed in the folder. ● Depending on project requirements, the Sustainability Department should convert the 3D diagrams (models) of various systems into Navisworks files for contractor estimation. The tender instructions must include this requirement. ● Bidding Notes: When construction or MEP contractors (including but not limited to those specified) obtain tender documents, they should receive Navisworks files for quotation and evaluation. Contractors must sign a confidentiality agreement and must not disclose any data to unrelated peronnel or units. Unsuccessful bidders are required to return all files.
Construction	Contractors can directly use BIM for construction review and preparation of construction drawings.	● Based on updated 2D and 3D diagrams (models) provided by the Construction Department, formal letters should be issued to construction companies, MEP companies, or self-operated contractors. ● Issues related to architecture, structure, exterior finishes, or landscaping shall be addressed by the Civil Engineering staff of the Construction Department. Issues related to power, water supply and drainage, fire protection, or telecommunications shall be handled by the respective MEP staff of the Construction Department. ● After consolidating the replies from both Civil and MEP teams, the Construction Department should formally issue response letters to construction companies, MEP companies, or self-operated contractors.

Colleagues responsible for BIM digital development shall verify that the models comply whether the models can be used for electronic sales dashboards and showroom designs. Meanwhile, colleagues from the Sustainability Department shall assess whether the models can serve as supporting documents for tendering and for calculating quantities of certain building materials. All these directions require collaboration from various departments.

Through the integration of BIM technology in construction projects, we can not only effectively reduce resource waste but also realize the green building concept of energy efficiency and low-carbon emissions. In terms of model checks, departments at Sinyi Development utilize Navisworks to review dimensions and model discrepancies based on regulations, company standards, and construction workflows, offering corresponding solutions. At the same time, the Construction Department is integrating the company's existing component library, such as the project-specific components used in the Jiapin project, so that future projects and contractors can directly apply them, improving the efficiency of space and construction dimension reviews. Moving forward, the Company plans to establish standardized construction methods, optimizing internal and external communication processes with contractors and clients to enhance building quality and user experience.

V. Nature and Biodiversity

101-1

Sinyi Development relies heavily on ecosystem services, both environmental and economic, which are inseparable from the foundation of its sustainability goals. In the journey toward achieving net-zero sustainability, "nature" plays an indispensable role. The Sinyi Group actively responds to sustainable development, investing in species conservation initiatives and introducing Nature-based Solutions (NBS). Through ecological restoration and protection, we enhance environmental resilience and sustainable value. In alignment with the group's guidelines, Sinyi Development focuses on the surrounding environment to implement natural carbon sequestration, biodiversity protection, and local community development, ensuring that environmental, ecological, and human habitat harmony is maintained throughout the construction process. We are committed to creating a win-win-win scenario for the environment, economy, and society, working with the group to practice ecological sustainability and community integration, and to create a more valuable sustainable future.

1. Corporate Commitment to Biodiversity

Recognizing that biodiversity is a precious asset for all of humanity and that ecological protection and restoration help mitigate the climate crisis, Sinyi Development supports the group's "Sinyi Group Biodiversity Commitment" to demonstrate its determination to contribute to nature conservation.

Sinyi Group Biodiversity Commitment:

- Ensure that operational activities comply with international, national, and local biodiversity laws.
- Avoid operations that harm endangered and protected species.
- Do not engage in development or construction in areas of significant biodiversity value protected by law.
- Respect legally protected biodiversity areas. Avoid converting high conservation value areas.
- Services or products involved in operations shall not use species listed on the IUCN Red List or the Convention on International Trade in Endangered Species (CITES).
- Do not knowingly source products from suppliers that contribute to biodiversity loss or engage in illegal logging. Support biodiversity conservation activities or initiatives.
- Explore opportunities to invest in natural carbon sinks (including forests, soils, and oceans).
- Promote biodiversity risk assessments and management using appropriate tools, such as mitigation hierarchies (avoid, reduce, mitigate, or offset), to achieve net positive outcomes or no net loss.
- Respect the Free, Prior, and Informed Consent (FPIC) rights of indigenous peoples.
- Encourage suppliers to participate in this commitment and jointly protect biodiversity.

2. Biodiversity Initiatives

In 2022, the Sinyi Group responded to an invitation from the Business Council for Sustainable Development (BCSD) and participated in the "Taiwan Nature Positive Initiative." In collaboration with various partners, the Sinyi Group joined efforts to achieve the vision of "Net Positive by 2030" and the full restoration of natural ecosystems by 2050, promoting the sustainable development of harmonious coexistence between humans and nature.

As one of the founding members, Sinyi Group is the only real estate developer involved, demonstrating its strong commitment to biodiversity protection. Following the group's strategy, Sinyi Development incorporates biodiversity into architectural planning and operational management. Through specific measures such as Low Impact Development (LID), preserving native vegetation, introducing rainwater harvesting systems, and creating habitat-friendly environments, Sinyi Development works to reduce its ecological footprint.

Moving forward, Sinyi Development will continue to deepen its natural conservation efforts by collaborating with communities, academic institutions, and environmental organizations. Through urban greening, community ecological restoration projects, and other initiatives, Sinyi Development will strengthen the symbiotic relationship between architecture and nature, helping to create a low-carbon, sustainable, and ecologically valuable urban environment. This will further contribute to the protection of Taiwan's biodiversity.

- Take more proactive actions on nature and biodiversity conservation issues
- Increase corporate resilience to risks, manage opportunities, and improve transparency
- Cultivate relevant professional talent

3. Biodiversity Actions

In biodiversity conservation efforts, lighting design plays a key role. Proper lighting planning not only enhances residential comfort but also reduces the impact on the ecological environment, maintaining the natural biological rhythms of plants and animals.

Sinyi Development is committed to creating a healthy lighting environment in architectural design, ensuring that lighting meets both human health and eco-friendly standards. We avoid glare, control visual contrast, and select appropriate lighting equipment and reflective materials to reduce potential harm from LED blue light to both humans and wildlife. Additionally, we ensure that nighttime lighting does not disrupt the physiological rhythms of people or animals. In terms of light pollution management, Sinyi Development follows the standards of the International Lighting Association and adjusts lighting intensity based on regional characteristics (urban, suburban, rural). The following measures are implemented:

- Energy-saving and Environmentally Friendly Design: Reduce the intensity of external lighting to avoid excessive light dispersion affecting the surrounding ecology.
- Precise Lighting Control: Adjust lighting direction to avoid upward light projection, reducing interference with nocturnal animals.
- Smart Lighting Management: Turn off non-essential lighting during specific times to minimize the impact of artificial light on nocturnal biological activity.

Furthermore, in specific areas such as New Taipei City, Sinyi Development follows stricter nighttime lighting regulations, conducting light pollution simulations and lighting plan designs. This ensures that lighting usage aligns with ecological protection standards, implementing lighting strategies that are friendly to biodiversity, reducing disruption to nocturnal animals, and maintaining the balance of natural ecosystems. This reflects our commitment to green building practices and the sustainable preservation of biodiversity.

chapter 06

Social Responsibility-Colleagues

Fostering a Friendly Workplace to Attract Outstanding Talents: Sinyi Development prioritizes the establishment of a robust salary, incentive, and welfare system, alongside a flexible training mechanism, fostering mutual trust among employees. We regard employees as the cornerstone of sustainable development, shaping a shared vision to attract top talents and cultivate a friendly workplace environment. This direction guides our identification, analysis, and response to both actual and potential impacts.

	Item	2024 Target	2024 Performance
1	Employee turnover rate	20%	41.51%
2	Employee satisfaction	4	3.68
3	Accident rate	0	7.35%
4	Health check-up completion rate	100%	93.3%
5	Employee complaint resolution rate	100%	100%

Note 1: The main reason for employee departures is due to personal and career planning.

Note 2: For information related to employee satisfaction, please refer to Section 6, Employee Satisfaction.

Note 3: Regarding the content on accident rate, refer to the section on Occupational Health and Safety.

Note 4: The completion rate for health checks is primarily based on employees' own assessment of their needs and willingness to arrange the health check, in addition to reminders and follow-ups.

Mapping of Sustainability Standards to the United Nations Sustainable Development Goals:

GRI Material Topics	401 403 404 405
Customized material topics	Legal Compliance, Corporate Image/Brand Management
SDGs	3 GOOD HEALTH AND WELL-BEING 4 QUALITY EDUCATION 5 GENDER EQUALITY 8 DECENT WORK AND ECONOMIC GROWTH

Chapter Highlights:

I. The Foundation of Sustainable Development-Our Colleagues

2-7 2-20 2-21 2-23 2-25 2-26 2-30 201-3
401-1 401-2 401-3 403-5 403-6 403-9 404-3 405-1

Four Major Directions of Sinyi Development's Talent Policy:

1 Shaping a common vision to guide colleagues in their career development direction

Working together to cultivate a clear vision and common goals, integrating employees' objectives into the company's vision, guiding the direction of employees' future career development, clarifying work values, establishing future goals, and continuing efforts.

2 Cultivating a leadership style and organizational culture that is broad and strict

Managers shall lead by example, constantly reflect and refine, establish a broad, strict, and inclusive relationship; foster a friendly interactive environment, uphold a spirit of continuous improvement, and pursue a culture of excellence.

3 Increasing self-expectations as a driving force for growth

We embrace the concept that "only a diamond can polish a diamond," and we expect our managers to become benchmarks for the Company at higher standards. We also encourage employees to adhere to the principle of "walking the path of greater resistance," keep trying to surpass themselves, and inspire employees to demonstrate a spirit of accountability.

4 Building mutual trust relationships to establish the foundation of management mechanisms

Sinyi Development has various management mechanisms that aim for transparency of information and full communication, demonstrating a spirit of fairness and consistency. The Company follows two major frameworks of human rights policies and legal compliance, and has established a sound platform for communication and cooperation. This shapes the company's internal organizational atmosphere with a win-win goal where "supervisors trust and are willing to guide and empower colleagues, and colleagues trust and are willing to follow and respect supervisors."

1. Composition of Professional Talents

As of the end of 2024, Sinyi Development had a total of 27 employees, including 8 women and 19 men. The proportions of female and male employees were 29.63% and 70.37%, respectively. Based on employment type, 100% of Sinyi Development's employees are full-time, with no part-time employees. In terms of age distribution, employees aged between 30 and 50 years old accounted for approximately 66.67% of the total workforce.

Gender and Age Structure

Item	Senior Executives (Vice General Manager and above)		Mid-level Managers (District supervisor)		Colleagues		Total
	Female	Male	Female	Male	Female	Male	
30 years old and below	0	0	0	0	2	3	5
Ratio	0	0	0	0	25%	21%	18.52%
31 to 50 years old	0	0	0	1	6	11	18
Ratio	0	0	0	33%	75%	79%	66.67%
51 years old and above	0	2	0	2	0	0	4
Ratio	0	100%	0	67%	0	0%	14.81%
Total no. of employees	0	2	0	3	8	14	27

Note 1: The data is as of December 31, 2024.
Note 2: All employees are full-time, indefinite-term employees, with no part-time or non-guaranteed hour employees.
Note 3: There has been no significant fluctuation in the total number of employees compared to the previous year. All employees are based in Taiwan.

Structure of Educational Background

Education Level	2022		2023		2024	
	No. of employees	Ratio	No. of employees	Ratio	No. of employees	Ratio
Below bachelor's degree	7	21.21%	4	15.38%	4	14.81%
Bachelor's degree	18	54.55%	14	53.85%	15	55.56%
Master's degree	8	24.24%	7	26.92%	7	25.93%
Doctorate	0	0	1	3.85%	1	3.70%
Total no. of employees	**33**	**100%**	**26**	**100%**	**27**	**100%**

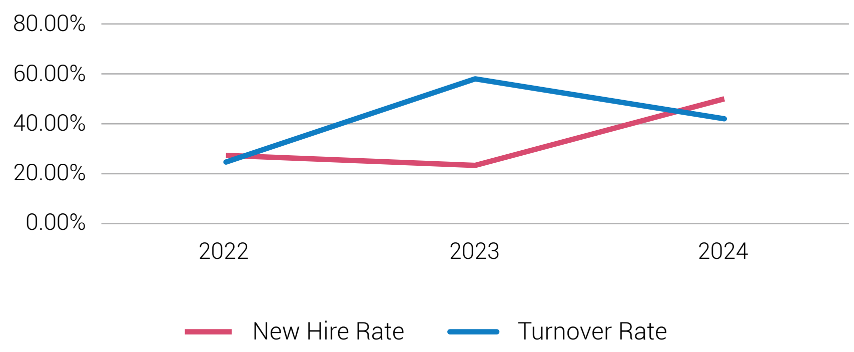
Note 1: The data is as of December 31, 2024.
Note 2: Below bachelor's degree (including high school and vocational school graduates); bachelor's degree (including two-year and four-year technical college graduates).
Note 3: Based on industry characteristics, approximately 46% of the workforce is in engineering-related professions.

2. Status of New Hires and Turnovers

Item		New hires		Departures	
		No. of employees	Proportion of Total Employees	No. of employees	Proportion of Total Employees
Gender	Male	11	40.74%	8	30.77%
	Female	2	7.41%	3	11.54%
Age Group	30 years old and below	3	11.11%	3	11.54%
	31 to 50 years old (inclusive)	10	37.04%	6	23.08%
	Over 51	0	0.00%	2	7.69%
Total		**13**	**48.15%**	**11**	**40.74%**

Note 1: Data is as of December 31, 2024. One employee on injury-related leave is not included.
Note 2: Proportions are calculated based on a total of 27 employees.
Note 3: Due to the nature of the industry, the majority of new hires in 2024 were male employees aged 31 and above. The distribution of turnover across employee groups was consistent with the overall workforce structure, with no specific group exhibiting a disproportionately high turnover rate.

New Hire and Turnover Rates in the Past Three Years



For new employees, in addition to the HR Department conducting a new hire care survey to provide support and assistance, department supervisors will offer one-on-one guidance to help them integrate into the Company's operations. This approach ensures that new hires receive the necessary care and counseling to adapt to their new work environment. For departing employees, Sinyi Development arranges individual departure interviews with either the hiring department supervisor or the HR Department supervisor to understand the reasons behind their departure. These reasons are analyzed, and appropriate improvement measures are implemented based on the findings.

3. Talent Development

Sinyi Development places great emphasis on talent development and actively promotes talent training plans. Following the company's key strategic directions (ESG, green building, etc.), annual course content is arranged based on job levels (managers, colleagues, new hires). Through various satisfaction surveys and feedback, we ensure that the training content meets the needs of our colleagues. The course content includes the following:

1 New Employee Orientation Courses

This program focuses on the development of new employees. In addition to arranging mandatory courses to help colleagues familiarize themselves with the company's environment, policies, and systems, HR colleagues and department supervisors provide continuous support and consultation. Moreover, the General Manager will personally interact with new hires to convey the company's philosophy.

3 hour	3 hour	2 hour	1 hour
General Courses (including company environment, policies, and systems)	Legal-related Courses and Seminars (such as Personal Data Protection Act, Trade Secrets Act, and Fire Safety Training)	Exchange of Business Philosophy	Occupational safety and health training

2 Professional Courses for Staff

These courses are department-specific and are planned by department supervisors based on business development directions (such as on-site instructional guidance according to the progress of different projects). Colleagues also arrange their own learning and growth plans (such as on-site management, occupational safety, and other related professional courses).

3 Managerial Courses

Managers play a key role in transmitting company values and, according to Sinyi Development's talent policy, help establish and implement actions that continuously deepen the talent strategy. Through these courses, managers can enhance their leadership skills and promote mutual support and assistance among colleagues, thereby implementing comprehensive care practices.

Average Training Hours in 2024

Item		Group Size (A)	Total Training Hours (B)	Average Hours (B/A)
Position	General Staff (including new employees)	22	667.3	30.3
	Middle managers (Regional Supervisors)	3	86.1	28.7
	Senior managers (Vice General Manager and above)	2	49.9	25.0
Gender	Male	19	571.9	30.1
	Female	8	231.4	28.9
Total		27	803.3	29.8

Note: The information is based on company-planned physical/online courses, including arrangements made by department supervisors according to departmental plans and individual self-directed learning and growth plans by colleagues.

Diverse Learning Subsidies

Sinyi Development encourages colleagues to participate in external training and diverse learning activities. Each person may be a subsidy of up to 50% of the tuition fees for external training. The usage of training resources in 2024 is shown below:

Item	Unit: NT$ thousand	Number of users
Diverse Learning	42,269	19
External Training	27,888	1
Total	70,157	20

Professional Technical Exchange

Sinyi Development is committed to cultivating professional talent. This year, we invited experts from Taisei Corporation to Taiwan for technical exchanges and welcomed the Director of the Sabah Forestry Department, Malaysia, for site visits, broadening our perspectives and deepening our professional thinking. In addition, a study tour to Japan was organized, during which employees visited the Ota Citizens' Hall, an architectural project honored with the prestigious BCS Award in Japan. This experience enabled the team to absorb best practices from international architectural exemplars and to further strengthen the foundation for future development.

Technical Exchange with Taisei Corporation on Energy-Saving Strategies

Visit by the Director of Sabah Forestry Department

Site Visit to Ota Citizens' Hall

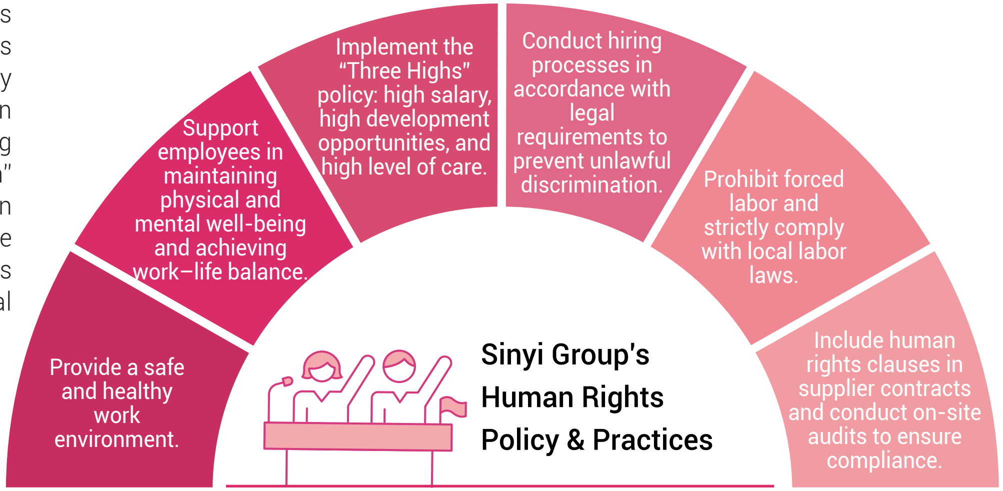
Lifelong Learning

Sinyi Development believes that lifelong learning is a voluntary form of education that fosters personal achievement and emphasizes individual development. It reflects both professional learning and the pursuit of personal interests, enhancing self-sustainability and competitiveness. Therefore, following the strategy of the group, Sinyi Development implements the "Sinyi Coins" mechanism and provides learning subsidies to cultivate more capabilities among colleagues, enabling them to adapt to changes times.

4. Human Rights Management

Sinyi Development places great importance on the protection of human rights and is committed to creating a fair working environment. The Company follows the human rights policy established by the group, recognizing and voluntarily adhering to internationally recognized human rights standards such as the "United Nations Universal Declaration of Human Rights," the "United Nations Global Compact," the "United Nations Guiding Principles on Business and Human Rights," and the "International Labour Organization" conventions. Sinyi Development is dedicated to eliminating any behavior that infringes on or violates human rights, treating all colleagues with dignity and respect, and upholding the protections outlined in human rights conventions. Additionally, our suppliers and business partners are also expected to ensure that their operations do not violate fundamental human rights and that everyone is treated fairly and with dignity.

The identification and assessment of human rights-related risks are conducted through an annual major risk assessment and quarterly reviews. Subsequent plans and measures have been formulated to manage and address these risks.



5. Open Communication Channels

Sinyi Development values employees' feedback on organizational development and operational matters, as integrity and ethics are fundamental principles across the Sinyi Group. To uphold these values, the Company provides diverse and accessible communication channels and grievance mechanisms, such as a sexual harassment hotline, avenues for reporting differential treatment or discrimination based on race, gender, religion, marital status, or nationality, and labor-management meetings. At the same time, continuous promotion ensures that employees fully understand and feel confident using these communication channels and grievance mechanisms to address their personal rights or instances of unfair treatment. This helps ensure that employee concerns are promptly addressed, facilitating seamless workplace communication.

Item	Description
Communication Channels	• Collect employee feedback to inform company policies and management improvements, enhancing overall employee engagement. Employees are encouraged to express suggestions, clarify operational doubts, or correct inappropriate behaviors.
Grievance Mechanism	• Implementation of Mr. Chou's Mailbox. • Sinyi Group has established "Mr. Chou's Mailbox" (named after the founder) and a communication platform to provide employees with a robust communication channel for two-way dialogue with management and the board.
Labor-Management Meeting	• Although Sinyi Development does not have a union or collective agreement, it holds regular labor-management meetings annually. These meetings provide a platform for representatives from both sides to discuss employee rights, work environment, compensation, and benefits. • Both labor and management each elect two representatives. In 2024, meetings were held quarterly, covering topics such as departmental social events, ensuring open and transparent communication and providing valuable input for future management decisions.
Workshop	• Through all-hands meetings, the Company shares its vision and key initiatives with employees, supplemented by workshops to promote dialogue and gather feedback.

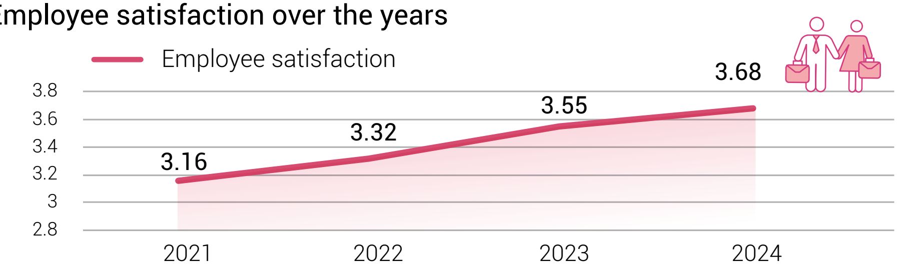
6. Employee Satisfaction

Sinyi Development highly values employee feedback regarding the Company, as this is crucial for optimizing talent policies and corresponding regulations. The most important measure is the organizational identity and job satisfaction survey, which covers 11 aspects: value alignment, behavioral alignment, job enthusiasm, job value, internal communication, incentive mechanisms, departmental cooperation, work-life balance, business strategy, organizational innovation, and growth needs. Each aspect is scored from 0 to 5. In 2024, the survey had a 90% response rate and a 96% completion rate, and the average overall score was 3.68. Through comprehensive surveys and analysis of both quantitative scores and qualitative feedback, Sinyi Development is committed to continuous improvement. We have promptly and appropriately adopted employees' suggestions, ensuring that the foundation for sustainable development is robust. This approach helps our colleagues feel truly engaged in growing and developing together with the Company.

1. Expanding opportunities for interaction with all staff (such as company-wide meetings, workshops, and social gatherings) to foster open communication and better understand employees' thoughts.
2. Promoting a sense of shared responsibility and redefining individual roles and responsibilities, thereby facilitating cross-departmental collaboration. This approach allows staff to participate in projects beyond their own departments, fostering diverse learning opportunities, broadening their perspectives and supporting talent development and knowledge transfer to meet long-term organizational needs.

Employee satisfaction has shown a stable upward trend in recent years, reflecting the early benefits of the company's ongoing management and care measures. In line with its commitment to continuous improvement, the company thoughtfully adopts staff suggestions, making them a cornerstone of its sustainable growth and allowing employees to feel that their efforts evolve in tandem with the company.

Employee satisfaction over the years



7. Compensation, Performance, and Promotion

Compensation System

As a wholly owned subsidiary of Sinyi Realty, Sinyi Development's compensation and reward system follows the policies and recommendations of the group. While it does not have independent directors or a remuneration committee, nor does it engage consultants for evaluating the overall compensation system, Sinyi Development has established three main principles to create a clear management mechanism for supervisors and employees to follow and implement.

Fair Compensation and Transparent Promotion Pathways

Sinyi Development has established the "Position Titles and Salary Management Procedure," which clearly outline the salary and promotion processes, as well as the competency requirements for various job levels. The Company conducts an internal comprehensive salary review and adjustment once every April.

Emphasizing the accumulation of professional experience and sustainable corporate heritage, Sinyi Development offers transparent promotion pathways and opportunities with the principle of "no double yellow lines, overtaking is always possible" to ensure that professional abilities, academic and work experience, daily performance, rewards and penalties, and industry standards are considered to comprehensively evaluate employees' performance and development potential. This determines job categories, levels, and compensation packages.

The Company strictly adheres to domestic laws and international human rights policies, ensuring no discrimination based on race, gender, religion, marital status, or nationality. Every employee receives fair compensation corresponding to their contributions to the Company.

Sharing Business Success

Sinyi Development implements the "Individual Performance Bonus System" to allow employees to share in the company's success, motivating them to contribute further. This also aims to enhance company cohesion and reduce employee turnover, attracting more talented individuals to the team.

Based on annual business performance, all employees receive a year-end bonus, embodying the spirit of sharing corporate profits with employees.

Employee Compensation

The total compensation ratios and related information for the past three years at Sinyi Development are shown in the table below. In 2024, the annual income of the highest-paid individual was 5.31 times the median annual income of all other employees (excluding the highest-paid individual). The percentage change in the highest individual total annual compensation compared to the median percentage increase for all other employees was -1.86. The highest individual annual compensation decreased by 48.32%, mainly because all construction projects during 2024 remained in the building phase and no project milestone bonuses were awarded compared to the previous year. Meanwhile, the median employee salary increased due to the recruitment of highly paid, licensed professionals to support the company's future development.

Employee Compensation Over the Past Three Years

Item	2022	2023	2024
Median Employee Salary (NTD)	979,687	800,642	1,008,711
Median Salary Change Rate (%)	11.61	-18.28	25.99
Annual Total Compensation Ratio (times)	5.95	12.95	5.31
Annual Total Compensation Change Ratio (times)	1.17	-4.27	-1.86
Highest Salary Change Rate (%)	13.54	77.98	-48.32

Note 1: Annual total compensation includes base salary, allowances, and bonuses.
Note 2: In 2024, the highest-paid individual in the Company held the title of General Manager.
Note 3: Annual Total Compensation Ratio = Annual total compensation of the highest-paid individual / Median annual total compensation of all employees (excluding the highest-paid individual).
Note 4: Annual Total Compensation Change Ratio = Percentage increase in the annual total compensation of the highest-paid individual / Percentage increase in the median annual total compensation of all employees (excluding the highest-paid individual).

2 Performance Management

Sinyi Development supports the continuous growth of employees by providing comprehensive training and lifelong learning programs, and by implementing performance evaluation systems to identify capabilities and review performance. This ensures that employees are assigned roles aligned with their strengths, driving the company's ongoing innovation and growth. Consequently, Sinyi Development has established a regular performance management system, ensuring all employees to undergo fair and consistent evaluations and review sessions. Supervisors regularly set performance goals with their team members, review and discuss these goals, and implement improvements. Annual performance evaluations serve as a key basis for promotions, salary adjustments, and bonuses.

While having a performance management system is essential, Sinyi Development takes it a step further by providing comprehensive training for managers at all levels on conducting evaluations and review meetings. This ensures that managers can offer professional, structured, and appropriate guidance, encouragement, and career counseling to employees, helping them continually improve and surpass themselves.

8. Welfare System

1 Family Care

- **Parental Leave**

Sinyi Development fully complies with all relevant regulations regarding the application for and reinstatement from parental leave. As of December 2024, there have been 0 applications for parental leave.

- **Second Childbirth Incentive**

To support the government's policy of encouraging childbirth, Sinyi Development has implemented a "Second Childbirth Incentive." Employees who have worked for the Company for over one year and have given birth to a second child (or more) will receive a reward of NTD 120,000 per child.

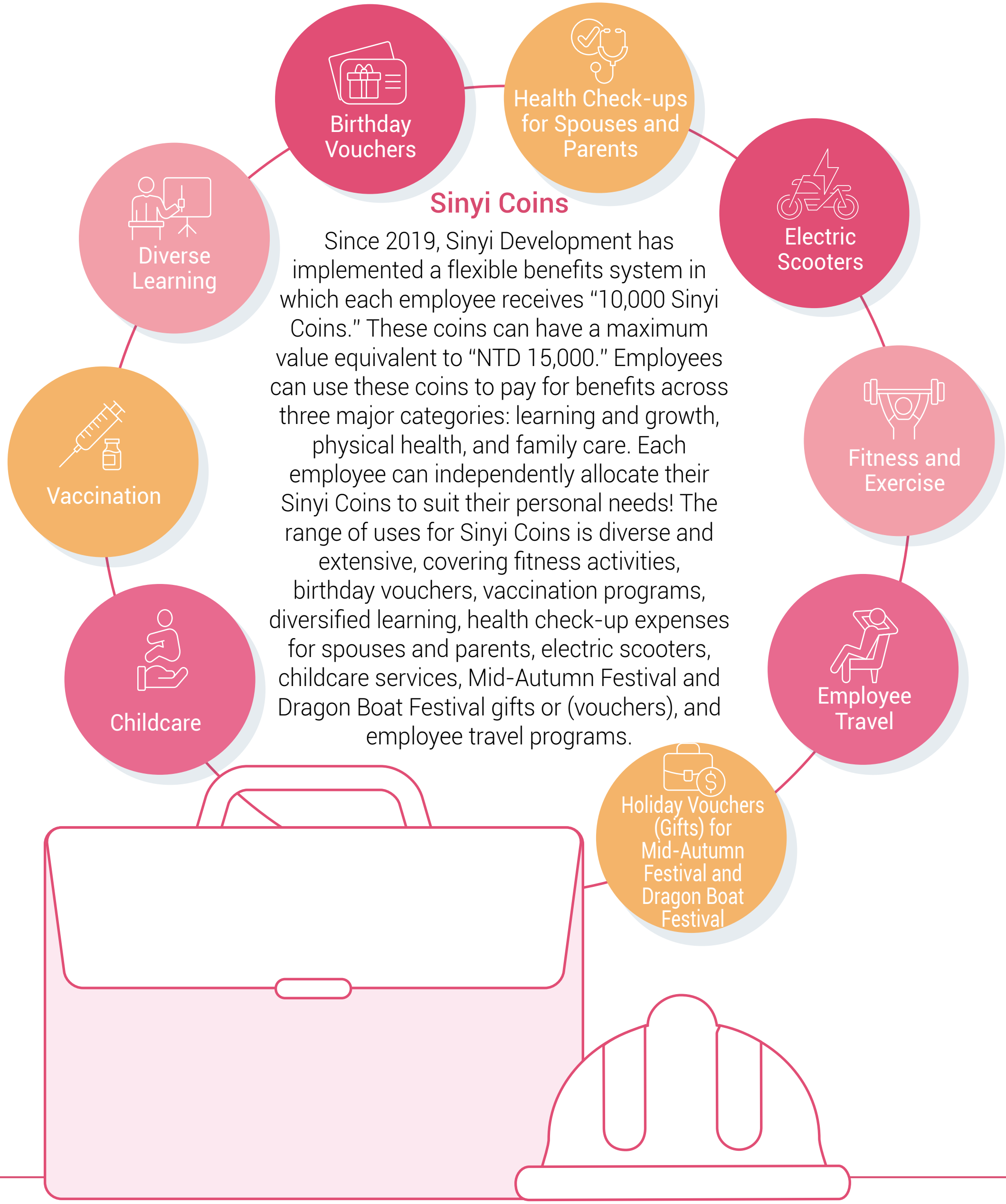
2 Status of Parental Leave

Item	Male	Female	Total
Total number of employees taking parental leave in 2024	0	0	0
Total number of employees applying for parental leave in 2024	0	0	0
Number of employees expected for reinstatement after parental leave in 2024 (A)	0	0	0
Actual number of employees reinstated after parental leave in 2024 (B)	0	0	0
Actual number of employees reinstated after parental leave in 2023 (C)	1	0	1
Actual number of employees who have actually returned to work after parental leave in 2023 and have worked for one year (D)	0	0	0
Reinstatement Rate % = B/A	N/A	N/A	N/A
Retention Rate % = D/C	0%	N/A	0%

3 Employee Benefits

At Sinyi Development, all employees are provided with the basic insurance and leave as mandated by labor laws, including labor insurance, national health insurance, and various types of leave such as personal leave, sick leave, maternity leave, prenatal check-up leave, paternity leave, menstrual leave, family care leave, epidemic isolation/care leave, marriage leave, bereavement leave, injury leave, special leave, and parental leave without pay. Additionally, the Company provides and encourages the use of the following welfare measures:

- We provide professional masseurs to offer stress relief massages to employees.
- Group Insurance: Coverage up to NTD 5 million (NTD 10.5 million for employees stationed at construction sites), including term life insurance, accidental injury insurance, accidental medical insurance, hospitalization insurance, burn injury insurance, cancer medical insurance, and occupational injury insurance. Employees' dependents may also participate at preferential rates at their own expense.
- Assistance for marriage, bereavement, childbirth, hospitalization, and emergency aid.
- Club subsidies.
- Flexible Benefits: Sinyi Development implements a flexible benefits system for all employees. Through flexible planning and operation, we aim to fully care for employees, enhancing organizational atmosphere, company recognition, and satisfaction. The system operates by issuing virtual currency called "Sinyi Coins," with each employee receiving 10,000 coins annually. The various benefit items are categorized into learning and growth, health maintenance, family care, and environmental protection, each with its own weighted value (up to 1.5 times). This allows employees to choose and plan their annual benefits according to their individual needs.
- Sinyi Coins



Sinyi Coins

Since 2019, Sinyi Development has implemented a flexible benefits system in which each employee receives "10,000 Sinyi Coins." These coins can have a maximum value equivalent to "NTD 15,000." Employees can use these coins to pay for benefits across three major categories: learning and growth, physical health, and family care. Each employee can independently allocate their Sinyi Coins to suit their personal needs! The range of uses for Sinyi Coins is diverse and extensive, covering fitness activities, birthday vouchers, vaccination programs, diversified learning, health check-up expenses for spouses and parents, electric scooters, childcare services, Mid-Autumn Festival and Dragon Boat Festival gifts or (vouchers), and employee travel programs.

Other benefits and subsidies include gym/fitness center memberships, self-paid health check-up subsidies, childcare/long-term care, vaccination/prevention subsidies, health check-up subsidies for family members, gifts (vouchers) and birthday vouchers for various holidays, traffic safety, communication convenience, and public welfare contributions. The 2024 statistics for are shown in the table below:

Statistics of Other Welfare Subsidies

Item	Unit: NT$ thousand	Number of users
Gym/Sports Center	35,334	16
Self-covered Health Check-ups	31,220	7
Health Check-ups for Family Members	4,050	2
Vaccination/Epidemic Prevention	8,032	5
Full-face Safety Helmets	18,759	6
Handheld Communication Devices	69,108	15
Childcare/Long-term Care	38,900	6
Additional Group Insurance	3,120	1
Uniform Subsidy	15,400	5
Dragon Boat Festival Gifts (Vouchers)	12,000	15
Birthday Vouchers	9,000	9
Charitable Donations	600	1
Total	**245,523**	**88**

4 Employee Activities

Spring banquet

Study trip to Japan

5

Work-Life Balance

Sinyi Development has implemented the Employee Assistance Program (EAP), which allows employees to seek individual counseling through a dedicated phone line with external professional consultants. The program covers various topics such as career, family, emotions, psychological stress, financial management, and legal issues. This support helps employees manage personal challenges and obstacles outside of work, ensuring they maintain a healthy body and mind, and achieve a better balance between work and life. Additionally, this benefit extends to employees' family members, reflecting the company's commitment to the well-being of employees' families, thereby enabling employees to focus more on their career development.

6

Improving Work Hours and Promoting a Happy Work Environment

Overtime Management System

Sinyi Development has established clear regulations and methods for managing employees' schedules and attendance (such as the Attendance Management Regulations and Business Trip Management Procedures). Our overtime and attendance policies are compliant with legal requirements. If staff members need to work overtime due to work requirements, supervisors must obtain the employees' consent, and their monthly overtime shall not exceed 46 hours. Additionally, based on annual health check results, the Company identifies high-risk employees for healthcare and informs relevant supervisors to review work conditions and adjust work content as needed.

Optimized Leave System

The Company offers one day of paid volunteer leave annually, encouraging employees to engage in volunteer activities, experience the joy of giving, and promote a cycle of good deeds. For special leave, supervisors are required to assist employees in taking their leave. If employees cannot take all their special leave, they have three options: "settlement of unused leave as wage," "deferment to the next year," or "half settlement of unused leave as wages and half deferment to the next year."

Flexible Working Hours System

- Flexible Punch-in & Punch-out Times:

To create a friendly workplace and help employees balance continuous employment and family care responsibilities, the Company has implemented a flexible punch-in & punch-out system for employees, allowing them to adjust their start and end times within a specified range.

- Reduced Working Hours:

Employees who have special circumstances (such as childcare, caring for family members, or lifestyle changes) can apply for a reduced working hours system. Depending on their situation, they may request a shorter daily work schedule, which could include starting later or leaving earlier, to better balance their work and personal life.

9. Retirement System

Employees who meet the legal requirements for voluntary or mandatory retirement can apply for retirement at any time. The standards for pension payments are handled in accordance with Taiwan's Labor Standards Act and Labor Pension Act. The Company strictly adheres to the Labor Standards Act by establishing a Supervisory Committee for the Labor Retirement Reserve Fund, which ensures the proper management of the fund's contributions and distributions. Additionally, the Company makes monthly contributions to employees' pension accounts as per the Labor Pension Act.

- **Labor Standards Act Retirement System:** The Company contributes the full amount of retirement reserve funds based on the total salary of employees each month, and the funds are deposited into a "Company Retirement Fund Account" at the Bank of Taiwan.

- **Labor Pension Act:** The Company contributes 6% of each employee's monthly salary to individual pension accounts set up by the Bureau of Labor Insurance. Employees who voluntarily contribute to their pension accounts have their chosen contribution rate deducted from their monthly salary and transferred to their individual pension accounts.

10. Occupational Safety and Health

Sinyi Development has implemented the following measures to ensure comprehensive protection and care for employees in terms of occupational safety and health.

1 Occupational Safety and Health Management:

- Guided by its parent company's occupational safety and health management system, Sinyi Development implements occupational health and safety measures and risk management practices across all facilities. The company is committed to preventing and minimizing negative impacts on the workers' health and safety. To effectively manage these risks, an Occupational Health and Safety Committee-including four employee representatives out of its seven members-oversees its operational scope and serves as a channel for employee participation in occupational health and safety discussions. The Committee meets every three months to review performance, identify potential risks and implement relevant improvement measures, with a representative from Sinyi Development attending these meetings. Based on its parent company's risk assessments, Sinyi Development has identified cardiovascular disease and traffic accidents as its primary occupational risks, strengthened health management measures and established regulations that protect employees' right to report hazards and halt work when necessary, ensuring that the exercise of such rights will not result in disciplinary action. These efforts are aimed at fostering a safe and healthy work environment.
- To strengthen employees' fire safety awareness and reduce accidents caused by panic during fires, the Company has established a self-defense firefighting team and conducts regular fire drills. In 2024, the Company organized one first aid training session (CPR/AED/Heimlich maneuver) and two emergency evacuation drills at the HQ building.
- Sinyi Development has established clear regulations and methods for managing employees' schedules and attendance (such as the Attendance Management Regulations and Business Trip Management Procedures). Our overtime and attendance policies are compliant with legal requirements. If staff members need to work overtime due to work requirements, supervisors must obtain the employees' consent, and their monthly overtime shall not exceed 46 hours. Additionally, based on annual health check results, the Company identifies high-risk employees for healthcare and informs relevant supervisors to review work conditions and adjust work content as needed.

2 Health Management

- Sinyi Development has established its "Wellness and Health Management Center," staffed with dedicated health management professionals to systematically care for employees' physical and mental health. This center systematically ensures the physical and mental well-being of employees through various services, including physical health check-ups, psychological assessments, and emergency training. These measures aim to enhance workplace safety, health education, and achieve the goal of a "healthy and happy workplace with zero occupational injuries."
- Physical health check-ups:
  - New employees are entitled to a free health check-up upon joining the Company.
  - Employees are entitled to one subsidized health check-up every two years; employees aged 40 and above are entitled to a subsidized health check-up every year.
  - Employees' family members are eligible for discounted rates on health check-up services.
- Mental health assessment: Sinyi Development provides an online health management system for all employees to conduct psychological assessments at any time. Results can be reviewed by health management professionals who offer counseling and appropriate assistance.

Emergency Evacuation Drill

Employees who are injured on the job are granted occupational injury leave in accordance with legal regulations and actual circumstances. The Company also assists in applying for labor insurance occupational injury compensation. In 2024, two individuals were recognized by the Labor Insurance Bureau for occupational injuries, with a total of 9.5 days of leave. The injuries occurred during commuting to work when the employee was rear-ended by another vehicle, and when an employee accidentally hit a faucet during a warranty inspection.

Occupational Injury and Occupational Disease Statistics for 2024

Item	Occupational Injury	Occupational Disease
No. of cases	2	0
No. of lost workdays	9.5	0

2024 Occupational Injury Rate Table

Gender	Male	Female
Accident rate	5.22	12.40
Notes	● Male injury rate: (1 × 200,000) ÷ (252 days × 8 hours × 19 staff) = 5.22. ● Female injury rate: (1 × 200,000) ÷ (252 days × 8 hours × 8 staff) = 12.40. ● Sinyi Development has a total of 27 employees. The calculation uses 200,000 work hours, which is different from the Sinyi Group's standard of one million work hours. ● The injury rate is based on the number of occupational injuries and lost days reported to the Bureau of Labor Insurance each month.	

2024 Annual Loss Days Ratio Table

Gender	Male	Female
Loss Days Ratio	5.51	29.39
Notes	● Loss days are based on the number of days determined by the Labor Insurance Bureau (from the 4th day of work injury until recovery). ● Loss Days Ratio (LDR, rounded down to the third decimal) = (loss of work days / total working hours) x 200,000 = (1.5 / 54,432) * 200,000 = 5.51; (8 / 54,432) * 200,000 = 29.39 ● The injury rate is based on the number of occupational injuries and lost days reported to the Bureau of Labor Insurance each month.	

11. Recognitions and Honors

1 **Health Promotion Administrtion, Ministry of Health and Welfare "Healthy Workplace Certification-Badge of Accredited Healthy Workplace"**

To maintain the health of its employees, Sinyi Development is committed to promoting a smoke-free environment, enforcing a total smoking ban during working hours within the workplace. By implementing health promotion measures and creating a positive work environment, the Company has earned the Badge of Accredited Healthy Workplace from the Health Promotion Administrtion, valid until December 31, 2027.

2 **Department of Health, Taipei City Government Excellent Breastfeeding Room Certification**

To protect women's breastfeeding rights, Sinyi Group has established breastfeeding rooms at its headquarters. These facilities have received the "Excellent Breastfeeding Room Certification-Excellent Grade" from the Taipei City Government's Department of Health, with the certification valid until August 2026.

Healthy Workplace Certification-Badge of Accredited Healthy Workplace

Excellent Breastfeeding Room Certification

chapter 06

Social Responsibility-Services and Customers

Two Core Principles

Excellence in Service: Sinyi Development is committed to customer-centric service, continuously improving its service quality standards with the aim of becoming a leader in the industry.

Community Harmony: Sinyi Development centers its operations around the concept of community harmony, consistently deepening community-building activities while integrating the principles of harmony and goodwill into the community and fostering a rich local culture.

	Item	2024 Target	2024 Performance
1	Customer satisfaction	NPS value of 60 points	"Jiaxue." Project: 50 points "Jiapin" Project: 55 points
2	Consumer disputes related to product quality for home purchases	0 cases	0 cases
3	Community-building activities	16 events	Target met (21 events)

Mapping of Sustainability Standards to the United Nations Sustainable Development Goals:

GRI Material Topics	416 417
Customized material topics	Legal Compliance, Ethics and Integrity, Corporate Image/Brand Management, Innovative Technologies and Services
SDGs	

Chapter Highlights:

I. Excellence in Service 2-23 2-24 417-1

1. Quality Management

1 Building Production History

"Building Production History" fully discloses the selection of raw materials, construction methods, site environment, and processes, ensuring transparency and allowing customers to understand the quality of the construction and environmental practices. Sinyi Development adheres to its core principles of "Prioritize righteousness over profit, Prioritize people, and Think Positively," implementing green construction methods and commitments to energy-saving and low-carbon practices. Sinyi Development has always maintained high standards, introducing the building production history system. Through transparent construction manufacturing processes and strict quality control, Sinyi Development ensures that residents trust the quality of the construction and services, providing a more secure living experience.

2 Material Traceability Management

Sinyi Development has fully implemented "Building Material Traceability Management," ensuring the complete traceability of all building materials from production sites, manufacturing, transportation, to the construction site. Sinyi Development provides comprehensive production histories and factory certificates, along with relevant quality inspection and test results for materials such as steel bars, connectors, concrete, aluminum windows, glass, soundproof mats, fire doors, entrance doors, partitions, ceilings, paint, waterproof materials, kitchen units, and bathroom cabinets. Moreover, for materials that meet green building and non-toxic environmental standards, rigorous screening is conducted to ensure that material quality meets design requirements and environmental standards, thereby fulfilling the commitment to safe, sustainable, and low-carbon construction.

3 Transparent Engineering Inspections

Sinyi Development provides a quality inspection report for unit-level renovation projects, covering both construction and mechanical/electrical fields, ensuring that engineering quality meets high standards. In terms of construction, inspection items include the placement of soundproof cotton in partitions, waterproof testing for bathrooms and aluminum windows, seam waterproofing, and the installation of soundproof mats. For mechanical/electrical systems, inspections cover drainage pipe full-water tests, water supply pipe tests, internal pipework in partitions, and configurations for water drainage and electrical systems. Furthermore, all inspection items are accompanied by detailed records and photos, with some supported by self-inspection checklists to ensure that details not directly visible to customers also comply with industry standards, ensuring transparent project management. For example, in the "Jiapin" project in 2024, an open inspection mechanism was fully implemented to ensure that construction quality meets customer expectations (as shown in the image below)

4

Online supervision system

Sinyi Development is committed to providing customers with more transparent and convenient services. To achieve this, Sinyi Development has launched an online supervision system, offering real-time construction monitoring services for customers.

Construction monitoring services

Features of the online supervision system:

Real-time Monitoring	Customers can view the current status of the construction site at any time through the online supervision system. Even if they cannot visit the site in person, they can still keep track of the latest construction progress.
Image Archiving	The system automatically archives construction images, allowing customers to review project progress and ensure construction quality.
Transparent Management	The entire construction process is publicly available, enhancing transparency and fulfilling Sinyi Development's commitment to integrity and ethics.
Online Communication	Customers can interact with the construction team through the system, immediately reporting issues or providing suggestions to ensure that construction needs are met.
Safety Monitoring	The system continuously monitors the site environment, allowing for early detection of potential safety risks and the immediate implementation of preventive measures to ensure construction safety.

By implementing the online construction supervision system, Sinyi Development enables customers to track construction progress in real time without needing to be physically present at the site. Through digital management and high transparency in information sharing, Sinyi Development upholds its professional spirit and commitment to integrity, providing customers with a more convenient and efficient experience.

5

Structural Testing

Sinyi Development provides complete production records and testing reports for both construction and electromechanical structural engineering to ensure the quality and safety of the project. Construction structure includes columns, walls, beams, floor slabs, rebar, bamboo-steel rebar, concrete test samples, and rebar connectors. All materials undergo third-party testing and receive certified reports; Electromechanical structure encompasses panel and wall piping, electrical engineering, plumbing, and fire protection systems, all of which undergo strict inspection by the construction contractor. Through the integration of construction blueprints, test reports, and inspection records, Sinyi Development ensures transparent management, allowing residents to clearly understand quality control and structural safety certifications, which provides peace of mind for a secure living environment.

2. Customer Experience

Sinyi Development adheres to a comprehensive and excellent service approach, covering all stages of a construction project-before, during, and after development – to ensure high-quality services and a complete customer experience. Every customer's feedback is highly valued, and the Company uses strict management to ensure timely and accurate responses to inquiries. This approach ensures that issues are resolved quickly and effectively, reducing complaint risks, improving service quality, and increasing customer satisfaction. By the end of 2024, the customer service case resolution rate reached 97.4% (as of December 31, 2024), with remaining cases continuously followed up to ensure each customer receives the best service experience.

1

Detailed Explanations

Sinyi Development establishes a comprehensive information transparency mechanism based on the progress of each construction project stage, ensuring that customers can stay updated on the latest development of the project. Through stage-specific briefings, such as construction commencement briefings, structural progress updates, and pre-delivery tours, the Company actively responds to customer inquiries and provides clear project status analyses, ensuring full participation and trust throughout the process.

Presenting structural progress updates to residents

2 On-site Visits

In the past, customers purchasing pre-sale properties were unable to see the actual state of the property or experience the space size before the handover. Sinyi Development values communication with customers and is committed to enhancing transparency and involvement. To address customer pain points and provide a deeper understanding of the construction quality and progress, Sinyi Development arranges on-site visit activities during key construction phases. A representative unit type is open to customers, allowing them to directly witness the progress and details of the project. The key content and purposes of these visits are as follows:

Foundation structure verification (completion of ground floor rebar binding)

Customers can witness the foundational structure of the building and understand the quality of the rebar binding. Sinyi Development's professional team will provide explanations to ensure customers understand the safety and stability of the building structure.

Structural stage confirmation (completion of beam installation)

After the beam installation is complete, customers are invited to visit the site, experience the scale of the building space, and inspect the quality of beam-column construction and project progress. This ensures the structure meets safety and durability standards.

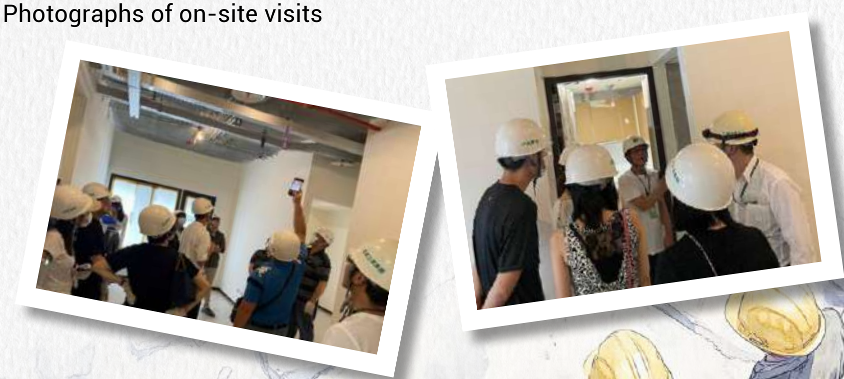
Future living experience (model room)

Through the model room display, customers can experience the interior design, material quality, and space configuration in advance. They can also provide feedback to ensure the future living environment aligns with their needs, fulfilling the promise of customized, high-quality construction.

Sinyi's Founding Spirit:

Due to safety management and construction site environment concerns, most construction companies typically do not allow customers on-site before completion. However, Sinyi Development uniquely offers customers on-site visits before handover, aiming to provide transparency and allow owners to personally understand the actual status of the construction. This helps increase trust and peace of mind regarding the construction quality. To ensure a smooth and safe visit, well-planned visit routes and rigorous safety measures are implemented. This enables customers to enter the construction site with confidence, experiencing the construction details and quality up close. Additionally, customer feedback will be used as a reference for optimizing the project and improving quality, continually refining construction details to ensure the top quality and customer satisfaction.

Photographs of on-site visits



3 E-Services

Sinyi Development is deeply committed to digital technology, creating convenient and efficient e-services that allow clients to check construction project progress anytime via online platforms, ensuring real-time transparency. Through intelligent monitoring and digital management, clients can not only remotely track construction status but also enjoy a more precise, high-quality service experience. Through its e-service platform, Sinyi Development maintains real-time interaction with clients, offering online customer service to address inquiries and ensure easy access to transparent information.

Sinyi Development is deeply committed to digital technology, creating convenient and efficient e-services that allow clients to check construction project progress anytime via online platforms, ensuring real-time transparency. Clients can quickly find the information they need via the website or mobile app, with simple and intuitive system operations that enhance user experience. At the same time, digital management not only improves service efficiency but also optimizes internal operational processes, reducing labor and resource consumption. Sinyi Development will continue to refine its digital interfaces and operational models, ensuring that clients can access accurate information anytime and enjoy smooth, efficient service experiences.

To adapt to the digital age, Sinyi Development has implemented three e-measures to ensure that clients can access real-time information and services anytime, anywhere, enhancing interaction experiences and trust:

Online Monitoring System	Offering 24/7 real-time monitoring, clients can view construction site conditions, including personnel dynamics, construction quality, and progress, through the official website or mobile app, ensuring transparency in information.
Online Access to Documents	Within 30 days after contract signing and upon completion of customer-requested changes, relevant contract and modification documents will be digitized and uploaded to the Sinyi Development website, allowing clients to conveniently access and review contract details and change records online.
Payment Inquiry Service	In partnership with Taishin Bank, Sinyi Development ensures that payment records are updated within one month of payment. Clients can check the status of their payments via Taishin Bank's Pre-sale Housing Trust Fund Inquiry System, confirming whether funds have been successfully transferred to the trust account, thereby enhancing transaction transparency and peace of mind.

4 Customer Modification Services

Sinyi Development collaborates with specialized teams in construction and mechanical-electrical engineering to offer customized services, such as design changes, material selection, and color options, ensuring that customer needs are fully met. We continuously optimize our processes to improve service efficiency and strengthen the customer modification experience through the following measures:

- Precise Communication in the Early Stages: We thoroughly understand the client's needs and provide professional advice during the design phase to ensure that modification plans meet practical requirements and engineering feasibility.
- Diverse Selection of Materials and Colors: We offer a wide range of materials and color options, allowing customers to create personalized spaces that reflect their unique style.
- Optimized Processes and Enhanced Timeliness: We streamline the modification process to shorten processing times, minimize impacts on project timelines, and increase operational efficiency.

Clients can create their ideal living space according to their tastes and needs. Drawing from our past experiences in customer modifications, Sinyi Development continuously refines its processes and improves service quality, ensuring that every client enjoys a tailored and satisfying experience.

5

Dedicated Customer Service

Sinyi Development adheres to the philosophy that "a transaction is not just the starting point of service but a commitment to providing a wholehearted experience" by committing to the creation of an efficient, transparent customer service mechanism. We offer a comprehensive complaint-handling channel and timely management systems, ensuring that every client's needs receive a swift response. Clients can submit inquiries via the customer service email (XINYIKF@sinyi.com.tw), the community help system, or the customer service hotline, all of which are managed by dedicated personnel who continuously optimize service quality.

In 2024, when customers raised concerns regarding water quality inside units at the Jiahe. project, Sinyi Development immediately activated its response mechanism. After internal meetings, the Company arranged emergency procurement and engaged a professional third-party team to clean the in-unit water pipelines. Project meetings are held to communicate with clients. We coordinated closely with third-party vendors and on-site staff to solve the issue according to the highest standards, continuously tracking improvements to ensure brand reputation remained intact.

To maintain efficient service and immediate response, Sinyi Development commits to replying to urgent customer needs within 24 hours and addressing cross-department or external vendor matters within 72 hours. In the case of exceptional circumstances, executive committee will either provide direct instructions or personally oversee the matter, ensuring smooth communication and rapid resolution to meet customer expectations with the utmost sincerity.

6

Mobile Home Inspection

Sinyi Development offers a "Mobile Home Inspection" service, using modern technology to enhance the convenience, efficiency, and professionalism of the home inspection process. By leveraging digital tools and standardized procedures, we ensure the inspection process is more accurate and transparent, allowing customers to easily monitor the quality of their homes and receive greater assurance for their living spaces. Here are the details of our "Mobile Home Inspection" service:

- Purpose and Philosophy: By utilizing digital tools and a professional team, we create a more efficient and convenient inspection process for clients. With standardized inspection mechanisms, customers can systematically verify the quality of their homes, reducing the time and effort traditionally required for inspections. Additionally, the digital inspection system ensures that all inspection details and client feedback are recorded in real-time, eliminating the risk of omissions or errors, and making the inspection process more precise and transparent. Customers can immediately access inspection results and receive professional recommendations, ensuring the quality of the home meets expectations.
- Process: The process is simple and intuitive. Clients can use a dedicated mobile app to participate in a comprehensive house inspection alongside the professional team. During the inspection, the team will take real-time photos and record the results, ensuring all details are clearly documented and traceable. Clients can view and verify the inspection content at any time. Additionally, clients can communicate with the team through the app for immediate professional advice to ensure the home meets the desired quality standards. Any issues discovered during the inspection can be resolved and tracked via the app, allowing clients to easily monitor the repair progress and ensure each detail is up to standard.
- Instant Access: Clients can check the inspection results at any time through their mobile devices, gaining detailed access to the inspection records and testing details to ensure construction quality meets expectations. All inspection results are presented transparently, enabling clients to confirm improvement progress and repair status before final acceptance, ensuring that the home meets the ideal standards.
- Information Transparency: The entire inspection process is made transparent, allowing customers to clearly understand the home's quality, thereby increasing their confidence.
- Results: The "Mobile Home Inspection" service significantly improves inspection efficiency through digital management, enabling clients to complete the full inspection process in a short time. The digital system replaces traditional paper records, reducing paper usage and minimizing resource waste, thereby supporting environmental sustainability. Furthermore, the professional team offers ongoing guidance and advice, ensuring clients have an accurate understanding of their home's condition and that all details meet expectations, further enhancing the inspection experience and client satisfaction.

7

Home Inspection

Sinyi Development offers an indoor health check-up service one year after the handover of the property, proactively ensuring the safety and quality of the home for residents. The scope of the inspection includes structural beams and columns, fire safety, plumbing, electrical systems, air conditioning, water drainage conditions, and door/window hardware. Through comprehensive inspections, potential issues can be identified early, improving property maintenance efficiency.

- Safety Assurance: Early identification and elimination of potential safety risks, reducing the likelihood of accidents.
- Enhanced Living Quality: Inspection and maintenance of key equipment to ensure the stable operation of the home's functions and maintain the best living environment.
- Cost Savings on Repairs: Early detection of issues through regular check-ups to avoid high repair costs later and extend the life of the property.
- Strengthened Customer Trust: Proactive concern for the client's living conditions demonstrates Sinyi Development's commitment to quality, enhancing customer satisfaction and trust.

8

Public Facility Inspection

Sinyi Development offers a community safety inspection one year after the handover of public facilities, ensuring the safety and long-term maintenance of these facilities. The scope of the inspection includes the building's exterior, roof drainage systems, public structures, fire safety equipment, escape routes, and underground parking areas. Comprehensive inspections ensure the community environment remains stable, safe, and livable.

- Community Safety Assurance: Reviewing the safety status of public facilities and identifying potential risks early.
- Public Facility Maintenance: Ensuring that facilities operate properly, arranging timely repairs, extending their lifespan, and reducing long-term maintenance costs.
- Enhanced Community Image: Maintaining a clean and aesthetically pleasing community environment, improving the quality of life for residents.
- Strengthening Community Cohesion: Actively responding to resident needs, enhancing communication and mutual trust among residents, and fostering a harmonious community atmosphere.

9

Warranty Service

Sinyi Development provides warranty services for various components of the building structure, fixed materials, equipment, kitchen appliances, and waterproofing.

- Quality Assurance: Sinyi Development is confident in the quality of its buildings and provides comprehensive warranty services, ensuring customers enjoy peace of mind throughout their stay.
- Immediate Repairs: Should customers encounter any equipment or structural issues during the warranty period, they can immediately request repair services, ensuring the quality of their living environment remains unaffected.
- Reduced Financial Burden: All repair costs during the warranty period are covered by Sinyi Development, minimizing additional expenses for customers and reducing future maintenance costs.
- Enhanced Customer Satisfaction: Through a comprehensive warranty system, Sinyi Development builds trust with customers, providing a secure and worry-free living experience.

Warranty Duration:

- Structural Components (e.g. foundation, beams and columns, stairs, load-bearing walls, floors, roofs, and retaining walls): 15 years
- Fixed Materials and Equipment (e.g. doors, windows, painting, and floor tiles): 2 years
- Waterproofing: 2 years
- Kitchen Appliances and Equipment: 1 year

10

Sustainable Services

Sinyi Development inherits Sinyi Group's 40-year brand legacy, upholding the philosophy of sustainability. Through strict quality management mechanisms, such as building production records, we ensure that every construction project meets health and safety standards while providing excellent customer service. At each stage of construction, we implement high-quality management to meet customer expectations and actively engage with local communities for mutual growth. Additionally, Sinyi Development is guided by the 2030 "co-inclusive pre-construction" vision, integrating sustainability into architectural practices and demonstrating our long-term commitment to corporate social responsibility, creating a safer, more friendly, and sustainable living environment for the future.

- Long-term Service Guarantee: We pay close attention to diverse customer needs, offering comprehensive services and support. We promise consistent quality and rights protection for our customers, striving to enhance service quality and customer satisfaction.
- Growth with Customers: We actively establish long-term partnerships with our customers, aiming for mutual progress and shared success.
- Community Inclusion: We engage in community activities, building positive interactions with local communities and fulfilling our corporate social responsibility.

II. Community Development

Sinyi Development upholds the core values of "Forging timeless architectures with benevolent thoughts, innovate to lead cultural values, deeply cultivate service to set examples, and achieve harmonious and happy lives." With the goal of creating friendly neighborhoods and promoting community integration, we actively foster both online and offline community interaction mechanisms. As social structures evolve and urbanization advances, residential living has shifted from traditional three-sided courtyards and standalone houses to apartment complexes and high-rise buildings. However, while modern developments have addressed housing needs, emotional bonds between neighbors have gradually weakened. Residents often become "intimate strangers" to one another, lacking interaction and a sense of belonging. This phenomenon not only affects the quality of living but may also lead to social friction, hindering the development of a harmonious community. To address this, Sinyi Development promotes communication among residents through social media platforms and in-person events, encouraging connections that extend from virtual familiarity to real-world interactions, thus cultivating a warmer and more cohesive community environment. At the same time, guided by the United Nations' Sustainable Development Goals (SDGs) and the principles of Environmental, Social, and Governance (ESG), we have proactively embedded sustainability into community building. In 2019, we established the OUR-Space Community Experience Center in Banqiao, and expanded to Xinzhuang in 2023. Collaborating with communities such as Sinyi Jiahe., Sinyi Jiapin, and Sinyi Jiaxue.we jointly develop living experiences centered on humanistic care and mutual well-being among neighbors. Through these concrete actions, we integrate sustainability into the living environment, working hand in hand with residents to create a harmonious, inclusive, and beautiful way of life.

1. Origin

Since its establishment in 2019, the OUR-Space Community Experience Center has been dedicated to promoting community-building experiences and fostering civic awareness. By facilitating knowledge sharing and local collaborations, it strengthens community connections and encourages inclusive development. Initially based in Banqiao, OUR-Space actively partnered with cultural and historical organizations as well as community development groups, centering its mission on "cultivating civic awareness and problem-solving abilities." The initiative encourages public participation in community affairs, deepening interaction among residents and fostering a spirit of co-creation.

Starting in March 2022, even without a physical venue, the OUR-Space community-building efforts continued to expand across various regions. Through cross-district collaborations-such as with the Yima Village community-building site in Taipei and the Fushou Citizens Activity Center in Xinzhuang-OUR-Space demonstrated that community-building influence need not be bound by location. At the same time, the official Facebook page was transformed into a virtual venue to share information, promote activities, and invite a broader public to engage in community initiatives. This strengthened the outreach of OUR-Space's "Neighborly Community-Building" spirit championed by Sinyi Development.

In September 2023, the OUR-Space Community Experience Center officially launched a new base in Xinzhuang, forging partnerships with local organizations, including Xinzhuang Community College, the Wetland Service Team of Xinzhuang Community College, Sense of Place, the New Taipei Xinzhuang Cultural Association, Xinzhuang Sao, and Community Family. Together, these collaborations advance the ideals of learning, co-creation, and mutual prosperity within the community. Sinyi Development also integrated the OUR-Space concept into its property sales centers, allowing prospective residents to experience the warm transformation from strangers to acquaintances, and from acquaintances to friends, fostering a friendly community atmosphere. By combining online and offline efforts, OUR-Space continues to connect more people with the world of community-building, creating a sustainable model of inclusive living.

From the moment customers sign their contracts, Sinyi Development proactively organizes resident engagement activities. Through the creation of resident groups and gatherings, future neighbors are encouraged to transition from unfamiliarity to familiarity, eventually building lasting friendships and developing a supportive, friendly "neighborly community."

2. Activity Overview

Sinyi Development actively supports the United Nations Sustainable Development Goal (SDG) 11: "Make cities and human settlements inclusive, safe, resilient, and sustainable." In particular, we embody the spirit of SDG 11.3, promoting inclusive and sustainable urbanization and participatory, integrated, and sustainable human settlement planning and management in all countries. Through community participation and co-creation, we advance social inclusion and sustainable spatial development.

- Encouraging Public Participation and Strengthening Community Interaction: Through the OUR-Space Community Experience Center and its online extension, we share and promote the spirit of community-building and invite residents and the public to participate in community initiatives. By connecting with external organizations and hosting regional-themed events, we create engaging experiences that resonate with both the general public and residents. Additionally, through promoting Sinyi's community-building initiatives, we help participants understand and embrace the brand's local engagement efforts.
- Creating Neighborly Communities: Following the philosophy that "a good neighbor is worth more than gold," we organize a variety of activities to encourage interaction among residents, striving to help each person find valuable and trusted neighbors. Residents are invited to participate in community activities designed to cater to diverse target groups. Those with professional skills are encouraged to initiate events, act as instructors, or lead clubs. This approach helps cultivate enthusiastic community members, cultivating a harmonious community built on respect and cooperation.

Target Audience	Promotion Strategy	Initiatives
General Public	Raise community awareness and promote the philosophy and achievements of community-building	• OUR-Space Exhibitions and Activities: Provide access to knowledge through initiatives such as the "20th Anniversary Exhibition of Community Family" and the "Xinzhuang Community College Achievement Exhibition," guiding the public to explore community-building topics and inspiring motivation to drive positive changes within communities. • Collaborated on events such as "Xinzhuang Community College Art Festival" and "Dancing River God Market in Xinzhuang" to promote Sinyi's community-building initiatives. These activities help participants recognize and embrace the value of Sinyi's community efforts, strengthening local brand connections and contributing to the creation of culturally vibrant and sustainable cities.
Community Residents (Jiahe., Jiapin, Jiaxue.)	Foster community consciousness from acquaintance to co-creation	• Proactively Fostering Resident Interaction to Strengthen Community Bonds: Unlike traditional developers, Sinyi Development incorporates community-building efforts during the pre-sale phase. Through online groups and offline events, future neighbors are encouraged to connect even before moving in, gradually building a sense of belonging and community consciousness. • Parallel Online and Offline Engagement to Foster Inclusive Communities: Resident groups, in-person gatherings, and community activities are designed to encourage neighbors to reach out to one another, fostering mutual support and setting the stage for spontaneous, self-organized community initiatives. • Resident-Centered Approach to Deepen Community Collaboration: Sinyi Development engages directly with residents through interactive activities to better understand their needs, lifestyles, and interests. Based on these insights, tailored community engagement models are developed, integrating community-building into daily life and nurturing a more cohesive and friendly neighborhood culture.
Residents Interested in Sustainability and Carbon Reduction	Cultivate a community culture focused on sustainability and environmental awareness	• Promote Community Engagement and Cultivate Volunteer Leadership and Clubs: Sinyi Development actively supports the discovery of highly engaged residents, encouraging the formation of diverse clubs and volunteer teams. Through shared interests and activities, residents build stronger connections. In 2024, three communities identified more than 11 core participants and established four clubs, deepening neighborhood bonds and strengthening community cohesion. • Co-create a Community Culture and Promote Sustainability Awareness: Through community voting mechanisms, residents participate in shaping the content of activities, thereby encouraging those interested in sustainability and carbon reduction to become involved in community affairs. The outcomes were presented at the Annual Thanksgiving Banquet, which has evolved into a "Community Day" that reinforces ongoing community interaction and dialogue across the entire neighborhood.

3. Description and Statistics of Community-Building Activities

Since the opening of the OUR-Space Community-Building Experience Center in September 2023, the center has actively built strong connections with local community organizations and explored diversified collaboration models. However, following the successful sell-out of the Sinyi Jiaxue. project, the center concluded its physical operations in March 2024, concentrating most activities in the first half of the year and reaching a total of 348 participants. Despite the closure of the physical venue, the OUR-Space initiative continued online, maintaining engagement with both the general public and community residents. Sinyi Development also donated items from the physical center to charitable organizations and local groups. In 2024, the online center (via Facebook) achieved a total reach of 8,209 people, with individual posts reaching up to 1,753 people and donation-related posts reaching 276 people (with 611 views). In addition, Sinyi Development continues to collaborate with Xinzhuang-based community-building organizations (e.g. Perceptual Wander Studio, Xinzhuang Street Sounds, Xinzhuang Community College), participating in events organized by local cultural groups to promote the spirit of Sinyi community development. Parallel efforts include ongoing community gatherings and collaboration with the residents of Jiahe., Jiapin, and Jiaxue. communities, as well as co-hosting events related to property activities. By the end of 2024, total direct engagement across all activities reached 1,317 participants.

2024 Community-Building Activity Statistics

Total no. of participants in community-building activities 1,317

Date	Location	Nature of Activity	Contents	No. of Participants
2024/02/27~03/20	OUR Space Community-Building Experience Center	Community-Building Exhibition	20th Anniversary Exhibition of Community Family (static exhibition)	156
2024/01/01~03/29	OUR Space Community-Building Experience Center	Community-Building Exhibition	General visits by the public, corporate visits, and resident visits	192
Subtotal				348
2024/05/11	Haishan Village, Xinzhuang District	Community Promotion Event	Xinzhuang Community College Art Festival	175
2024/10/12~10/13	Xinzhuang Cultural and Arts Center	Community Promotion Event	Dancing River God Market in Xinzhuang	110
Subtotal				285
2024/01/27	Jiahe.Community	Exclusive Event for Residents	Spring Festival Calligraphy Workshop	32
2024/02/24	Jiahe.Community	Exclusive Event for Residents	Lantern Festival Celebration	35
2024/04/04	Jiahe.Community	Exclusive Event for Residents	Children's Day Celebration	25
2024/09/17	Jiahe.Community	Exclusive Event for Residents	Mid-Autumn Festival Gathering at Jiahe..	38
2024/11/30	Jiahe.Community	Exclusive Event for Residents	Thanksgiving Banquet	45
Subtotal				175
2024/03/23	Jiapin Community	Exclusive Event for Residents	Madeleine DIY and Tea Gathering	24
2024/07/19	Jiapin Community	Exclusive Event for Residents	"+Jiapoint Flavor Bar" Series –Picture Book Storytelling Workshop	9
2024/07/20	Jiapin Community	Exclusive Event for Residents	"+Jiapoint Flavor Bar" Series – Herbal Tea Tasting Session	10
2024/07/27, 09/08, 09/22	Jiapin Community	Exclusive Event for Residents	"+Jiapoint Flavor Bar" Series – Soft and Hard Design Sharing Session	59
2024/11/02	Jiapin Community	Exclusive Event for Residents	Resident-Initiated Community Cooperation Activities	16
2024/12/01	Jiapin Community	Exclusive Event for Residents	Jiapin Picnic Day	42
2024/12/21	Jiapin Community	Exclusive Event for Residents	Site Visit and Networking Activity	9
Subtotal				169
2024/01/14	Jiaxue.mmunity	Exclusive Event for Residents	Introduction to Xinzhuang Temple Culture, Lantern Painting DIY	16
2024/06/15	Jiaxue.mmunity	Exclusive Event for Residents	Wetland Park Guided Tour with Xinzhuang Community College and Wetland Service Team, Resident Gathering	18
2024/09/17	Jiaxue.mmunity	Exclusive Event for Residents	Mid-Autumn Community Gathering	9
Subtotal				43
2024/04/13	Jiaxue.mmunity	Sales Event	Groundbreaking Ceremony: Resident Interaction and Introduction to Sinyi Community-Building Efforts	138
2024/08/10,17	Jiapin Community	Sales Event	Jiapin Model Unit Open House: Resident Interaction and Invitation to Join Community-Building Group	159
Subtotal				297

4. Highlights and Summary of Community-Building Activities

1 Sinyi's Community Development DNA: The "OUR-Space Community Experience Center" served as a hub for advancing community development initiatives. Integrating the United Nations Sustainable Development Goals (SDGs) and ESG principles, it connected local teams to continuously promote the spirit of community building. Through this platform, participants were encouraged to identify with Sinyi's community development philosophy and achievements. This strengthened the brand's local ties and raising public awareness of the value of community engagement and sustainable development.

2 Community Building from the Moment of Signing: Creating Friendly Neighborhoods at Sinyi, community building begins the moment a homebuyer signs a purchase agreement. Through a combination of online groups and offline activities, we create opportunities for future residents to connect, fostering a harmonious community spirit. The goal is to help residents transform from strangers to acquaintances, and from acquaintances to friends, ultimately cultivating a close-knit and supportive neighborhood.

3 Tailored Community Development Programs for Residents: Based on the development stage of each of the three communities (Jiahe.Jiapin, and Jiaxue. we designed customized community development actions to strengthen residents' sense of community and belonging. Jiahe.ommunity focused on forming interest-based clubs to foster resident connections through a variety of activities; Jiapin Community emphasized resident participation by establishing event organizing committees and adopting a voting system to deepen engagement; while Jiaxue. ommunity, made up of new homeowners, encouraged early neighborhood interaction through diverse activities hosted at the community experience center.

4 Sustainable Community Development and Future Planning: By facilitating the formation of community clubs and hosting dedicated "Community Day" events, we help communities tap into policy resources and compete for relevant awards, ensuring the continuity and growth of community development efforts. Our vision is to make every resident feel that "walking through the community entrance feels just like coming home."

Jiahe.

Thanksgiving Gathering "A Dish from Every Family"

With Thanksgiving as the theme, we collaborated with partners and residents to create a unique, festive atmosphere exclusive to the community. Residents contributed homemade dishes, showcased their talents through performances, and participated in an awards ceremony.

Resident: "Thanks to Sinyi's community-building efforts, our community feels even more connected."

Resident: "We truly appreciate the care Sinyi puts into community building-it's making our neighborhood a better place."

Jiapin

Themed Networking Event: Building Neighborhood Connections

We hosted networking events to foster strong connections among residents even before move-in. In 2024, three themed gatherings were held, with the third event, "Sharing Insights on Soft and Hard Interior Design," featuring a guest speaker who offered practical advice on future home design needs.

Resident: "In conversations, I realized that other developers don't maintain such interaction with residents after purchase. I really appreciate Sinyi's commitment to community building and have even shared and recommended the project to my colleagues. I'm also interested in participating in future community activities."

A good neighbor is worth more than gold. Sinyi Group's commitment to community building stems from its deep concern over the growing divisions and estrangement in modern society-whether from differences in gender, political views, or lifestyles-all of which can weaken the bonds between people. With over two decades of experience under its "One Community, One Family" philosophy, Sinyi Development has extended this vision into the realm of newly constructed residential buildings, introducing a proactive model of community building within shared spaces. The goal is to foster a supportive, close-knit, and harmonious living environment where residents look out for one another.

As a developer, Sinyi Development aims not just to construct buildings, but also to shape the spirit and culture of a community even before it physically takes form. Whereas traditional communities often emerge naturally over time, Sinyi chooses to intervene early-while residents are still strangers-by creating opportunities for interaction through diverse community events and engagement initiatives. Throughout the journey from purchase to move-in, we facilitate a gradual transformation: strangers become acquaintances, and acquaintances become community partners. In addition, Sinyi actively identifies and encourages local talents within the community to share their skills and resources, nurturing a culture of mutual support. Ultimately, our vision extends beyond building quality homes; we are dedicated to cultivating vibrant, interconnected neighborhoods. We believe that strong community bonds can enrich residents' daily lives and inspire broader positive change across cities and society. By expanding people's lives beyond the confines of their private homes into a thriving community, we aim to create a more harmonious and hopeful future.

chapter 07

Corporate Governance

As a member of Sinyi Group, Sinyi Development upholds integrity and fairness as the core values of its corporate ethics. By dedicating resources and manpower to corporate governance, the Company ensures the implementation of these ethical principles.

Ensure compliance with legal requirements

Establish risk management policies and methodologies to control risks

Establish operational continuity mechanisms to address actual and potential impacts

	Item	2024 Target	2024 Performance
1	Business operation generates and maintains positive profits	Profit	Profit
2	Cases of penalties or disciplinary actions due to legal violations	0 cases	0 cases
3	Implement risk management policies and methodologies for identified risk scenarios	Achieve 100%	Achieve 100%
4	Confirmed cases of complaints regarding violations of corporate ethics or integrity in operations	0 cases	0 cases
5	Employees signing the code of conduct agreement every six months	Signing rate 100%	Signing rate 100%
6	Completion of corrective and preventive actions for internal audit findings	Completion 100%	Completion 100%
7	Business continuity drills (e.g. fire drills and so forth)	1 time	1 time

Mapping of Sustainability Standards to the United Nations Sustainable Development Goals:

Customized material topics	Corporate Image/Brand Management, Risk Control, Legal Compliance

Chapter Highlights:

I. Legal Compliance 2-24 2-27 206-1

Sinyi Development invests resources and manpower to continuously monitor regulatory changes and the requirements of supervisory authorities, ensuring that business activities comply with legal mandates. This approach allows for the identification, analysis, and response to actual and potential impacts.

In line with the "Sinyi Group Compliance Regulations" established by the group, Sinyi Development handles compliance-related cases within its business scope. Each business department conducts internal reviews, and the group's resources are utilized for comprehensive compliance audits to ensure operational control and legal adherence. In addition, Sinyi Development strictly follows the "Sinyi Group Internal Data Protection and Personal Data Protection Law Compliance Guidelines," by implementing specific measures for data protection and personal data compliance. This ensures that all company personnel are well versed in relevant regulations and laws.

2024 Legal Compliance Status

Dimension	Applicable Laws	Review Units	Violations
Business Operations and Marketing	Criminal Code, Fair Trade Act, Consumer Protection Act, Real Estate Brokerage Management Act, Trademark Act, Copyright Act	Sinyi Development's Sales Department Sinyi Group Compliance Unit	None
Finance and Organizational Planning	Company Act, Securities Exchange Act (Note), Anti-Money Laundering Act and related laws	Sinyi Development's Finance and Accounting Department Sinyi Group Compliance Unit	None
Internal and Customer Information Protection	Trade Secrets Act, Personal Data Protection Act	Sinyi Development's Sales Department Sinyi Group Compliance Unit	None
Human Resources Policy and Management	Labor Standards Act and related laws	Sinyi Development Human Resources Department Sinyi Group Compliance Unit	None

Note: Although Sinyi Development is not a publicly traded company, it must comply with certain securities regulations because its parent company is listed.

II. Risk Control 2-12 2-23 2-24

Sinyi Development has established a risk management policy and methodology to conduct both periodic and ad-hoc assessments of risks associated with business operations, activities, and systems. This approach aims to identify, analyze, and respond to both actual and potential impacts by promptly confirming and managing response measures to control risk levels.

1. Risk Management Policy

Sinyi Development possesses adequate risk control capabilities to handle risks and opportunities arising from internal and external factors, adapting to global and local trends. This ensures the Company avoids impacts on profitability and sustainability while remaining prepared for various potential risks and seizing business opportunities. In addition, Sinyi Development identifies and addresses climate-related risks and opportunities following the TCFD (Task Force on Climate-related Financial Disclosures) framework and discloses information accordingly.

Sinyi Development is committed to enhancing corporate governance and risk control capabilities. The Company continuously optimizes its risk management policies and procedures, following the first revision of the risk management policies and procedures by the parent company in July 2023. Material risk items are decided in a top-down manner by the Board of Directors, utilizing resources for effective focused management. To address various internal and external risks encountered during operations, a systematic methodology and annual plans are employed to ensure effective implementation of risk management practices.

For significant unexpected events, immediate disaster mitigation and restoration of normal operations will follow the "Sinyi Group Crisis Management Procedures."

2. Risk Management Organization

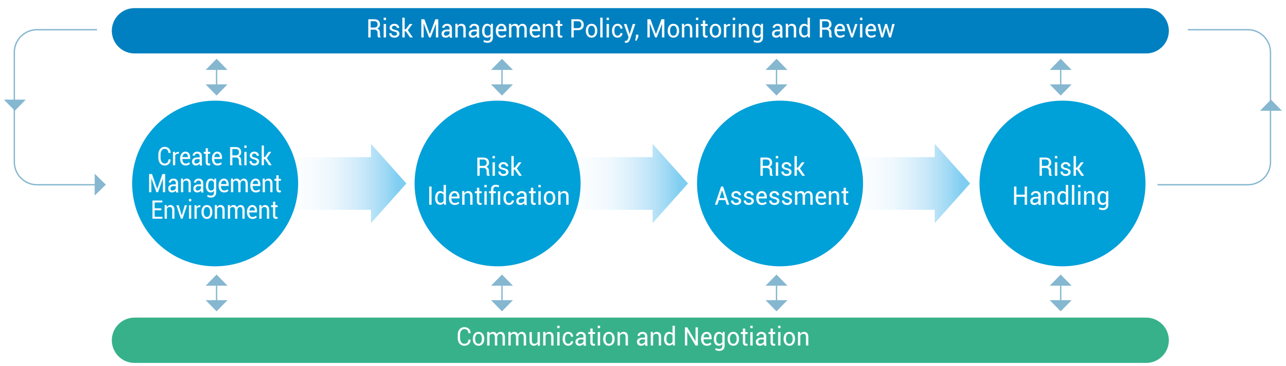
Sinyi Development's operational structure includes the parent company, the Total Ethics Management Committee, the risk management unit, the risk execution unit, and the risk audit unit, each with distinct roles and responsibilities as outlined below:

Level	Roles and Responsibilities
Parent Company Sinyi Group	● The Board of Directors of the parent company, Sinyi Group, is the highest risk control authority. It reviews the annual risk management report, risk execution report, and audit report of the Sinyi Group to ensure the effective implementation of its risk management system. ● The deliberative unit interacts and communicates on a regular or ad-hoc basis with various functional heads on ESG issues, and at the end of the year, it reviews the impact, strategic goals, and performance outcomes, along with improvement and preventive measures.
Total Ethics Management Committee	● High-level executives appointed by Sinyi Development participate in material risk decisions and related business promotion and action plans for Sinyi Group. This includes risk assessment, analysis, risk management measures, and the implementation of risk handling plans, which are regularly reported to the Board of Directors.
Sinyi Development's Board of Directors	● The Board of Directors is the highest risk control authority of Sinyi Development. It reviews the annual risk management report, risk execution report, and audit report of the Company to ensure the effective implementation of its risk management system. ● Executive committee engages in regular or as-needed meetings to discuss ESG impacts, strategic directions, and objectives set by the Board of Directors, along with performance execution plans with business units.
Management	● Executive committee engages in regular or sporadic meetings to discuss the impact of ESG issues, strategic directions, and objectives set by the Board of Directors, along with performance execution plans with business units.
Operational Units	● Identify risk issues and plan solutions through cross-unit discussions. ● Propose risk management objectives and action plans.
Audit Office	● Evaluate the effectiveness of the risk management system and mechanism operations. ● Conduct audit operations and regularly submit risk management results to the audit committee and the Board of Directors of the parent company, as well as to the Board of Directors of Sinyi Development.

3. Process of Risk Management

Sinyi Development constructs a proactive risk management mechanism to enable business units to properly respond to various internal and external risks through the risk management procedure, reducing or avoiding impacts and ensuring sustainable operations. The risk management process diagram is as follows, including establishing a risk management environment, risk identification, risk assessment, risk handling, supervision and review, communication and negotiation processes, and formulating strategies and proposing action plans through the above process.

Risk Management Process Diagram



4. Risk Management Plan

Indicator	2024 Target	Outcome	2025 Target	Future Management Strategies
Building Energy Conservation and Carbon Reduction	1. Establish carbon emission database for various categories such as low-carbon building materials, low-carbon landscape materials, low-carbon interior decoration materials, and low-carbon mechanical and electrical materials. 2. Conduct carbon emission analysis comparison for different building materials according to the same work item system. 3. Collaboration with government, industry, and research institutions. 4. Establish a carbon quantification assessment system and methodology.	1. Collaborated with suppliers who have not yet disclosed carbon emission data to calculate carbon emissions and referred to the Ministry of the Interior's database on building materials to establish a carbon emission database for Jiapin project materials. 2. Calculated the carbon emissions contained in building materials for Jiapin project, integrated the required construction costs, compared advantages and disadvantages comprehensively, and provided individual project designs to reduce carbon emissions for each project or item. 3. Partnered with National Cheng Kung University in 2024 to conduct a carbon inventory for "Jiapin," covering rebar and concrete. Suppliers like Champion Building Material, Yi Hua Stainless Steel, and Fujisash also participated through plant visits and shared carbon-reduction strategies. 4. Completed a full life cycle carbon emission inventory for the "Jiapin" project and developed a quantification and assessment methodology for future projects.	1. Green sustainable building design. 2. Calculation of carbon emissions for building materials. 3. Collaboration with government, industry, and research institutions. 4. Research and apply carbon-reduction technologies and pathways.	1. Promote green building design to enhance energy conservation and carbon reduction benefits. 2. Apply innovative green building materials to reduce energy consumption and carbon emissions during the construction process. 3. Strengthen cooperation with government, industry, and research institutions to jointly promote green building development. 4. Use the "Jiapin" project as a benchmark and achieve a 30% carbon-reduction goal.
Project Quality Risk	1. Quarterly reduction of non-compliant items on self-inspection forms with no repetition. 2. Less than 10 deficiencies per customer house inspection. 3. Total change amount per case < 1% of the total project price.	1. Conducted three-level quality control checks (subcontractor self-inspection, construction plant inspection, and on-site construction office inspection) and 100% rectification of deficiencies. 2. There are no projects that require home inspection in 2024, so there are no related matters. Sinyi Development plans to implement home inspection procedures for the "Jiapin" project in 2025. 3. In 2024, no changes occurred that impacted the total value of projects. The company continues to maintained project construction quality, established design quality standards, drawing inspection requirements, and collected customer opinions as the basis for design inspection of new projects, reducing design omissions and minimizing changes during construction that lead to additional construction periods and costs.	1. Quarterly reduction of non-compliant items on self-inspection forms with no repetition. 2. Less than 10 deficiencies per customer house inspection. 3. Total change amount per case < 1% of the total project price.	1. Strictly control project quality in accordance with national and industry standards. 2. Enhance project management to improve construction progress and quality control. 3. Establish a comprehensive project risk warning mechanism to timely identify and resolve potential risks.
Personal Safety Risk	Zero workplace incidents throughout the year.	In 2024, the company implemented relevant risk controls following two occupational injury incidents to ensure that no workplace incidents occurred among colleagues, achieving the goal of managing personal safety risks.	Zero workplace incidents throughout the year.	1. Implement a safety production responsibility system and strengthen safety management. 2. Increase colleagues' safety awareness by regularly conducting safety training and drills. 3. Improve emergency response plans to ensure quick and effective handling of unexpected incidents.

III. Ethics and Integrity

2-11 2-15 2-25 2-26 205-3

As a member of the Sinyi Group, Sinyi Development places integrity and fairness at the core of its corporate ethics. Upholding our philosophy of "Sinyi's mission is only accomplished at the point of excellence," the Company is committed to integrity in its operations. This commitment is reflected in its efforts to promote corporate ethics, strengthen its business philosophy, and effectively identify, analyze, and respond to actual and potential impacts.

To ensure the implementation of corporate ethics and integrity, and to support the sustainable development of the Company, Sinyi Development aligns with the Sinyi Group's requirements. The Company regularly communicates its principles of integrity management, corporate social responsibility, and codes of conduct. It adheres to the "Integrity Management Code" and the "Sinyi Group Compliance Regulations," providing clear guidelines for interactions with customers, employees, industry peers, suppliers, the national community, and the natural environment.

Sinyi Development has established clear codes of conduct and reward-punishment measures for employees to prevent illegal or corrupt activities. Cases of disciplinary action are announced on the company's internal website to serve as a warning to all employees.

The Sinyi Group has established a "Procedure for Reporting Illegal, Unethical, or Dishonest Behavior," which outlines the channels and methods for reporting such behaviors. Multiple reporting and complaint channels have been set up to ensure that misconduct is exposed and addressed promptly, and to timely respond to stakeholder feedback.

Each complaint or report is handled by dedicated personnel who follow different procedures depending on the nature of the case. Cases are processed by relevant departments or reviewed by a committee, with the requirement to respond to the complainant or whistleblower within a specified period. For serious cases, reports are submitted to the Chairman, and if senior executives are involved, the matter is reported to the Board of Directors. Throughout the process, the information of complainants and whistleblowers is kept confidential and known only to the unit handling the case.

Complainants and whistleblowers, including company employees, can choose to voluntarily disclose their identity or remain anonymous. Once the dedicated personnel accepts and processes the case, it is managed and tracked to ensure that whistleblowers are not subjected to unfair treatment.

In 2024, Sinyi Development did not receive any stakeholder feedback regarding incidents or procedures involving negative impacts, and no cases of corruption or anti-competitive behavior occurred.

Stakeholders can express their opinions or report inappropriate behavior by employees through the internal founder's mailbox or by contacting the audit office

Stakeholder Contact Email: XINYIKF@sinyi.com.tw

Sexual Harassment Prevention Hotline: 12345

Particularly for Board members and senior executives, any potential conflict of interest must be immediately disclosed, and the individuals must recuse themselves from related discussions and decisions. In instances where a Board member has a personal interest in a matter, that member is required to leave the meeting room during deliberations and abstain from voting. In addition, when submitting agenda items and reports for Board review, the company thoroughly examines the content for any connections with interested parties and provides reminders in advance, where applicable.

Ethics and Integrity Management Policies and Measures

1

External Requirements

For businesses interacting with Sinyi Development, the "Group Procurement Procedures" established by the parent company is followed. This involves evaluating processes such as inquiry, price comparison, negotiation, approval, contracting, acceptance, payment requests, and vendor management. Based on these evaluations, a qualified vendor database is established to enforce the requirement for integrity in transactions.

2

Internal Requirements

To comply with the group's standards, Sinyi Development complies with the "Sinyi Group's Code of Conduct." Every six months, employees are required to sign a consent form to remind them to avoid unethical behavior.

Sinyi Development assigns senior executives to participate in the Total Ethics Management Committee. They help formulate integrity management policies and preventive measures, and evaluate the effectiveness of these measures. On top of that, to prevent unethical behavior, Sinyi Development follows the code of conduct, violation disciplinary measures, and complaint procedures, and promote implementation across all units. Annual reviews are conducted to assess the implementation and improvement plans.

IV. Audit Mechanism 2-16 2-24

Sinyi Development utilizes its internal audit system to timely identify risks and ensure proper tracking and improvement, thereby preventing significant impacts and damages. This approach helps identify, analyze, and respond to actual and potential impacts.

1. Internal Control System

Sinyi Development adheres to the internal control requirements of the group. Each unit establishes operational processes based on industry characteristics and operational needs, setting internal control items approved by unit managers to manage potential risks and promote sound business operations. In addition, an annual self-assessment of internal controls is conducted to implement a self-monitoring mechanism, allowing for timely review and correction of any deficiencies, thereby ensuring the continuous effectiveness of the internal control system.

The current internal control system at Sinyi Development encompasses the following cycles to effectively manage risks: Sales and Collection Cycle, Procurement and Payment Cycle, Construction Cycle, Payroll Cycle, Investment Cycle, Financing Cycle, Real Estate and Equipment Cycle, and Management Control Operations.

2. Internal Audit System

Sinyi Development utilizes the internal audit system, operational standards, and resources of the group to formulate an annual audit plan, which is implemented and supervised as per the plan. If any deficiencies or anomalies in internal controls are discovered during the audit, a corrective and preventive mechanism is activated to develop improvement measures. These deficiencies and anomalies are included as critical items in the performance evaluations of various departments, with audit personnel regularly tracking and managing these issues.

Internal Audit Process Flowchart

Formulate Annual Audit Plan → Implement Supervision and Management → Correction and Prevention of Anomalies → Formulate Improvement Measures → Conduct Regular Follow-up and Management

Internal Audit Implementation Results

No.	Dimension	Findings	Corrective and Preventive Measures	Progress
1	Project Quality Management	Some projects did not meet quality standards during random inspections.	● Instructed contractors to immediately improve substandard construction quality and conduct re-inspections to ensure com-pliance. ● Enhanced project quality monitoring processes and improved communication and collaboration with contractors to promptly address quality issues. ● Heightened staff awareness of quality management through regular training sessions to enhance professional skills.	Completed
2	Environmental Management	Certain construction sites did not adhere to environmental regulations for waste disposal.	● Instructed relevant sites to immediately improve and properly dispose of waste according to environmental regulations. ● Conducted regular inspections of environmental management at construction sites to ensure compliance. ● Introduced additional environmental management training to raise staff awareness of environmental policies and ensure implementation in their work.	Completed
3	Customer Sat-isfaction Man-agement	Some customers reported long response times for after-sales service, affecting customer sat-isfaction.	● Reviewed the existing after-sales service process and sought to improve response times by refining service procedures. ● Provided regular training for after-sales service personnel to improve service quality and efficiency. ● Enhanced customer satisfaction surveys and continuously improve after-sales service.	Completed
4	Human Re-source Man-agement	High employee turnover in some departments affected op-erational stability.	● Based on the confirmed Sinyi Development 's talent policy, we developed detailed action plans with prioritized implementation to ensure employees are well placed, increasing their commitment to the organization and providing a conducive environment for retention and performance. ● Offered cross-department learning and job rotation opportunities to encourage employees to challenge themselves and develop their careers.	Completed
5	Financial Risk Management	Some departments failed to strictly follow financial regula-tions for budget management, leading to inefficient allocation and use of funds.	● Instructed relevant departments to strictly adhere to financial regulations in budget management. ● Strengthened financial training to increase staff awareness and compliance with financial regulations. ● Conducted regular reviews of the financial status of each department to ensure proper fund allocation and utilization.	Completed

V. Business Continuity

2-24

Sinyi Development has established a business continuity mechanism to identify operational impacts. Through scenario simulations, appropriate measures, and staff familiarity, the Company could identify, analyze, and respond to actual and potential impacts.

Recognizing the importance of internal information system stability and security in the digital age, Sinyi Development has taken significant steps to ensure continuous business operations. In 2024, to maintain essential operations and swiftly recover from potential security incidents, Sinyi Development adheres to the group's policies to establish a high-availability infrastructure for information systems based on their risk levels. This infrastructure provides an uninterrupted platform service, ensuring the normal operation of the information systems. Backup data is synchronized and stored off-site, and regular emergency response drills are conducted to minimize the risk of data interruption or loss, thereby ensuring data security and meeting system recovery time objectives. These measures protect customers' online services and data integrity.

In addition, the detailed items and descriptions of major unforeseen incidents are as follows, all actions are handled in accordance with the "Sinyi Group Crisis Management Procedures," aimed at promptly mitigating damage and swiftly restoring normal business operations.

1 Information System

Sinyi Development has actively invested in information security by conducting risk assessments of information systems and establishing information security policies and control measures. For critical data, we have implemented multiple backup strategies, including off-site backups and cloud backups. On top of that, we also conduct regular information security audits and drills to ensure the security of operations.

2 Infectious Diseases

Sinyi Development has established an infectious disease prevention plan, which includes emergency response measures, employee health monitoring, and the promotion of disease prevention knowledge. In the event of an outbreak, the Company will promptly activate preventive measures as per the plan, working collaboratively with relevant departments to protect employee health and ensure continued operations.

3 Natural Disasters

Sinyi Development has established a response mechanism for natural disasters such as weather events and earthquakes, including specific contingency plans. In the event of a major natural disaster, the Company will activate emergency response processes to minimize the impact on operations.

4 Fires

Sinyi Development has established a fire protection plan to ensure building facilities comply with fire safety regulations and provide regular fire safety training for employees. In the event of a fire, implement the evacuation plan swiftly and activate the emergency response mechanism to ensure personnel safety and minimize property loss.

5 Construction Site Incidents

The Company has implemented a comprehensive safety management system to enhance safety awareness on construction sites, along with safety inspections of construction sites conducted on a regular basis. In case of an accident, the Company will immediately investigate, review, and rectify the situation to reduce the likelihood of future incidents.

6 Emergency Response Drills

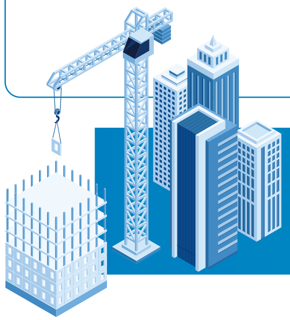
Sinyi Development conducts various emergency response drills, including those for information security, infectious diseases, natural disasters, fires, and construction site incidents, to improve the company's emergency response capabilities. The effectiveness of current response mechanisms is assessed during drills so that necessary improvements can be made. Drills also help employees become familiar with emergency procedures, ensuring a quick and effective response in real situations.

7 Procedural Documents/SOPs

Sinyi Development continues to develop and update SOPs for various risk scenarios, including information security, infectious disease prevention, natural disaster response, fire safety, and construction site safety. SOPs offer clearly defined responsibilities and response processes for each department, ensuring quick and effective actions during emergencies.

8 Risk Assessment and Management

The Company conducts regular risk assessments to identify potential risks and develop appropriate management strategies. In addition, we will also continue to monitor the risk landscape and periodically review the effectiveness of risk management measures to ensure their adequacy and efficacy.

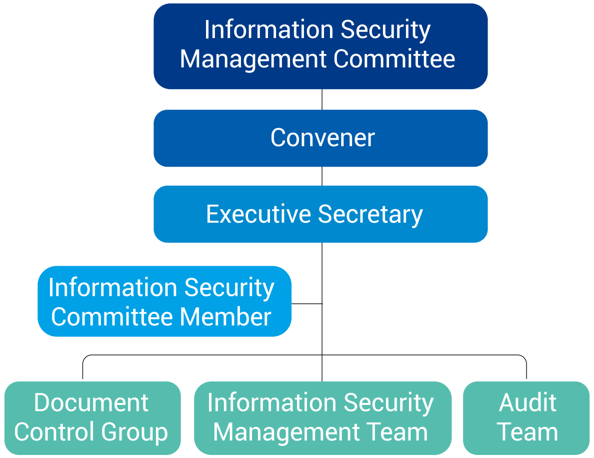


Sinyi Development has established a comprehensive risk management mechanism to ensure operational continuity. This mechanism includes preventive measures across various areas such as information systems, infectious diseases, natural disasters, fires, and construction site incidents. Through regular drills, risk assessments, management practices, and stringent standard operating procedures (SOPs), the Company strives to mitigate operational risks and ensure stable and sustainable business operations.

VI. Information Security

In the area of information security, Sinyi Development follows group policies and has obtained the international "ISO/IEC 27001:2013 Information Security Management System" certification. The Company has established an information security management framework based on international security standards and operates under the PDCA (Plan-Do-Check-Act) cycle model. The Group's "Information Security Management Committee" is chaired by the Head of the Digital Intelligence Center, with senior managers from related departments serving as committee members. The committee convenes at least once a year to hold an "Information Security Management Review Meeting" to discuss, review, and make decisions on the company's information security strategies, control measures, and implementation status, ensuring the system's effective operation and continuous improvement.

The organizational structure for information security management is as follows:



Information Security Policies and Objectives

Information Security Policies

1. Strengthen the security of information systems, network services, and physical environments to prevent leakage of electronic confidential data.
2. Establish incident response procedures for information security events to prevent escalation of damage.
3. Develop and conduct drills for business continuity plans related to information security to maintain operations during unexpected incidents.
4. Conduct information security education and training to enhance all employees' awareness and knowledge of information protection.

Information Security Objectives

5. Ensure the confidentiality of information by enforcing data access controls, allowing access only to authorized personnel.
6. Ensure the accuracy and integrity of information content, preventing unauthorized modifications.
7. Ensure the availability of information systems to support business operations.
8. Ensure all information operations comply with relevant legal and regulatory requirements

Information Security Management

Sinyi Development adopts a multi-layered defense-in-depth and detection mechanism. Based on the nature of the services provided, we design isolated architectures and deploy advanced systems including next-generation firewalls, intrusion detection, antivirus, endpoint protection, web behavior control, and DLP (Data Loss Prevention) systems. Continuous monitoring of advanced persistent threat (APT) protection systems for network and email is carried out. Internal cross-dimensional detection information is collected and analyzed, supplemented with external intelligence, to stay informed about the latest corporate cybersecurity threats. Following the standards and processes of the ISMS (Information Security Management System), we adjust response strategies and address threats promptly.

Category	Related Operations
Access Rights Management	• Establish account permissions management and review processes • Conduct regular audits of user account access and control
Access Control	• Develop internal and external access control measures • Implement mechanisms to prevent leakage of sensitive data • Retain operation behavior logs • Enable multi-factor authentication for accounts
Risk and Threat	• Apply vulnerability protection and update measures for servers and computers • Implement antivirus and malware detection • Conduct source code reviews, penetration tests, and vulnerability scans • Continuously monitor network threats • Deploy endpoint behavior monitoring
Business Continuity	• See V. Business Continuity

chapter 08

Suppliers

Sinyi Development has established the "Vendor Evaluation Management Procedures" while progressively incorporating sustainability-related issues into supplier (including contractor) selection, procurement, construction, and completion management. These issues include:

- Environmental aspects: Environmental protection and safety measures, green procurement, carbon inventory, etc.
- Social aspects: Occupational Health and Safety Management, human rights, etc.
- Corporate governance aspects: Risk management, audit mechanisms, ethical business practices, and quality control plans.

In 2025, Sinyi Development further obtained ISO 20400 certification, gaining international recognition for its sustainable procurement and supply chain management efforts. This achievement highlights Sinyi Development's outstanding performance in sustainable procurement.

Item	2024 Target	2024 Performance
Cases of supplier contract violation	0 cases	0 cases
Signing of "Sustainability Commitment Agreement" by suppliers	Signing rate: 100%	Signing rate: 100%

Mapping of Sustainability Standards to the United Nations Sustainable Development Goals:

Customized material topics	Risk Control, Legal Compliance
SDGs	12 RESPONSIBLE CONSUMPTION AND PRODUCTION 17 PARTNERSHIPS FOR THE GOALS

Chapter Highlights:

I. Supplier Selection and Procurement

2-23 2-24 308-1 308-2 414-1 414-2

In the process of selecting suppliers, Sinyi Development integrates considerations of ESG aspects into the bidding documents for construction projects. The Company evaluates the technical capabilities of construction contractors, such as whether they can provide the low-carbon materials or construction methods required, whether they are involved in the use of new materials or methods, and their history of ethical business practices or other misconduct. At the same time, the Company employs BIM technology, necessitating close communication and coordination with construction contractors. Sinyi Development seeks to collaborate with contractors who also embrace sustainable development principles, aiming for sustainable building goals and creating a green and sustainable supply chain. For general suppliers, the Company adheres to the principle of green procurement, prioritizing products that meet international/national green or environmental standards.

Sinyi Development has incorporated critical ESG topics into its new supplier selection and evaluation mechanisms to ensure that all partners meet sustainable business standards. In 2024, 100% of new suppliers underwent screening based on ESG criteria.

Suppliers are key partners in the Company's operations. Maintaining a stable and trusting relationship with suppliers not only helps reduce operational risks but also enhances the quality of products and services, thereby jointly advancing industry development. Sinyi Development places further emphasis on suppliers' performance across ESG (Environmental, Social, and Corporate Governance) aspects and conducts regular sustainability audits to ensure that suppliers implement sustainable management practices, working together to build a responsible supply chain. To achieve these goals and establish a sustainable supply chain, Sinyi Development has incorporated critical ESG topics into its new supplier selection and evaluation mechanisms to ensure that all partners meet sustainable business standards:

E

Environmental Protection and Safety Measures

Implement regular monitoring of the construction site for environmental safety operations, such as construction fencing, dust dispersion, noise from machinery operations, and resource recycling and classification.

Green Procurement

Prioritize the purchase of products certified by international or national green or environmental standards.

Carbon Inventory

Actively collaborate with suppliers to jointly calculate and manage carbon emissions.

S

Occupational Health and Safety Management

Compliance with occupational safety regulations, such as the provision of safety equipment for personnel and ensuring safe and sanitary working environments.

Human Rights

Conduct human rights audits or impact assessments on operational activities to identify, prevent, and mitigate negative human rights impacts.

G

Risk Management Mechanism

Minimize avoidable risks, costs, and losses.

Audit Mechanism:

Ensure the reliability of core financial and operational processes.

Ethical Business Practices

Maintain a record free of corruption and bribery incidents.

Quality Control Plan

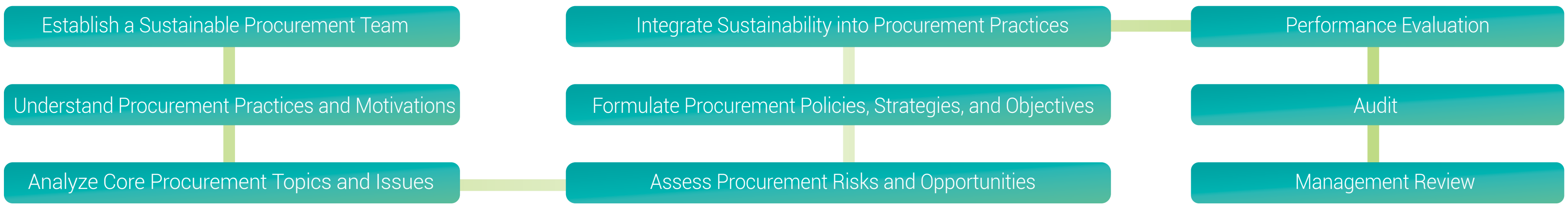
Ensure consistent and stable quality and establish relevant quality management procedures.

After completing the supplier selection stage, Sinyi Development not only signs contracts with its suppliers but also actively fosters a shared vision for sustainable development. This is done by requiring all suppliers to sign the Supplier Sustainability Clause Commitment and the Sinyi Group Code of Conduct for Proper Business Practices. These agreements incorporate sustainability considerations into supplier management, ensuring that all suppliers-including contractors-achieve 100% compliance with the evaluation criteria for environmental protection, social responsibility, and corporate governance (ESG). If any supplier fails to comply with these standards, Sinyi Development will require them to make corrective improvements within a specified time frame, or terminate/dissolve the contract. Currently, several sustainability-related issues have been incorporated into the supplier management process, with the expectation that suppliers will work together with Sinyi Development to achieve shared sustainable development goals.

- Protection of Natural Ecology: Ensuring the survival of species, maintaining biodiversity, and stabilizing natural ecosystems. Sinyi Development will carefully manage its operations to protect the environment.
- Human Rights Commitment: Upholding excellent labor conditions and occupational safety and health. Sinyi Development will strictly monitor workplace environments and implements comprehensive safety measures. Regular training and educational programs ensure the safety and health of all employees.
- Emphasis on Service Quality: As a core value, Sinyi Development is customer-centric and continues to improve service quality standards. Through ongoing quality enhancements and innovations, the Company strives to provide superior and considerate services.
- Regulatory Compliance: Sinyi Development not only meets regulatory requirements but also upholds the highest standards, ensuring that all operations comply with the law. The Company continuously enhances its compliance capabilities to ensure operational stability and avoid violations or penalties.
- Integrity and Ethics: Upholding integrity and ethics as core values, Sinyi Development maintains public order and good customs with a commitment to justice, honesty, and transparency.
- Supplier Obligations: Suppliers are required to undergo inspections and educational sessions, and to implement corrective and preventive measures. If they fail to comply or improve, Sinyi Development reserves the right to terminate or rescind the contract.

In 2025, Sinyi Development further achieved certification under the BSI (British Standards Institution) ISO 20400, systematically integrating sustainability into procurement policies and practices.

Process of Sustainable Procurement



bsi.

By Royal Charter

Conformity Statement

Sustainable procurement - ISO 20400:2017

This is to conform that : Sinyi Realty Inc.
No. 100, Sec. 5, Xinyi Rd.
Xinyi Dist.
Taipei City
110022
Taiwan

信義房屋股份有限公司
臺灣
台北市
信義區
信義路五段 100 號
110022

Holds Statement Number : SPM 813499

Sinyi Realty Inc. has followed ISO 20400:2017 guideline to implement sustainable procurement. Based on sustainable procurement management manual, sustainable procurement policy, sustainable procurement risk and opportunity assessment and supply chain management process, the sustainable procurement process of **Sinyi Realty Inc.** has been checked with the requirements of ISO 20400: 2017.

For and on behalf of BSI

Managing Director BSI Taiwan, Peter Pu

Latest issue
2025-03-04

Expiry date
2026-03-03

Page 1 of 2

...making excellence a habit.™

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 sustainable procurement 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.
Taiwan Headquarters: 2nd Floor, No. 37, Ji-Hu Rd., Nei-Hu Dist., Taipei 114700, Taiwan, R.O.C.
BSI Taiwan is a subsidiary of British Standards Institution

Statement number : SPM 813499

Location:	Registered activities:
Sinyi Realty Inc. No. 100, Sec. 5, Xinyi Rd. Xinyi Dist. Taipei City 110022 Taiwan 信義房屋股份有限公司 臺灣 台北市 信義區 信義路五段 100 號 110022	**Sinyi Realty Inc.** has followed ISO 20400:2017 guideline to implement sustainable procurement. Based on sustainable procurement management manual, sustainable procurement policy, sustainable procurement risk and opportunity assessment and supply chain management process, the sustainable procurement process of **Sinyi Realty Inc.** has been checked with the requirements of ISO 20400: 2017.
Sinyi Development Inc. No. 100, Sec. 5, Xinyi Rd. Xinyi Dist. Taipei City 110022 Taiwan 信義開發股份有限公司 臺灣 台北市 信義區 信義路五段 100 號 110022	**Sinyi Development Inc.** has followed ISO 20400:2017 guideline to implement sustainable procurement. Based on sustainable procurement management manual, sustainable procurement policy, sustainable procurement risk and opportunity assessment and supply chain management process, the sustainable procurement process of **Sinyi Development Inc.** has been checked with the requirements of ISO 20400:2017.

Latest issue
2025-03-04

Expiry date
2026-03-03

Page 2 of 2

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 sustainable procurement 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.
Taiwan Headquarters: 2nd Floor, No. 37, Ji-Hu Rd., Nei-Hu Dist., Taipei 114700, Taiwan, R.O.C.
BSI Taiwan is a subsidiary of British Standards Institution

II. Sustainability Management 2-6 2-8

Sinyi Development is committed to learning and growing together with its suppliers, actively introducing low-carbon building materials, green construction methods, and innovative technologies. Through continuous communication and collaboration, the Company aims to tackle the challenges posed by future industry trends. Given the long-term operation involved in construction and warranty periods, Sinyi Development continuously adjusts its supplier selection and procurement decisions in response to the evolving landscape of climate change, environmental regulations, social responsibility, and corporate governance standards. This rolling adjustment ensures that the supply chain can meet the demands of sustainable development. Therefore, Sinyi Development not only strengthens its supply chain management but also incorporates environmental protection, social responsibility, and corporate governance (ESG) into the foundation of long-term partnerships, ensuring that suppliers adhere to sustainability standards. Through effective supplier management mechanisms and the continuous optimization of collaboration models, Sinyi Development aims to create a robust, responsible, and future-ready sustainable supply chain.

Currently, Sinyi Development's main suppliers are contractors, including construction contractors, electrical and plumbing contractors, and monitoring contractors. Below is a list of the main collaborating contractors and their work volumes for 2024:

Category	Type	Name	Total Work Done
Contractors	Construction	Jioushun Construction Co, Ltd., Zfeng Construction, Zhao-Hong Engineering Consultant Co., Ltd.	21,627
	Mechanical and Electrical Contractors	Yichang Engineering Co., Ltd.	
	Monitoring	China Asia Micro Technology Inc.	
	Other (Equipment, Interior Renovation and so forth)	Clean Life Co., Ltd, Yung Ho Co., Ltd., Quanfeng Interior Decoration Engineering Co., Ltd., Jun Jia Interior Design Co., Ltd., Ho Tai Development Co., Ltd., Ta Ya Kitchen Utensil Co., Ltd., Home Boutique Co., Ltd., Sheng Jhih Industries Co., Ltd., Ho Yuan Engineering Co., Ltd., Shang Tai Security Co., Ltd., J-Tech Air Corporation, Huan Ya Archicraft Company, Liangheng Landscape Engineering, etc.	

Note: The contractors maintain a contractual relationship with Sinyi Development, primarily covering work areas such as construction, mechanical and electrical engineering, monitoring, kitchen equipment, sanitary ware, air conditioning, heaters, water purifiers, interior decoration, model making, landscaping, security services, and more.

Sinyi Development has established a rigorous and comprehensive evaluation mechanism during both the construction and completion phases to ensure the implementation of engineering quality and sustainable development standards. The Company appoints independent audit units and professional teams internally to proactively conduct two site inspections and evaluations per year during construction, and to perform a comprehensive assessment before project handover. These evaluations cover aspects such as construction execution, safety management, hygiene management, quality control, and raw material usage, with sustainable development topics also incorporated into the review criteria. If deficiencies are identified, corrective and preventive actions are immediately initiated, and follow-up monitoring is conducted to ensure effective resolution. This mechanism also strengthens the management of both suppliers and construction teams, safeguarding the rights and interests of all parties and jointly advancing the long-term goals of green building and sustainable development.

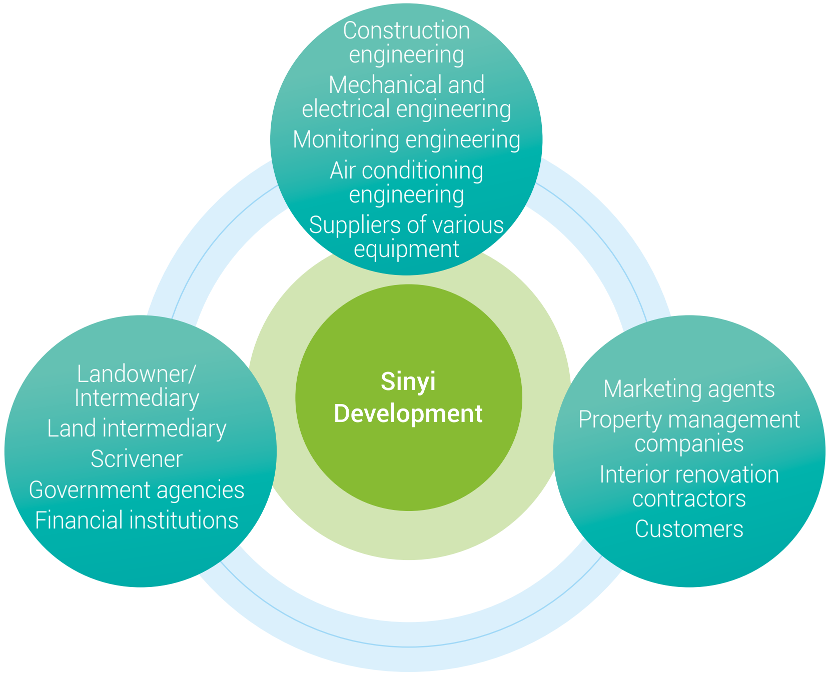
In 2024, Sinyi Development reported no occupational injury incidents involving contractors. All construction sites are equipped with on-site offices staffed by professional personnel who manage and supervise contractors' project progress. In addition, occupational safety and health training is provided to contractors, requiring strict compliance with safety and health work regulations and promoting relevant knowledge. To protect and promote contractors' physical and mental health, measures such as temperature checks, hand sanitization, and alcohol screening are implemented at site access points. Regular joint site inspections, internal and external safety and health audits, and comprehensive high-risk operation inspections are also carried out to ensure the safety and health of all personnel.

III. Sustainable Supply Chain 2-6

Sinyi Development is committed to promoting a sustainable supply chain and actively collaborates with suppliers to strengthen the construction industry's commitment to environmental responsibility. The Company has established partnerships with several industry-leading suppliers, such as Champion Building Materials Co., Ltd., which has independently conducted greenhouse gas (GHG) inventories, demonstrating the high priority Sinyi Development places on environmental sustainability when selecting its suppliers.

However, in material categories such as lightweight partitions, glass, and windows and doors, most suppliers have yet to provide complete carbon footprint data for individual products. To address this, Sinyi Development actively engages with suppliers to jointly promote carbon emission calculations, aiming to deepen the supply chain's GHG inventory mechanisms, enhance the building materials industry's carbon-reduction capabilities, and achieve environmental sustainability through concrete actions. For example, in 2024, Sinyi Development continued its collaboration with National Cheng Kung University to conduct a carbon inventory for the "Jiapin" project. This initiative not only covered materials such as rebar and concrete but also involved suppliers like Champion Tile, Yi Hua Stainless Steel Pipes, and Fujisash. Through on-site factory visits, carbon inventory sharing sessions, and carbon-reduction strategy planning, the project helped deepen the industry's understanding of carbon management and jointly explore more effective carbon-reduction solutions.

Sinyi Development's Sustainable Supply Chain



IV. Annual Improvement Plan

In 2024, Sinyi Development fully implemented sustainable supply chain management, achieving a 100% signing rate of the Supplier Sustainability Clause Commitment among all suppliers, with no instances of contract termination resulting from audit findings (for more details, please refer to VII, Corporate Governance, Subsection IV: Audit Mechanism). In addition, Sinyi Development completed revisions to its supplier sustainability clauses in line with its 2030 supplier targets, introducing new regulations related to carbon emission reduction to further promote the supply chain's low-carbon transition.

To respond to industry market changes and mitigate supply chain risks, Sinyi Development also added a new "Supplier Resource Soundness Risk" item in 2024. This measure ensures that, for key project tenders, there are at least three qualified and capable suppliers available for selection, maintaining a stable supply chain and ensuring the successful execution of projects.

Looking ahead, Sinyi Development will continue to expand its supply chain management standards to encompass areas such as environmental protection, energy conservation and carbon reduction, ethical business practices, risk management, audit mechanisms, and product quality control. Upholding the Group's ESG framework, Sinyi Development will integrate the core values of environmental protection, social responsibility, and corporate governance, and enhance supply chain resilience through sustainable innovation. Together with its partners, the Company aims to build a more sustainable, low-carbon, and future-ready construction environment.


On-site visit to Taisky Company Limited (Fujisash Taisky Miaoli Factory)


On-site visit to Champion Building Material Co., Ltd.


On-site visit to Benex Taiwan Co., Ltd. (Yek Hwa Hardware Miaoli Factory)

V. Supplier Charity Activities

Sinyi Development shares a common vision of sustainability with its suppliers, who also participate in public welfare activities. In 2024, there were numerous accomplishments:

In 2024, Jioushun Construction undertook multiple public welfare renovation projects, including renovation projects for the Keelung Family Support Center's Liu Residence in Zhongzheng District, the Xizhi project for the New Taipei City Department of Health, the Taipei Lefu Community Care Association, the Wulai project for the New Taipei City Family Support Center, the Wenshan project for the Taipei Lefu Community Care Association, and the Nuannuan project for the Keelung City Department of Social Affairs. Through these charitable renovation efforts, Jioushun Construction provided various organizations and individual cases with comfortable living environments, alleviating concerns over issues such as water leaks, peeling walls and ceilings, repairing staircase handrails, and roof waterproofing.

Jioushun Construction-Renovation Project for Liu Residence in Zhongzheng District, Keelung

Sinyi Development and its suppliers are committed to providing safe and secure residential environments while also caring for the underprivileged in society. Through engaging in public welfare activities, they further embody Sinyi's core human-centric philosophy and its commitment to sustainability.

Appendix

GRI Content Index

Sinyi Development has adhered to the GRI Standards and reported information for the period of 2024 (January 1, 2024, to December 31, 2024) as referenced in the GRI Content Index.

The following indicators have been externally verified, with verification results detailed in the Independent Assurance Statement.

GRI 1: Foundation 2021 [GRI 1 does not include any disclosures]

GRI 2: General Disclosures 2021

GRI guideline	Disclosure Items	Section, Page No., or Content Summary
The organization and its reporting practices		
2-1	Organizational details	About this Report
2-2	Entities included in the organization's sustainability reporting	About this Report II. Company Overview
2-3	Reporting period, frequency, and contact point	About this Report
2-4	Restatements of information	No restatements of information this year.
2-5	External assurance	About this Report Appendix, Verification Statement/ Certificate
Activities and workers		
2-6	Activities, value chain and other business relationships	II. Company Overview VIII. Suppliers
2-7	Employees	VI. Social Responsibility- Colleagues
2-8	Workers who are not employees	VIII. Suppliers
Corporate Governance		
2-9	Governance structure and composition	II. Company Overview III. Sustainable Strategy
2-10	Nomination and selection of the highest governance body	II. Company Overview
2-11	Chair of the highest governance body	II. Company Overview VII. Corporate Governance
2-12	Role of the highest governance body in overseeing the management of impacts	II. Company Overview III. Sustainable Strategy IV. Climate Change VII. Corporate Governance
2-13	Delegation of responsibility for managing impacts	II. Company Overview III. Sustainable Strategy IV. Climate Change
2-14	Role of the highest governance body in sustainability reporting	II. Company Overview III. Sustainable Strategy IV. Climate Change
2-15	Conflicts of interest	VII. Corporate Governance
2-16	Communication of critical concerns	II. Company Overview III. Sustainable Strategy IV. Climate Change VII. Corporate Governance
2-17	Collective knowledge of the highest governance body	II. Company Overview
2-18	Evaluation of the performance of the highest governance body	II. Company Overview
2-19	Remuneration policies	II. Company Overview
2-20	Process to determine remuneration	II. Company Overview VI. Social Responsibility-Colleagues
2-21	Annual Total Compensation Ratio	VI. Social Responsibility-Colleagues
Strategy, policies and practices		
2-22	Statement on sustainable development strategy	I. A Word from the Management

GRI guideline	Disclosure Items	Section, Page No., or Content Summary
Strategy, policies and practices		
2-23	Policy commitments	II. Company Overview III. Sustainable Strategy IV. Climate Change V. Environmental Protection VI. Social Responsibility-Colleagues VI. Social Responsibility-Services and Customers VII. Corporate Governance VIII. Suppliers
2-24	Embedding policy commitments	II. Company Overview III. Sustainable Strategy IV. Climate Change V. Environmental Protection VI. Social Responsibility-Colleagues VI. Social Responsibility-Services and Customers VII. Corporate Governance VIII. Suppliers
2-25	Processes to remediate negative impacts	III. Sustainable Strategy VI. Social Responsibility-Colleagues VII. Corporate Governance
2-26	Mechanisms for seeking advice and raising concerns	III. Sustainable Strategy VI. Social Responsibility-Colleagues VII. Corporate Governance
2-27	Compliance with laws and regulations	VII. Corporate Governance
2-28	Membership associations	Sinyi Development joined the Taipei Real Estate Development Association (in July 2001), the Low Carbon Building Alliance (in November 2021), and the BIM Promotion Alliance for Upgrading Taiwan's Construction Industry in (July 2018).
Stakeholder Engagement		
2-29	Approach to stakeholder engagement	III. Sustainable Strategy
2-30	Collective bargaining agreements	Although the Company has not established a union and does not have a collective agreement, it holds regular labor-management meetings every year and maintains transparent communication channels.

Material Topics

GRI guideline	Disclosure Items	Section, Page No., or Content Summary
GRI 3: Material Topics 2021		
3-1	Process to determine material topics	III. Sustainable Strategy
3-2	List of material topics	III. Sustainable Strategy
GRI 201: Economic Performance 2016		
3-3	Management of material topics	II. Company Overview III. Sustainable Strategy
201-1	Direct economic value generated and distributed	II. Company Overview
201-2	Financial implications and other risks and opportunities due to climate change	IV. Climate Change
201-3	Defined benefit plan obligations and other retirement plans	VI. Social Responsibility-Colleagues
201-4	Financial assistance received from government	II. Company Overview
GRI 305: Emissions 2016		
3-3	Management of material topics	III. Sustainable Strategy IV. Climate Change
305-1	Direct (Scope 1) GHG emissions	IV. Climate Change
305-2	Direct (Scope 2) GHG emissions	IV. Climate Change
305-4	GHG emissions intensity	IV. Climate Change
305-5	Reduction of GHG emissions	IV. Climate Change The baseline year for greenhouse gas emissions is 2021.Sinyi Development plans to implement the following measures to reduce GHG emissions: 1. Increase the percentage of green electricity usage; 2. We expect to reduce Category 1+2 emissions during 2023-2025 by 40% compared to the baseline year.

GRI guideline	Disclosure Items	Section, Page No., or Content Summary
GRI 401: Employment 2016		
3-3	Management of material topics	III. Sustainable Strategy VI. Social Responsibility-Colleagues
401-1	New employee hires and employee turnover	VI. Social Responsibility-Colleagues
401-2	Benefits provided to full-time employees that are not provided to temporary or part-time employees	VI. Social Responsibility-Colleagues
401-3	Parental Leave	VI. Social Responsibility-Colleagues
GRI 403: Occupational Health and Safety 2018		
3-3	Management of material topics	III. Sustainable Strategy VI. Social Responsibility-Colleagues VIII. Suppliers
403-1	Occupational Safety and Health Management	VI. Social Responsibility-Colleagues
403-2	Hazard Identification, Risk Assessment and Incident Investigation	VI. Social Responsibility-Colleagues
403-3	Occupational Health Services	VI. Social Responsibility-Colleagues
403-4	Worker Participation, Consultation, and Communication on Occupational Health and Safety	VI. Social Responsibility-Colleagues
403-5	Worker training on occupational health and safety	VI. Social Responsibility-Colleagues VIII. Suppliers
403-6	Promotion of worker health	VI. Social Responsibility-Colleagues VIII. Suppliers
403-7	Prevention and Mitigation of Occupational Health and Safety Impacts Directly Linked to Business Relationships	VI. Social Responsibility-Colleagues
403-9	Occupational Injury	VI. Social Responsibility-Colleagues VIII. Suppliers

GRI guideline	Disclosure Items	Section, Page No., or Content Summary
GRI 404: Training and Education 2016		
3-3	Management of material topics	III. Sustainable Strategy VI. Social Responsibility-Colleagues
404-1	Average hours of training per year per employee	VI. Social Responsibility-Colleagues
404-3	Percentage of employees receiving regular performance and career development reviews	VI. Social Responsibility-Colleagues
GRI 405: Diversity and Equal Opportunities 2016		
405-1	Diversity of governance bodies and employees	II. Company Overview VI. Social Responsibility-Colleagues
GRI 416: Customer Health and Safety 2016		
3-3	Management of material topics	III. Sustainable Strategy VI. Social Responsibility-Services and Customers
416-1	Assessment of the health and safety impacts of product and service categories	V. Environmental Protection
416-2	Incidents of non-compliance concerning the health and safety impacts of products and services	No such incidents this year.
GRI 417: Marketing and Labeling 2016		
3-3	Management of material topics	III. Sustainable Strategy VI. Social Responsibility
417-1	Requirements for product and service information and labeling	VI. Social Responsibility-Services and Customers
417-2	Incidents of non-compliance concerning product and service information and labeling	No such incidents this year.
417-3	Incidents of non-compliance concerning marketing communications	No such incidents this year.

GRI guideline	Disclosure Items	Section, Page No., or Content Summary
Customized Topic: Green Design		
3-3	Management of material topics	III. Sustainable Strategy IV. Climate Change V. Environmental Protection
Customized	Green Design	IV. Climate Change V. Environmental Protection
Customized Topic: Risk Control		
3-3	Management of material topics	III. Sustainable Strategy VII. Corporate Governance VIII. Suppliers
Customized	Risk Control	VII. Corporate Governance VIII. Suppliers
Customized Topic: Legal Compliance		
3-3	Management of material topics	III. Sustainable Strategy VI. Social Responsibility-Services and Customers VII. Corporate Governance VIII. Suppliers
Customized	Legal Compliance	VI. Social Responsibility-Services and Customers VII. Corporate Governance VIII. Suppliers
Customized Topic: Corporate Image/Brand Management		
3-3	Management of material topics	III. Sustainable Strategy VI. Social Responsibility-Services and Customers VII. Corporate Governance
Customized	Corporate Image/Brand Management	VI. Social Responsibility-Services and Customers VII. Corporate Governance

Other disclosures

GRI guideline	Disclosure Items	Section, Page No., or Content Summary
GRI 101: Biodiversity 2024		
101-1	Policies to Halt and Reverse Biodiversity Loss	V. Environmental Protection
GRI 205: Anti-Corruption 2016		
205-3	Confirmed Incidents of Corruption and Actions Taken	VII. Corporate Governance
GRI 206: Anti-Competitive Behavior 2016		
206-1	Legal Actions for Anti-Competitive Behavior, Antitrust, and Monopoly Practices	VII. Corporate Governance
GRI 308: Supplier Environmental Assessment 2016		
308-1	New suppliers that were screened using environmental criteria	VIII. Suppliers
308-2	Negative environmental impacts in the supply chain and actions taken	VIII. Suppliers
GRI 414: Supplier Social Assessment 2016		
414-1	New suppliers that were screened using social criteria	VIII. Suppliers
414-2	Negative social impacts in the supply chain and actions taken	VIII. Suppliers

Sustainability Account Standards Board, (SASB) Reference Table

- Sector Category: Infrastructure
- Industry Category: Home Builders

Metric code	Disclosure Items	Disclosure contents for 2024
	Land Use & Ecological Impacts	
IF-HB-160a.1	Number of the following delivered on redevelopment sites: (1) lots; (2) building(/homes).	No homes delivered in 2024.
IF-HB-160a.2	Number of the following delivered in regions with high or extremely high baseline water stress: (1) lots; (2) building(/homes).	The completed Jiahe. and under-construction Jiapin, both finished their handovers in February 2023, are located in the Jiangzicui area of New Taipei City. Additionally, Jiaxue., which commenced sales in 2023, is situated in the Xinzhuang District, not in areas with extremely high or high baseline water stress.
IF-HB-160a.3	Total amount of monetary losses as a result of legal proceedings associated with environmental regulations.	Sinyi Development has not been involved in any environment-related legal disputes during the fiscal year.
IF-HB-160a.4	Discussion of process to integrate environmental considerations into site selection, site design, and site development and construction.	Please refer to V. Environmental Protection. Land development primarily focuses on areas with relatively complete living functions and transportation facilities to avoid the need for soil and water conservation plans. Sensitive geological areas such as slopes and ecological reserves that are prone to ecological impacts are typically avoided for development.
	Workforce Health and Safety	
IF-HB-320a.1	The following ratios for direct employees and contract employees: (1) Total recordable incident rate (TRIR) (2) Fatality rate	(1) For 2024, Sinyi Development followed legal regulations to grant occupational injury and sick leave based on the actual circumstances for employees injured on the job. The Company also assisted employees in applying for labor insurance for occupational injury compensation. In 2024, two employees were recognized by the Bureau of Labor Insurance as having sustained an occupational injury resulting in 9.5 lost days. The incident occurred while the employees were commuting to the work location and were rear-ended by another vehicle. TRIR: (2*200,000)/(252 days*8 hours*27 employees)=7.35 (2) Sinyi Development had no such incident this year.
	Design for Resource Efficiency	
IF-HB-410a.1	Residential Energy Efficiency Certifications Obtained: (1) Number; (2) Average Rating	In 2024, no certifications were obtained. As of May 7, 2025, the Jiapin Project has received one evaluation report, achieving a Grade 1 residential energy efficiency rating.
IF-HB-410a.2	Percentage of installed water fixtures certified to WaterSense® specifications	All of Sinyi Development's projects have achieved 100% certification under the Water-Saving Label issued by Taiwan's Water Resources Agency, Ministry of Economic Affairs.

Metric code	Disclosure Items	Disclosure contents for 2024
IF-HB-410a.3	Number of homes delivered certified to a third-party multi-attribute green building standard.	Sinyi Development has obtained 0 certifications in 2024. Jiaxue. is working toward achieving green building certification and has obtained the Green Building Candidate Certificate (issued on January 25, 2024), the Low-carbon Building Candidate Certificate (issued on March 29, 2024), and an Intelligent Building Candidate Certificate (obtained on November 4, 2024). We have implemented environmental protection measures throughout Jiapin the project's entire process, including raw materials, development design, construction methods, equipment, and building stages.
IF-HB-410a.4	Description of risks and opportunities related to incorporating resource efficiency into building/(home) design, and how benefits are communicated (or conveyed) to customers.	Please see V. Environmental Protection and VI. Social Responsibility (Services and Customers).
Community Impacts of New Developments		
IF-HB-410b.1	Description of how proximity and access to infrastructure, services and economic centers affect site selection and development decisions.	Please refer to V. Environmental Protection. 1. Considering the convenience provided to residents by proximity to amenities and transportation facilities (such as metro stations and bus stops), the site selection principles are based on these criteria. 2. The development strategy aims to create a well-rounded living environment, both inside and out. Therefore, if the land is located adjacent to parks or school campuses, with ample spacing between buildings and expansive views, these factors become key considerations in the development.
IF-HB-410b.2	Number of the following delivered on infill sites: (1) lots; (2) building(/homes).	The completed Jiahe. and under-construction Jiapin, both of which completed their handovers in February 2023, are located in the Jiangzicui area of New Taipei City. Additionally, Jiaxue., which commenced sales in 2023, is situated in the Sanchong District, not on infill sites. Note: No homes delivered in 2024.
IF-HB-410b.3	Buildings(/homes) delivered in compact developments: (1) Number; (2) Average density.	Jiahe. was fully handed over by the end of February 2023, totaling 144 units. The site covers a total area of 0.3042 hectares, with an average density of 473.38 units per hectare. Note: No homes delivered in 2024.
Climate Change Adaptation		
IF-HB-420a.1	Number of lots located in 100-year flood zones.	Sinyi Development reviewed the Climate Central database and found that under the 1.5° C scenario for 2050, the two lots it owned in 2022 fell into different flood-risk categories. The Jiahe. project, completed and handed over in February 2023, and the Jiapin project, currently under construction, both located in the Jiangzicui area of New Taipei City, are classified as high flood-risk areas. (For details, see IV. Climate Change 2. Sinyi Development's Climate Strategy). The Jiaxue. project, which began sales in 2023 and will commence construction in 2025 and is not located within a high flood-risk area.
IF-HB-420a.2	Description of climate change risk exposure analysis, degree of systematic portfolio exposure and strategies for mitigating risks.	Please see IV. Climate Change.
Activity Metrics		
IF-HB-000.A	Number of controlled lots.	As of 2024, Sinyi Development holds three lots of land.
IF-HB-000.B	Number of buildings(/homes) delivered.	Currently, a total of 165 units have been delivered, including 21 units of Sinyi Qianshi in Shilin District, and 144 units of Jiahe. in Banqiao District.
IF-HB-000.C	Number of active selling communities.	We have sold a total of 4 communities, including Sinyi Qianshi in Shilin District, Jiahe. and Jiapin in Banqiao District, and Jiaxue. in Xinzhuang District.

TCFD Indicator Reference Table

Level	General Industry Indicator	Reference Section/Page No.
Governance	a. Describe the board's oversight of climate-related risks and opportunities.	IV. Climate Change 1. Sinyi Development's Climate Governance
	b. Describe management's role in assessing and managing climate-related risks and opportunities.	IV. Climate Change 1. Sinyi Development's Climate Governance
Strategy	a. Describe the climate-related risks and opportunities the organization has identified over the short, medium, and long term.	IV. Climate Change 2. Sinyi Development's Climate Strategy
	b. Describe the impact of climate-related risks and opportunities on the organization's businesses, strategy, and financial planning.	IV. Climate Change 2. Sinyi Development's Climate Strategy
	c. Describe the resilience of the organization's strategy, taking into consideration different climate-related scenarios, including a 2° C or lower scenario.	IV. Climate Change 2. Sinyi Development's Climate Strategy
Risk Management	a. Describe the organization's processes for identifying and assessing climate-related risks.	IV. Climate Change 3. Sinyi Development's Climate Risk Management
	b. Describe the organization's processes for managing climate-related risks.	IV. Climate Change 3. Sinyi Development's Climate Risk Management
	c. Describe how processes for identifying, assessing, and managing climate-related risks are integrated into the organization's overall risk management.	IV. Climate Change 3. Sinyi Development's Climate Risk Management
Metrics and Targets	a. Disclose the metrics used by the organization to assess climate-related risks and opportunities in line with its strategy and risk management process.	IV. Climate Change 4. Sinyi Development's Climate Indicators and Targets
	b. Disclose Category 1, 2 and, 3-6 (if applicable) greenhouse gas (GHG) emissions and the related risks	IV. Climate Change 4. Sinyi Development's Climate Indicators and Targets
	c. Describe the targets used by the organization to manage climate-related risks and opportunities and performance against targets.	IV. Climate Change 4. Sinyi Development's Climate Indicators and Targets
Level	**Supplemental Metrics for Non-Financial Groups**	**Reference Section/Page No.**
Strategy	b) The organization should assess how climate-related risks and opportunities are incorporated into (1) current decision-making and (2) strategy formulation, including planning assumptions and objectives around mitigation, adaptation to climate change, or its opportunities, such as: - Research and Development (R&D) and adoption of new technologies. - Existing and future planned activities, such as investments in assets, restructuring, write-downs, or impairments. - Significant planning assumptions around traditional assets, such as strategies for reducing carbon, energy, and/or water-intensive operations. - How greenhouse gas emissions, energy, water, and other physical risks (if applicable) are considered in capital planning and allocation; this may include discussions on significant acquisitions and divestitures, joint ventures, and investments in technology, innovation, and new business areas based on climate change-related risks and opportunities. - The organization should demonstrate flexibility in positioning or repositioning capital to address emerging climate-related risks and opportunities.	IV. Climate Change 2. Sinyi Development's Climate Strategy Climate Risk Impact, Scenario Analysis and Response Strategies Climate Opportunity Impact, Scenario Analysis and Response Strategies

Level	Supplemental Metrics for Non-Financial Groups	Reference Section/Page No.
Strategy	c) For organizations with annual revenues exceeding 1 billion USD equivalent (USDE), it is advisable to conduct more robust scenario analysis to assess the adaptability of company strategies to a range of climate-related scenarios, including scenarios of 2° C or lower, and scenarios consistent with increased physical risks under the organization's circumstances. Organizations should consider discussing the impacts of different policy assumptions, macroeconomic trends, energy pathways, and technological assumptions used in publicly available climate-related scenarios to evaluate the adaptability of their strategies. Regarding the climate-related scenarios used, organizations should assess and provide information on the following aspects to enable investors and others to understand the conclusions drawn from scenario analysis: - Key input parameters, assumptions, and analysis choices used in climate-related scenarios, especially critical parameters related to policy assumptions, energy deployment pathways, technology pathways, and relevant timing assumptions. - Potential qualitative or quantitative financial impacts of climate-related scenarios, if applicable.	IV. Climate Change 2. Sinyi Development's Climate Strategy
Metrics and Targets	a) For all relevant indicators, organizations should assess and provide historical trends and forward-looking forecasts (by relevant countries and/or jurisdictions, business types, or asset types). Organizations should also assess disclosure corresponding to their scenario analysis and strategic planning processes, and use it to monitor indicators of the organization's business environment from a strategic and risk management perspective. Organizations should evaluate providing key indicators related to greenhouse gas emissions, energy, water, and other physical risks, land use, and climate adaptation and mitigation investments (if relevant) to address potential financial aspects of changing demands, expenditures, asset valuations, and financing costs.	IV. Climate Change 2. Sinyi Development's Climate Strategy IV. Climate Change 4. Sinyi Development's Climate Metrics and Targets Climate Risk and Opportunity Indicators and Goals SASB Reference Table

United Nations Sustainable Development Goals (SDGs) Reference Table

Sustainable Development Goals		Description	Corresponding Section
3 GOOD HEALTH AND WELL-BEING	Ensure healthy lives and promote well-being for all at all ages	Sinyi Development has established its "Wellness and Health Management Center," staffed with dedicated health management professionals. This center systematically ensures the physical and mental well-being of employees through various services, including physical health check-ups, psychological assessments, and emergency training. These measures aim to enhance workplace safety, health education, and achieve the goal of a "healthy and happy workplace with zero occupational injuries."	VI. Social Responsibility (Colleagues)
4 QUALITY EDUCATION	Ensure inclusive and equitable quality education and promote lifelong learning opportunities for all	Sinyi Development believes that lifelong learning is a voluntary form of education that fosters personal achievement and emphasizes individual development. It is a manifestation of professional learning and the pursuit of personal interests, enhancing self-sustainability and competitiveness. Therefore, following the strategy of the group, Sinyi Development implements the "Sinyi Coins" mechanism and provides learning subsidies to cultivate more abilities among colleagues, enabling them to adapt to changes in the times.	VI. Social Responsibility (Colleagues)
5 GENDER EQUALITY	Achieve gender equality and empower all women and girls	Sinyi Group prioritizes integrity and ethics, and thus provides diverse and effective communication channels and grievance mechanisms. These include hotlines for sexual harassment, channels for discrimination issues (race, gender, religion, marriage, nationality), and labor-management meetings, all aimed at establishing a healthy and ethical work environment.	VI. Social Responsibility (Colleagues)
8 DECENT WORK AND ECONOMIC GROWTH	Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all	We embrace the spirit of equality and integrity, and strive to conduct talent recruitment through open and diverse channels, ensuring a fair selection process regardless of race, gender, beliefs, marital status, nationality, or disabilities. Our aim is to establish a healthy and ethical work environment where everyone is treated equally.	VI. Social Responsibility (Colleagues)
11 SUSTAINABLE CITIES AND COMMUNITIES	Make cities and human settlements inclusive, safe, resilient and sustainable	We focus our operations around the concept of community harmony, consistently deepening community-building activities while integrating the principles of harmony and goodwill into the community and fostering a rich local culture.	VI. Social Responsibility-Services and Customers
12 RESPONSIBLE CONSUMPTION AND PRODUCTION	Ensure sustainable consumption and production patterns	Actively collaborate with suppliers to calculate carbon emissions so as to promote a sustainable supply chain in the construction industry. In this process, we lead suppliers to conduct more in-depth carbon inventories.	VI. Social Responsibility-Services and Customers VIII. Suppliers
13 CLIMATE ACTION	Take urgent action to combat climate change and its impacts	Move toward organizational net-zero emissions as our guiding direction, using this to identify, analyze, and respond to both actual and potential impacts	IV. Climate Change V. Environmental Protection
17 PARTNERSHIPS FOR THE GOALS	Strengthen the means of implementation and revitalize the global partnership for sustainable development	In addition to collaborating with suppliers to promote sustainable supply chains in the construction industry, Sinyi Development has also joined industry associations and become a member of the Low-carbon Building Alliance and the BIM Promotion Alliance for the Upgrade of Taiwan's Construction Industry.	VIII. Suppliers

Verification Statement/Certificate

bsi Independent Assurance Opinion Statement - Sinyi Development 2024 Sustainability Report

bsi.

By Royal Charter

獨立保證意見聲明書

信義開發 2024 永續報告書

英國標準協會與信義開發股份有限公司(簡稱信義開發)為相互獨立的公司，英國標準協會除了針對信義開發 2024 永續報告書進行評估和查證外，與信義開發並無任何財務上的關係。

本獨立保證意見聲明書之目的，僅作為對信義開發 2024 永續報告書所界定範圍內的相關事項進行保證之結論，而不作為其他之用途。除對查證事實提出獨立保證意見聲明書外，對於其他目的之使用，或閱讀此獨立保證意見聲明書的任何人，英國標準協會並不負有或承擔任何有關法律或其他之責任。

本獨立保證意見聲明書係英國標準協會審查信義開發提供之相關資訊所作成之結論，因此審查範圍乃基於並侷限在這些提供的資訊內容之內，英國標準協會認為這些資訊內容都是完整且準確的。

對於這份獨立保證意見聲明書所載內容或相關事項之任何疑問，將由信義開發一併回覆。

查證範圍

信義開發與英國標準協會協議的查證範圍包括:

1. 本查證作業範疇與信義開發 2024 永續報告書揭露之報告範疇一致。
2. 依照 AA1000 保證標準 v3 的第 1 應用類型評估信義開發遵循 AA1000 當責性原則(2018)的本質和程度，不包括對於報告書揭露的資訊/數據之可信賴度的查證。
3. 依照 AA1000 保證標準 v3 的第 1 應用類型評估適用的 SASB 準則永續揭露的符合性。

本聲明書以英文作成並已翻譯為中文以供參考。

意見聲明

我們總結信義開發 2024 永續報告書內容，對於信義開發之相關運作與績效則提供了一個公平的觀點。基於保證範圍限制事項、信義開發所提供資訊與數據以及抽樣之測試，此報告書並無重大之不實陳述。我們相信有關信義開發的環境、社會及治理等績效資訊是被正確無誤地呈現。報告書所揭露之永續績效資訊展現了信義開發對識別利害關係人的努力。

我們的工作是由一組具有依據 AA1000 保證標準 v3 查證能力之團隊執行，以及策劃和執行這部分的工作，以獲得必要之訊息資料及說明。我們認為就信義開發所提供之足夠證據，表明其符合 AA1000 保證標準 v3 的報告方法與自我聲明依循 GRI 永續性報導準則和 SASB 準則係屬公允的。

查證方法

為了收集與作成結論有關的證據，我們執行了以下工作：

- 對來自外部團體的議題相關於信義開發政策進行訪談，以確認本報告書中聲明書的合適性;
- 與管理者討論有關利害關係人參與的方式，然而，我們並無直接接觸外部利害關係人;
- 訪談 2 位與永續性管理、報告書編製及資訊提供有關的員工;
- 審查有關組織的關鍵性發展;
- 審查內部稽核的發現;
- 審查報告書中所作宣告的支持性證據;
- 針對公司報告書及其相關 AA1000 當責性原則(2018)中有關包容性、重大性、回應性及衝擊性原則之流程管理進行審查;
- 對組織使用 SASB 準則的指標或目標來評估和管理與主題相關的風險和機會進行評估。

結論

針對 AA1000 當責性原則(2018)之包容性、重大性、回應性及衝擊性, GRI 永續性報導準則與 SASB 準則的詳細審查結果如下：

包容性

2024 年報告書反映出信義開發已持續尋求利害關係人的參與，並建立重大永續主題，以發展及達成對永續具有責任且策略性的回應。報告書中已公正地報告與揭露環境、社會及治理的訊息，足以支持適當的計畫與目標設定。以我們的專業意見而言，這份報告書涵蓋了信義開發之包容性議題。

重大性

信義開發公布對組織及其利害關係人之評估、決策、行動和績效會產生實質性影響與衝擊之重大主題。永續性資訊揭露使利害關係人得以對公司之管理與績效進行判斷。以我們的專業意見而言，這份報告書適切地涵蓋了信義開發之重大性議題。

回應性

信義開發執行來自利害關係人的期待與看法之回應。信義開發已發展相關道德政策，作為提供進一步回應利害關係人的機會，並能對利害關係人所關切之議題作出及時性回應。以我們的專業意見而言，這份報告書涵蓋了信義開發之回應性議題。

衝擊性

信義開發已鑑別並以平衡和有效之量測及揭露方式公正展現其衝擊。信義開發已經建立監督、量測、評估和管理衝擊之流程，從而在組織內實現更有效之決策和結果管理。以我們的專業意見而言，這份報告書涵蓋了信義開發之衝擊性議題。

GRI 永續性報導準則

信義開發提供有關依循GRI永續性報導準則2021之自我宣告，並對每個涵蓋其行業準則和具相關性的GRI主題準則之重大主題，其揭露項目依循全部報導要求的相關資料。基於審查的結果，我們確認報告書中參照GRI永續性報導準則之永續發展相關揭露項目已被報告、部分報告或省略。以我們的專業意見而言，此自我宣告涵蓋了信義開發的永續性主題。

SASB 準則

信義開發提供有關依循 SASB 準則(房屋建築商永續會計準則，2023-12 版本)進行永續揭露之自我宣告。基於審查的結果，我們確認報告書中參照 SASB 準則(房屋建築商永續會計準則，2023-12 版本)的永續揭露主題與會計指標已被報告、部分報告或省略。以我們的專業意見而言，此自我宣告涵蓋了信義開發適用的 SASB 準則之永續揭露主題、相關會計指標與活動指標。

保證等級

依據 AA1000 保證標準 v3 我們審查本聲明書為中度保證等級，如同本聲明書中所描述之範圍與方法。

依據 AA1000 保證標準 v3 我們審查 SASB 準則為中度保證等級。

責任

這份永續報告書所屬責任，如同責任信中所宣稱，為信義開發負責人所有。我們的責任為基於所描述之範圍與方法，提供專業意見並提供利害關係人一個獨立的保證意見聲明書。

能力與獨立性

英國標準協會於 1901 年成立，為全球標準與驗證的領導者。本查證團隊係由具專業背景，且接受過如 AA1000AS、ISO 14001、ISO 45001、ISO 14064 及 ISO 9001 之一系列永續性、環境及社會等管理標準的訓練，具有稽核員資格之成員組成。本保證係依據 BSI 公平交易準則執行。

AA1000 Licensed Report 000-4/V3-F5I6H

...making excellence a habit.™

Statement No: SRA-TW-822371

2025-06-17

For and on behalf of BSI:

Peter Pu, Managing Director BSI Taiwan

Taiwan Headquarters: 2nd Floor, No. 37, Ji-Hu Rd., Nei-Hu Dist., Taipei 114, Taiwan, R.O.C.

A Member of the BSI Group of Companies.

TCFD Level 5+: Excellence Certification

bsi.

By Royal Charter

Conformity Statement

Climate related Financial Disclosure

This is to conform that

Sinyi Development Inc.
No. 100, Sec. 5, Sinyi Rd.
Sinyi District
Taipei City
110022
Taiwan

信義開發股份有限公司
臺灣
台北市
信義區
信義路 5 段 100 號
110022

Holds Statement Number SRA-TW-822374

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

- Sinyi Development 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+：優秀]**等級。

For and on behalf of BSI

Managing Director BSI Taiwan, Peter Pu

Latest issue: 2025-06-23 Expiry date: 2026-06-22

Page 1 of 2

...making excellence a habit.™

Statement number: SRA-TW-822374

Location:	Conformity Check Overall Result:
Sinyi Development Inc. No. 100, Sec. 5, Sinyi Rd. Sinyi District Taipei City 110022 Taiwan 信義開發股份有限公司 臺灣 台北市 信義區 信義路 5 段 100 號 110022	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+：優秀]**等級。

Latest issue: 2025-06-23 Expiry date: 2026-06-22

Page 2 of 2

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.
Taiwan Headquarters: 2nd Floor, No. 37, Ji-Hu Rd., Nei-Hu Dist., Taipei 114700, Taiwan, R.O.C.
BSI Taiwan is a subsidiary of British Standards Institution

信義開發
信義企業集團

2024 Sinyi Development Inc.

Sustainability Report