



# Opinion Statement

## Greenhouse Gas Emissions Verification Opinion Statement

This is to verify that: Sinyi Realty Inc. & Sinyi Group  
No. 100, Sec. 5, Sinyi Rd.  
Sinyi District  
Taipei City  
110022  
Taiwan

信義房屋股份有限公司暨信義房屋關係企業  
臺灣  
台北市  
信義區  
信義路五段 100 號  
110022

Holds Statement No: **GHGEV 831850**

### **Verification opinion statement**

As a result of carrying out verification and validation procedures in accordance with ISO 14064-3:2019, it is the statement for mixed engagement including reasonable assurance for verification activity as well as validation and agreed-upon procedures (AUP) contains the following:

- The Greenhouse Gas Emissions with Sinyi Realty Inc. & Sinyi Group & Sinyi Group for the period from 2024-01-01 to 2024-12-31 was verified and validated.
- The verified organization-level greenhouse gas emissions include direct greenhouse gas emissions 603.8262 tonnes of CO<sub>2</sub> equivalent and indirect greenhouse gas emissions from imported energy 6,651.1717 tonnes of CO<sub>2</sub> equivalent.
- Sinyi Realty Inc. & Sinyi Group & Sinyi Group has defined and explained its own process and pre-determined criteria for significance of indirect Greenhouse Gas Emissions and quantify and report these identified significant emissions accordingly.
- The verification process was subject to the following limitation(s): The scope of verification does not cover the electricity emission coefficient of T-REC.

For and on behalf of BSI:

Joe Hsieh, Managing Director Northeast Asia, APAC Assurance

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The Greenhouse Gas Emissions Verification activities are based on reasonable level of assurance:

- The data and information of greenhouse gas emissions are based on historical in nature, and no material misstatements for the period from 2024-01-01 to 2024-12-31 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 the year 2024 is 0.474 kgCO<sub>2</sub> per kWh.

EMISSIONS		Notes	tonnes CO <sub>2</sub> e
Category 1: Direct GHG emissions and removals			603.8262
1.1	Stationary combustion		79.7483
1.2	Mobile combustion		117.4211
1.3	Industrial processes (anthropogenic systems)		0.000
1.4	Fugitive (anthropogenic systems)		406.6568
1.5	Land use, land use change and forestry		0.0000
Direct emissions in tonnes of CO <sub>2</sub> e from biomass			0.0000
Category 2: Indirect GHG emissions from imported energy			6,651.1717
2.1	Indirect emissions from imported electricity	location-based approach 10,239,670.33Kwh	6,651.1717
Renewable Electricity purchased in kWh with contractual instruments compliant with ISO 14064-1 Annex E		T-REC: 23SP0208-B024000165 23SP0208-B024000426 23SP0217-B024000173 23SP0217-B024000357	4,000 kWh
		Power Purchase Agreements:	2,479,884 kWh
	Indirect emissions from imported electricity	market-based approach	5,473.8091
2.2	Indirect emissions from imported energy (steam, heating, cooling and compressed air)		0.0000

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Validation

- BSI stated that it had not found any evidence to indicate that the assumptions, methods, and limitations that we cited in the statement did not provide a reasonable basis for our projections or forecasts.
- Based on BSI examination of the evidence, nothing comes to our attention which causes us to believe that these assumptions do not provide a reasonable basis for the forecast.
- The forecast is properly on the basis of the assumption; actual results are likely to be different from the forecast since anticipated events frequently do not occur as expected the variation may be material.

EMISSIONS		Notes	tonnes CO <sub>2</sub> e
Category 5: indirect GHG emissions associated with the use of products from the organization			3.7313
5.3	Emissions from end-of-life stage of the product	Waste-type-specific method	3.7313

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## Agreed upon procedures (AUP)

- AUP are specific types of verification activities, BSI have performed the evidence-gathering procedures for the period from 2024-01-01 to 2024-12-31
- BSI do not express any assurance on the GHG emissions, removals and storages in listed below.

EMISSIONS		Notes	AUP Item(s)	tonnes CO <sub>2</sub> e
Category 3: Indirect GHG emissions from transportation				1,314.7387
3.1	Emissions from upstream transport and distribution for goods	Use the Distance-based method	Goods Weight: 22.401 tonne Road transport: 32.2480 tkm	37.8516
3.3	Emissions from Employee commuting	Use the Distance-based method	Motorcycle: 11,388,374 pkm	1,083.7054
3.5	Emissions from Business travels	Use the Spend-based method	Aviation: 238,705 km Train: 9,920.6752 pkm Taxi: 15,539.2721 pkm Vehicle: 50,568.5236 pkm High-speed rail: 112,855.2800 pkm	193.1817
Category 4: indirect GHG emissions from products used by organization				1,330.3991
4.1	Emissions from Purchased goods	Goods: Use the supplier-specific method  Energy & Fuel: Use the Average-data method	Electricity : 12,723,554.33 kWh Diesel: 208.7483 L Gasoline: 11,098.04 L Tap water 60,478 m <sup>3</sup> Purchased goods: 22,400.88 kg	1,287.3072
4.3	Emissions from the disposal of solid and liquid waste	Use the waste-type- specific method	Solid waste: 394.6413 tone Wastewater: 60,766.1867 m <sup>3</sup> Transportation: 3,185.69 tkm	43.0919
Category 5: indirect GHG emissions associated with the use of products from the organization				275.9934
5.2	Emissions from downstream leased assets	Use the Average-data method	Electricity : 303,104 kWh	272.2621
5.3	Emissions from end of lifetime for products	Incineration of printing materials	Incineration	3.7313

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The direct GHG emissions and removals(cat.1) and indirect GHG emissions from imported energy emissions(cat.2) were verified in selected branches and representative offices, including but not limited to the following:

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 2024-01-01 to 2024-12-31 was verified, including direct greenhouse gas emissions 412.6104 tonnes of CO <sub>2</sub> equivalent and indirect greenhouse gas emissions from imported energy 4,177.5962 tonnes of CO <sub>2</sub> equivalent.
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 2024-01-01 to 2024-12-31 was verified, including direct greenhouse gas emissions 16.0675 tonnes of CO <sub>2</sub> equivalent and indirect greenhouse gas emissions from imported energy 516.7932 tonnes of CO <sub>2</sub> equivalent.
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 2024-01-01 to 2024-12-31 was verified, including direct greenhouse gas emissions 0 tonnes of CO <sub>2</sub> equivalent and indirect greenhouse gas emissions from imported energy 10.2863 tonnes of CO <sub>2</sub> equivalent.
An-Shin Real Estate Management Ltd. (An-Shin) No. 100, Sec. 5, Sinyi Rd. Sinyi District Taipei City 110022 Taiwan 安新建築經理股份有限公司(安新) 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 2024-01-01 to 2024-12-31 was verified, including direct greenhouse gas emissions 0 tonnes of CO <sub>2</sub> equivalent and indirect greenhouse gas emissions from imported energy 20.9333 tonnes of CO <sub>2</sub> equivalent. 涵蓋總公司 1 個據點。
An-Sin Real Estate Management Ltd. (An-Sin) No. 100, Sec. 5, Sinyi Rd. Sinyi District Taipei City 110022 Taiwan 安信建築經理股份有限公司(安信) 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 2024-01-01 to 2024-12-31 was verified, including direct greenhouse gas emissions 0.5785 tonnes of CO <sub>2</sub> equivalent and indirect greenhouse gas emissions from imported energy 20.9333 tonnes of CO <sub>2</sub> 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 2024-01-01 to 2024-12-31 was verified, including direct greenhouse gas emissions 0.4967 tonnes of CO <sub>2</sub> equivalent and indirect greenhouse gas emissions from imported energy 85.9732 tonnes of CO <sub>2</sub> equivalent. 涵蓋總公司 1 個據點。

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Sinyi Development Inc (Taiwan Sinyi Development) No. 100, Sec. 5, Sinyi Rd. Sinyi District Taipei City 110022 Taiwan 信義開發股份有限公司(信義開發) 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 2024-01-01 to 2024-12-31 was verified, including direct greenhouse gas emissions 0 tonnes of CO <sub>2</sub> equivalent and indirect greenhouse gas emissions from imported energy 21.0883 tonnes of CO <sub>2</sub> equivalent. 涵蓋總公司1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(日本信義) 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. & Sinyi Group Japan for the period from 2024-01-01 to 2024-12-31 was verified, including direct greenhouse gas emissions 1.3093 tonnes of CO <sub>2</sub> equivalent and indirect greenhouse gas emissions from imported energy 52.6563 tonnes of CO <sub>2</sub> equivalent. The 4 branches of Sinyi Realty Inc. & Sinyi Group 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。
Jiu Xin Estate (Wuxi) Limited (Jiu Xin Estate) 久信置業(無錫)有限公司(久信置業) 1-12 Shanshui Jiating No.3 Zhuangyuan Road, Binhu District Wuxi, Jiangsu Province, China 江蘇省無錫市濱湖區狀遠道 3 號山水嘉庭 1-12	The Greenhouse Gas Emissions with Jiu Xin Estate (Wuxi) Limited (Jiu Xin Estate) for the period from 2024-01-01 to 2024-12-31 was verified, including direct greenhouse gas emissions 0 tonnes of CO <sub>2</sub> equivalent and indirect greenhouse gas emissions from imported energy 77.4147 tonnes of CO <sub>2</sub> equivalent. 涵蓋總公司 1 個據點。
Sinyi Real Estate (Wuxi) Limited (Wuxi Sinyi Estate) 信義置業(無錫)有限公司(無錫信義置業) 1-1 Shanshui Jiating No.3 Zhuangyuan Road, Binhu District Wuxi, Jiangsu Province, Chin 江蘇省無錫市濱湖區狀遠道 3 號山水嘉庭 1-12	The Greenhouse Gas Emissions with Sinyi Real Estate (Wuxi) Limited (Wuxi Sinyi Estate) for the period from 2024-01-01 to 2024-12-31 was verified, including direct greenhouse gas emissions 0 tonnes of CO <sub>2</sub> equivalent and indirect greenhouse gas emissions from imported energy 0 tonnes of CO <sub>2</sub> equivalent. 涵蓋總公司 1 個據點。
Sinyi Real Estate (Shanghai) Limited (Shanghai Sinyi Estate) 信義置業(上海)有限公司(上海信義置業) Room 1708, No. 1218 Yongsheng Road Jiading Industrial Zone, Jiading District, Shanghai, China 上海市嘉定工業區永盛路 1218 號 1708 室	The Greenhouse Gas Emissions with Sinyi Real Estate (Shanghai) Limited (Shanghai Sinyi Estate) for the period from 2024-01-01 to 2024-12-31 was verified, including direct greenhouse gas emissions 0 tonnes of CO <sub>2</sub> equivalent and indirect greenhouse gas emissions from imported energy 0 tonnes of CO <sub>2</sub> equivalent. 涵蓋總公司 1 個據點。

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