

Opinion Statement

Greenhouse Gas Emissions Verification Opinion Statement

This is to verify that: Sinyi Realty Inc.
No. 100, Sec. 5, Sinyi Rd.
Sinyi District
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 No: GHGEV 785307

Verification opinion statement

As a result of carrying out verification procedures in accordance with ISO 14064-3:2006, it is the opinion of BSI with reasonable assurance that:

- The Greenhouse Gas Emissions with Sinyi Realty Inc. for the period from 2022-01-01 to 2022-12-31 was verified, including direct greenhouse gas emissions 454.706 tonnes of CO₂ equivalent and indirect greenhouse gas emissions from imported energy 5,695.208 tonnes of CO₂ equivalent.
- No material misstatements for the period from 2022-01-01 to 2022-12-31 Greenhouse Gas Emissions calculation were revealed.
- Data quality was considered acceptable in meeting the principles as set out in ISO 14064-1:2018.
- The emission factor for electricity of year 2022 is 0.495 kgCO₂ per kWh.

The other selected indirect GHG emissions listed in the attached table on the next page were also reported and thus verified with limited assurance, and data quality was not considered unacceptable in meeting the principles as set out in ISO 14064-1: 2018.

For and on behalf of BSI:



Managing Director BSI Taiwan, Peter Pu

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The greenhouse gas emissions information reported by the organization for the period from 2022-01-01 to 2022-12-31 is as follows:

EMISSIONS		Notes	tonnes CO ₂ e
Category 1: Direct GHG emissions and removals			454.706
1.1	Stationary combustion		0.4925
1.2	Mobile combustion		13.6570
1.3	Industrial processes (anthropogenic systems)	N/A	0
1.4	Fugitive (anthropogenic systems)		440.5567
1.5	Land use, land use change and forestry	N/A	0
Direct emissions in tonnes of CO ₂ e from biomass		N/A	0
Category 2: Indirect GHG emissions from imported energy			5,695.208
2.1	Indirect emissions from imported electricity	location-based approach	5,695.2079
Renewable Electricity purchased in kWh with contractual instruments compliant with ISO 14064-1 Annex E		17SP0020-U022000030 ~ 17SP0020-U022000034 & 21SP0056-U022000475 Power Purchase Agreement	6,000 kWh 348,967 kWh
	Indirect emissions from imported electricity	market-based approach	5,519.4991
2.2	Indirect emissions from imported energy (steam, heating, cooling and compressed air)	N/A	0
Category 3: Indirect GHG emissions from transportation			1,148.674
3.1	Emissions from upstream transport and distribution for goods		42.5595
3.2	Emissions from Downstream transport and distribution for goods	NS	-
3.3	Emissions from Employee commuting		901.9437
3.4	Emissions from Client and visitor transport	NS	-
3.5	Emissions from Business travels		204.1712
Category 4: indirect GHG emissions from products used by organization			2,133.941
4.1	Emissions from Purchased goods		2,088.3857
4.2	Emissions from Capital goods	NS	-
4.3	Emissions from the disposal of solid and liquid waste		45.5548
4.4	Emissions from the use of assets	NS	-
4.5	Emissions from the use of services that are not described in the above subcategories	NS	-
Category 5: indirect GHG emissions associated with the use of products from the organization			228.355
5.1	Emissions or removals from the use stage of the product	NS	-
5.2	Emissions from downstream leased assets		226.7861
5.3	Emissions from end of life stage of the product		1.5692
5.4	Emissions from investments	NS	-

* NS: Non significant; N/A: Non available.

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Taiwan Headquarters: 2nd Floor, No. 37, Ji-Hu Rd., Nei-Hu Dist., Taipei 114, Taiwan, R.O.C.
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Location	Verification Information
Sinyi Realty Inc. No. 100, Sec. 5, Sinyi Rd. Sinyi District Taipei City 110022 Taiwan 信義房屋股份有限公司 110022 臺灣台北市信義區信義路五段 100 號	The Greenhouse Gas Emissions with Sinyi Realty Inc. for the period from 2022-01-01 to 2022-12-31 was verified, including direct greenhouse gas emissions 454.706 tonnes of CO ₂ equivalent and indirect greenhouse gas emissions from imported energy 5,695.208 tonnes of CO ₂ equivalent. The 505 branches of Sinyi Realty Inc. are included. 涵蓋信義大樓、行政中心、代銷及分店共505個據點。
Sinyi Realty Inc. Japan 2F., 2-chōme-7-1 Yoyogi, Shibuya City, Tokyo 151-0053 Japan 信義房屋不動產株式会社(東京) 東京都渋谷区代々木 2-7-1 / 昇立ビル 2 階	The Greenhouse Gas Emissions with Sinyi Realty Inc. Japan for the period from 2022-01-01 to 2022-12-31 was verified, including direct greenhouse gas emissions 1.309 tonnes of CO ₂ equivalent and indirect greenhouse gas emissions from imported energy 52.932 tonnes of CO ₂ equivalent. The 4 branches of Sinyi Realty Inc. Japan are included. 涵蓋東京本社(昇立)、東京本社(NMF)、大阪支店、SJHOME 等 4 個門市。
Sinyi Land Administration Agent Joint Office No. 100, Sec. 5, Sinyi Rd. Sinyi District Taipei City 110022 Taiwan 信義地政士聯合事務所 110022 臺灣台北市信義區信義路五段 100 號	The Greenhouse Gas Emissions with Sinyi Land Administration Agent Joint Office for the period from 2022-01-01 to 2022-12-31 was verified, including direct greenhouse gas emissions 6.686 tonnes of CO ₂ equivalent and indirect greenhouse gas emissions from imported energy 736.451 tonnes of CO ₂ equivalent. The 18 branches of Sinyi Land Administration Agent Joint Office. are included. 涵蓋各區域代書、簽約專用會議室共 18 個據點。
Sinyi Real Estate Appraisers Firm No. 100, Sec. 5, Sinyi Rd. Sinyi District Taipei City 110022 Taiwan 信義不動產估價師聯合事務所 110022 臺灣台北市信義區信義路五段 100 號	The Greenhouse Gas Emissions with Sinyi Real Estate Appraisers Firm for the period from 2022-01-01 to 2022-12-31 was verified, including direct greenhouse gas emissions 0.459 tonnes of CO ₂ equivalent and indirect greenhouse gas emissions from imported energy 131.977 tonnes of CO ₂ equivalent. The 7 branches of Sinyi Real Estate Appraisers Firm are included. 涵蓋各區域鑑價、辦公室共 7 個據點。
An-Sin Real Estate Management Ltd. No. 100, Sec. 5, Sinyi Rd. Sinyi District Taipei City 110022 Taiwan 安信建築經理股份有限公司 110022 臺灣台北市信義區信義路五段 100 號	The Greenhouse Gas Emissions with An-Sin Real Estate Management Ltd. for the period from 2022-01-01 to 2022-12-31 was verified, including direct greenhouse gas emissions 0.578 tonnes of CO ₂ equivalent and indirect greenhouse gas emissions from imported energy 23.404 tonnes of CO ₂ equivalent. 涵蓋總公司 1 個據點。
An-Shin Real Estate Management Ltd. No. 100, Sec. 5, Sinyi Rd. Sinyi District Taipei City 110022 Taiwan 安新建築經理股份有限公司 110022 臺灣台北市信義區信義路五段 100 號	The Greenhouse Gas Emissions with An-Shin Real Estate Management Ltd. for the period from 2022-01-01 to 2022-12-31 was verified, including direct greenhouse gas emissions 0 tonnes of CO ₂ equivalent and indirect greenhouse gas emissions from imported energy 28.609 tonnes of CO ₂ equivalent. 涵蓋總公司 1 個據點。
Sinyi Global Asset Management Co.,Ltd. (Sinyi Global) No. 100, Sec. 5, Sinyi Rd. Sinyi District Taipei City 110022 Taiwan 信義全球資產管理股份有限公司 110022 臺灣台北市信義區信義路五段 100 號	The Greenhouse Gas Emissions with Sinyi Global Asset Management Co.,Ltd. (Sinyi Global) for the period from 2022-01-01 to 2022-12-31 was verified, including direct greenhouse gas emissions 0.497 tonnes of CO ₂ equivalent and indirect greenhouse gas emissions from imported energy 34.308 tonnes of CO ₂ equivalent. 涵蓋總公司 1 個據點。
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 110022 臺灣台北市信義區信義路五段 100 號	The Greenhouse Gas Emissions with Sinyi Development Inc. for the period from 2022-01-01 to 2022-12-31 was verified, including direct greenhouse gas emissions 0 tonnes of CO ₂ equivalent and indirect greenhouse gas emissions from imported energy 26.768 tonnes of CO ₂ equivalent. 涵蓋總公司 1 個據點。
Yowoo Technology Inc. No. 100, Sec. 5, Sinyi Rd. Sinyi District Taipei City 110022 Taiwan 有無科技股份有限公司 110022 臺灣台北市信義區信義路五段 100 號	The Greenhouse Gas Emissions with Yowoo Technology Inc. for the period from 2022-01-01 to 2022-12-31 was verified, including direct greenhouse gas emissions 0 tonnes of CO ₂ equivalent and indirect greenhouse gas emissions from imported energy 11.491 tonnes of CO ₂ equivalent. 涵蓋總公司 1 個據點。

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