



信義開發
信義企業集團

2025

Sinyi Development Inc.

Sustainability Report

About this Report

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The 2025 Sustainability Report is the fifth such report issued by Sinyi Development Co., Ltd. (hereinafter referred to as "Sinyi Development"). It discloses information regarding Environmental (E), Social (S), and Governance (G) issues, as well as the management approaches and performance outcomes for key topics. Additionally, the report outlines stakeholder engagement and responses to stakeholder expectations, while identifying ESG-related impacts across the 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, 2025.

- The previous edition was published in July 2025 (in both Chinese and English)
- This edition is published in August 2026 (in both Chinese and English).
- The next edition is scheduled for August 2027 (planned for 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

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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 of our 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) has 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.

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I. Message from the Management

Chairman's Message 2-22

To all friends who follow the progress of Sinyi Development:

An enterprise's enduring presence in society relies not only on professionalism and competence but, even more importantly, on integrity and responsibility. Since its inception, Sinyi Group has embraced the core spirit of "building the business on trust and righteousness, and striving for ultimate excellence" and has upheld the operating principle of "prioritizing righteousness over profit." We expect every member of the Sinyi team to embody integrity and pragmatism, putting these corporate values into practice in their daily work. Only in this way can the enterprise move steadily forward amidst changing times and gradually foster a virtuous cycle of mutual success among Sinyi people, the Sinyi company, and Sinyi society.

As we enter 2026 and look back on the past year, Sinyi Development has continued to make steady progress in corporate governance and sustainability management. Regarding climate governance, the company has further deepened its climate risk identification and information disclosure frameworks. Since adopting the Task Force on Climate-related Financial Disclosures (TCFD) recommendations, the maturity of its disclosures has improved year by year; the company has achieved the highest rating – "Level 5+: Excellence" – for three consecutive years. This achievement not only reflects the company's ongoing refinement of its climate governance systems and management capabilities but also demonstrates its long-term commitment to addressing climate change issues.

Regarding supply chain governance, Sinyi Development continues to advance its sustainable procurement system by adopting the ISO 20400 Sustainable Procurement Guidelines and progressively establishing a robust supply chain management mechanism. Through institutionalized management and continuous improvement, the company has once again secured third-party verification, ensuring that the principles of sustainable procurement are effectively integrated into its operations. Corporate responsibility extends beyond internal operations to driving the entire industry chain forward; by collaborating with partners to gradually promote shared standards for environmental protection, occupational safety, and business integrity, the company fosters the steady expansion of sustainability principles across the industry.

Sinyi Development deeply understands that the value of a building lies not merely in the quality of its spaces, but in the life and emotions it embodies. Through diverse community-building activities, we foster communication and interaction among residents, allowing neighbors who were once strangers to gradually forge bonds in their daily lives and transform from unfamiliar faces into friendly neighbors. When architecture and daily life intertwine, the community ceases to be merely a place of

residence; it becomes a vital setting where trust, care, and shared memories are nurtured.

Looking ahead, extreme weather and societal changes will continue to shape urban development and industrial structures; consequently, our corporate growth remains inextricably linked to the long-term well-being of cities and society. We will continue to build upon a foundation of stability while leveraging innovation to drive the adoption of low-carbon and smart building technologies. Through community building and public engagement, we aim to infuse warmth into every living space within the city. Furthermore, guided by integrity and corporate ethics, we approach every decision with prudence, ensuring that our corporate growth aligns seamlessly with the well-being of our stakeholders. For us, "Sinyi" is not merely a slogan but a guiding principle: we do what is right and honor our commitments. These three elements are intertwined, forming the cornerstone of Sinyi Development's journey toward sustainability and charting the course for our long-term growth.

Behind these achievements, I would like to extend my special thanks to every colleague. Whether working on the engineering front lines, in administrative and logistical support, or in roles such as procurement and quality control, everyone has applied professionalism and a strong sense of responsibility to their work, ensuring that the company's commitments are fulfilled down to the finest detail. It is thanks to the long-standing efforts and dedication of our team that our corporate culture has deepened and employee satisfaction has steadily risen, serving as the solid foundation for the company's steady growth.

Finally, we extend our heartfelt gratitude to all our colleagues, clients, shareholders, community friends, and partners. It is thanks to your enduring trust and support that Sinyi Development has been able to advance steadily, step by step, transforming our guiding philosophy – "Building a business on integrity and striving for ultimate excellence" – into reality. Moving forward, we remain committed to our original vision and to working hand-in-hand with all stakeholders. We will continue to strive for a balance between urban development and sustainability, ensuring that what Sinyi creates is not merely architecture, but a vibrant city for living – one to be cherished and shared across generations.



Founder and
Chairman

周俊吉

General Manager's Message 2-22

This is the fifth Sustainability Report published by Sinyi Development. Since 2021, we have steadily and pragmatically advanced sustainable operations, integrating corporate responsibility into both our operational management and architectural practices. 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, seeking a long-term balance between corporate growth and shared social well-being. 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: Low-Carbon Buildings and Climate Governance

In the environmental sphere, we have remained a leader in green building and low carbon innovation. Jia Xue.. Project earned Diamond level certifications for both Green Buildings and Low Carbon Buildings, as well as a Gold level Smart Building Candidate Certificate, demonstrating Sinyi Development's professional expertise in integrating green building and smart building technologies.

At the same time, we collaborated with National Cheng Kung University to conduct a full lifecycle carbon footprint assessment and calculation for the Jia Pin construction project; by adopting low-carbon technologies and guiding suppliers to enhance the low-carbon performance of building materials, we are progressively reducing the project's environmental impact.

Through an integrated approach encompassing design optimization, materials management, and engineering quality control, we continuously accumulate experience in building decarbonization and the application of low-carbon technologies, extending the concept of sustainability from the design and planning phase to every stage of the building's lifecycle.

Furthermore, we have strengthened our climate

risk management by adopting the Task Force on Climate-related Financial Disclosures (TCFD) framework and achieved the highest "Level 5+ Excellence" Certification following verification by the British Standards Institution (BSI). This achievement not only demonstrates the company's maturity and transparency regarding climate risk identification, management mechanisms, and information disclosure, but also reflects Sinyi Development's continuous improvement in sustainability governance, setting a new benchmark for the construction industry in climate governance and low-carbon transition.

Social Inclusion: Community Building and Sustainable Impact

On the social front, Sinyi Development extends our commitment to sustainability into the community life. We believe that a thriving community stems not only from architectural quality but also from the trust and connections shared among its residents. Pioneering a new industry standard, Sinyi Development introduced a "resident-exclusive community-building program" as early as the pre-sale stage; through a mix of online communities and offline events, residents begin interacting and building relationships even before moving in. For the Jia Xue. project, for instance, we organized seminars on customization and spatial planning, attracting 90 residents – representing nearly half of the households. Driven by the residents'

enthusiastic participation, these activities evolved into initiatives led by the residents themselves. This fostered interaction and camaraderie prior to handover, creating a supportive and inclusive community atmosphere that laid a solid foundation for a friendly, neighborly environment.

Furthermore, we actively share the results of our sustainability initiatives with the public through diverse platforms. In 2025, Sinyi Development participated in the Asia-Pacific Sustainability Expo, showcasing our practical experience in low-carbon architecture, community building, and sustainable governance through exhibitions and interactive engagement. We also exchanged ideas with industry partners and stakeholders to jointly advance the development of sustainable cities and buildings. Through such public engagement platforms, we aim to foster a broader understanding of the value of sustainable architecture while promoting industry collaboration and innovation.

Corporate Governance: Sustainability Strategy and Transparent Governance

Regarding corporate governance, we continue to strengthen our sustainability governance framework and information transparency. The Board of Directors actively guides our ESG strategic direction, leading various departments in the ongoing review and optimization of management systems to ensure continuous improvement in corporate governance. This year's sustainability report – prepared in alignment with international standards such as the Global Reporting Initiative (GRI),

Sustainability Accounting Standards Board (SASB), and Task Force on Climate-related Financial Disclosures (TCFD), and integrated with the UN Sustainable Development Goals (SDGs) – comprehensively discloses the company's significant impacts and management outcomes across economic, environmental, and social dimensions. Driven by robust sustainability performance and transparent information disclosure, Sinyi Development was honored in 2025 with the "Outstanding Sustainability Enterprise Award" and the "Platinum Award for Sustainability Reports" at the 18th Taiwan Corporate Sustainability Awards (TCSA), as well as the "Bronze Award for English Sustainability Report" at the Global Corporate Sustainability Awards (GCSA). These accolades not only signify external recognition of our efforts but also inspire us to continue pursuing excellence, breaking new ground, and constantly refining our corporate governance and sustainability management practices.

2030 Vision: Trust Unites People, Integrity Builds Quality Homes

Looking ahead, Sinyi Development is guided by its 2030 vision – "Trust Unites People, Integrity Builds Quality Homes" – as its strategic direction. Through a stable model of joint-development projects, we aim to build trust and professional expertise, gradually establishing ourselves as a premium developer trusted by the market. Driven by this vision, we shape our core values for long-term corporate development by addressing the needs of our various stakeholders.

Regarding our team members, we uphold a core mindset of "people-centricity, prioritizing integrity over profit, positive thinking, and collaborative teamwork." We continuously cultivate professional competence, a commitment to quality, and a sense of accountability. We encourage a positive, proactive, and enthusiastic approach to work, enabling our team to move forward together and achieve synergy, thereby further embedding the Sinyi culture into our daily operations.

For homebuyers, we are dedicated to creating residences that embody taste, exquisite craftsmanship, and enduring value. Every aspect – from architectural aesthetics and exterior design to communal spaces and the selection of building materials – is aimed at enhancing the quality of life. Regarding construction quality, we prioritize life safety above all else, implementing fire-resistant and seismic-resistant designs, smart building materials, and BIM-based management to ensure structural integrity and precision. Simultaneously, through energy-efficient, low-carbon designs and community-building initiatives, we create livable spaces designed to stand the test of time.

For our land partners, we build collaborations upon a foundation of professionalism and trust, leveraging our comprehensive planning and design capabilities, experience in public-sector partnerships, and long-term strategic alliances to drive urban development. We uphold high standards of craftsmanship to ensure life safety and integrate smart building technologies, while creating long-term, stable value for the land through superior community planning and energy-efficient, low-carbon design.

Looking ahead, we are fully aware of the many challenges facing sustainable development. Climate change is intensifying, societal expectations regarding corporate responsibility are rising, and the industry landscape is undergoing rapid transformation. Yet, it is precisely against this backdrop that the importance of maintaining a long-term perspective and striving for continuous improvement becomes even more evident. Grounded in professional expertise and driven by innovation, Sinyi Development will continue to strike a balance among architectural quality, urban development, and social value, while holding ourselves to the highest standards at every step.

Guided by the Board of Directors and supported by the dedication of our entire team, we are confident in our ability to address ongoing sustainability challenges.

For Sinyi Development, sustainability is not merely a responsibility but a vital corporate strategy for the future. Looking toward 2030, and guided by our vision of "Trust Unites People, Integrity Builds Quality Homes," we will join hands with all stakeholders to create more livable urban environments and a more sustainable future. We sincerely invite you to read this report and witness Sinyi Development's unwavering commitment and ongoing efforts on the path toward sustainability.



Development
General Manager

李少康

2030 Vision: Trust Unites People, Integrity Builds Quality Homes

I. Strategic Priority | Sustainability as a "Core Governance Foundation"

- Adopting the 2030 vision of "Trust Unites People, Integrity Builds Quality Homes," sustainability is integrated into the entire lifecycle — spanning land acquisition, design, construction, operations, and community management.
- Sustainability governance is directly overseen by the Board of Directors and senior management; ESG considerations serve as a basis for decision-making, going beyond mere disclosure.
- Independent sustainability reports have been published for five consecutive years, establishing a governance foundation that is both traceable and verifiable.

II. Climate and Environment | A rare enterprise in the construction industry with "institutionalized carbon reduction capabilities"

- Achieved TCFD Maturity Level 5+ (Excellence) for three consecutive years — the first company in the construction industry to receive this honor.
- Implemented Life Cycle Assessment (LCA) and BIM simulation for the Sinyi Jia Pin project, ensuring low-carbon design and material selection.
- Secured candidate certificates for Diamond-level Green Building, Diamond-level Low-Carbon Building, and Gold-level Smart Building for the Sinyi Jia Xue. project, effectively quantifying the project's carbon reduction achievements.

III. Supply Chain and Governance | Integrating ESG into Procurement and Financial Mechanisms

- Achieved ISO 20400 Sustainable Procurement certification for two consecutive years, extending considerations regarding risk, human rights, and the environment into the supply chain.

- Signed a sustainability-linked loan, directly tying financing rates to ESG metrics and translating sustainability performance into financial advantages.
- Achieved a 100% signing rate for supplier sustainability clauses, ensuring the concrete implementation of ESG requirements within business partnerships.

IV. Social Inclusion | Shifting from "Building Houses" to "Community Building"

- Integrate community building and customer experience initiatives into the pre-sale and construction phases. By fostering resident interaction and consensus, we align lifestyle needs with design choices early on — effectively minimizing the need for post-construction renovation changes and reducing resource waste, while laying a solid foundation for community relationships.
- Continue to promote community-building activities after residents move in to strengthen neighborly interaction and community cohesion. We aim to reach a cumulative total of 1,250 participants by 2025 and incorporate carbon footprint assessments and low-carbon behavioral design into select activities, extending the concept of sustainability from the built environment into daily life.

V. External Recognition | Honors in International Sustainability Awards

- At the 18th Taiwan Corporate Sustainability Awards (TCSA) and the 8th Global Corporate Sustainability Awards (GCSA) in 2025, Sinyi Development stood out thanks to its comprehensive sustainability strategy and innovative practices, winning top honors including the "Taiwan Top 100 Sustainable Companies Award," the "Platinum Award for Chinese Sustainability Reports," and the "Bronze Award for English Sustainability Report"



Trust Unites People, Integrity Builds Quality Homes

Upholding the core operational philosophy of "Trust Unites People, Integrity Builds Quality Homes," Sinyi Development is dedicated to translating the spirit of sustainability into tangible living value for the public. Through professional development and bonds of trust, the company creates sustainable, intergenerational homes for residents and the land alike

In an era of severe climate challenges, we recognize that the mission of architecture extends far beyond merely providing shelter from the elements; it must serve as a resilient sanctuary that safeguards the public. By deeply integrating smart technologies and climate-resilience strategies — such as utilizing premium, fire-resistant, and seismic-proof materials alongside Building Information Modeling (BIM) — we enhance residential safety at the structural level. This pursuit goes beyond technical excellence; it represents a dual commitment to ensuring long-term asset appreciation and peace of mind for every resident, even amidst the challenges of a pandemic.

Beyond our relentless pursuit of structural quality, we view the community atmosphere as the key to breathing soul into our buildings. We believe that a superior living experience is defined not only by architectural aesthetics and communal amenities but also by the emotional bonds and trust shared among neighbors. By actively cultivating this sense of community, we break down the alienation often found in urban architecture, fostering an environment rooted in a true sense of belonging and mutual support — ultimately transforming the residential setting into a unique, socially inclusive community.

In implementing this sustainability strategy, our team upholds a people-centric philosophy and a commitment to integrity — prioritizing ethical principles over immediate profit. Through professional expertise, a dedication to quality, and accountable execution, we establish transparent, stable strategic partnerships with landowners to jointly advance landmark projects that deliver energy efficiency, carbon reduction, and environmental stewardship.

By leveraging smart technology to mitigate physical risks and fostering community building to strengthen neighborly bonds, Sinyi Development is redefining the benchmark for premium developers through a blend of professionalism and warmth. We do more than just build homes; we safeguard safety and nurture connections. We are dedicated to creating an ecosystem of trust — woven together by environmental symbiosis, neighborhood harmony, and collaborative integrity — so that every partner working alongside Sinyi can personally experience a future of sustainable living that is safer, smarter, and filled with human warmth.

Annual Highlights

1. Sinyi Development aligns with international standards, driving a sustainable value chain in real estate.

Sinyi Development has consistently upheld "corporate ethics" as the cornerstone of its operations, regarding sustainable development as the strategic core for enhancing long-term competitiveness. In 2025, Sinyi Realty became an official GRESB Global Partner and co-hosted the "GRESB Taiwan Annual Conference & Sustainable Real Estate Forum." Led by President Shao-Kang Lee, the event brought together leaders from industry, government, and academia — including representatives from the Ministry of the Interior — to engage in in-depth discussions on the critical links between net-zero policies and green finance. President Lee emphasized that sustainability is not merely an environmental commitment but a shared language connecting real estate brokerage, development, and home services; by aligning with international governance standards, the company is dedicated to establishing "trust" and "sustainability" as the hallmarks that define Taiwan's real estate sector on the global stage.

GRESB is a mission-driven, industry-led organization dedicated to empowering the financial sector to foster the environmental, operational, and financial sustainability of real assets within climate-critical industries. Through GRESB membership, companies, funds, and asset owners voluntarily report data for specific asset classes; this data undergoes third-party verification and scoring to generate industry-relevant benchmarks.

Building on its industry-leading track record — highlighted by an exceptional GRESB score of 97, far surpassing the global average — Sinyi Development is actively translating this vision into tangible governance outcomes. In alignment with the national 2050 net-zero goal, we are taking the lead in responding to policy trends by aligning

building energy efficiency labeling with international standards. As building energy efficiency data is integrated into "Real Estate Information Disclosures" and "Real-Price Registration" systems, Sinyi Development will continue to optimize ESG data governance. We aim to enhance the transparency and resilience of asset values, ensuring that every development project serves not merely as a living space but as a sustainable asset that commands a "green premium" and contributes to environmental well-being, thereby leading the construction industry from advocacy toward genuine international competitiveness

GRESB Website <https://www.gresb.com/about-us/>

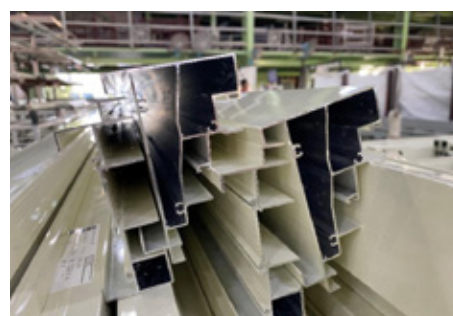


2. Full Life-Cycle Carbon Footprint Assessment of the Sinyi Jia Pin Building Project

Using the Jia Pin project as a case study, Sinyi Development established a system and methodology for quantifying carbon emissions across Sinyi Group's development projects. After determining the full life-cycle carbon emissions of the Jia-Pin project, the company proposed carbon reduction technologies and pathways for future developments. These measures aim to achieve corporate sustainability goals — specifically, reducing carbon emissions per unit of floor area by 25% compared to the Jia Pin project and securing relevant international certifications or accolades. Additionally, Sinyi Development conducted a carbon emission survey of its partner suppliers in the building materials and construction sectors; the resulting data will serve as a reference for requiring future carbon emission disclosures from partners, thereby facilitating the creation of a net-zero building ecosystem. This study adhered to the Product Category Rules (PCR) for the carbon footprint of buildings published by the Ministry of Environment (Document No. 20-048, 3rd Edition). The building life-cycle assessment encompassed the raw material acquisition, construction, operational use, renovation/renewal, and demolition/disposal phases. By calculating emissions for each specific phase, the company gained a clear direction for identifying emission hotspots and implementing targeted reduction strategies.



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



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



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

3. Sinyi Development Shares Sustainability Highlights at the Asia-Pacific Sustainability Expo

At the Asia-Pacific Sustainability Expo, Sinyi Development showcased our comprehensive commitment to residential quality and environmental sustainability, outlining a three-stage approach to creating homes that offer true peace of mind. First, we introduced a "Building Production History" system to ensure complete transparency in the construction process. By disclosing raw material details, adopting green construction methods, and committing to low-carbon, energy-efficient worksites, Sinyi Development allows customers to clearly understand construction operations and building quality.

Second, to address the challenge of customers being unable to visualize the physical product before purchase, the company organized on-site visits to model units. Customers are invited to inspect the site firsthand — checking rebar installation and verifying the structural integrity of beams and columns — before experiencing the interior space and material quality in the model unit; this high level of engagement significantly boosts customer trust and confidence. Regarding the practice of sustainable living, Sinyi Development collaborated with the New Taipei City Government and the Institute for Information Industry to launch the "Energy-Saving E-Steward" program. By installing smart electricity meters and current transformers, the system analyzes data in real-time and uses a mobile app to provide personalized energy usage forecasts and improvement suggestions, thereby visualizing energy consumption for both communal and private areas.

Furthermore, Sinyi Development champions the concept

of "Neighborhood Communities," fostering community building through online groups and offline events starting from the moment the purchase contract is signed. This approach transforms residents from strangers into acquaintances and eventually friends, creating a mutually supportive, sustainable community rooted in harmonious neighborly relations.



4. Jia Xue. Community Cleanup Kitchenware Visit Program: Full Life-Cycle Carbon Emissions Inventory

Sinyi Development partnered with Cleanup to host a "Jia Xue. Community Kitchenware Tour and Panel Color Selection Event." Zhen-Ming Lee, Deputy Manager at Cleanup, provided a professional guided tour, explaining kitchen system configurations and functional features while conducting hands-on demonstrations to help residents vividly envision their future home usage. Samples of floor tiles, wall tiles, and kitchen cabinet panels were displayed on-site, allowing residents to compare and coordinate materials, textures, and color combinations to gradually shape their ideal home style; the event attracted 76 Jia Xue. residents.

During the event, many residents discussed color choices with their families and raised questions regarding specific kitchen fixture details; staff from the Cleanup showroom, along with colleagues from Sinyi Development's customer service and construction departments, provided immediate, professional responses, thereby instilling greater confidence and a solid basis for decision-making. The color selection process was also optimized through the use of flow management and dedicated workspaces, allowing residents to make their choices at a more relaxed pace and enhancing the overall quality of the experience.

Beyond the technical presentations, the event incorporated light, interactive elements. Continuing the use of name-tag stickers from previous sessions helped residents identify and connect with one another; some residents shared that the stickers — which displayed their floor and unit numbers — led to unexpected introductions to neighbors on the same floor, fostering anticipation for future community life. Guided by the community-building team, the event evolved from a simple color-selection task into a starting point for building neighborly relationships. Additionally, the event included a preliminary carbon footprint assessment; data was collected across stages such as venue setup, waste management, services, raw materials, and transportation, in accordance with Product Category Rules (PCR). Carbon-reduction tips were also promoted during the event, encouraging measures such as scanning a QR code for online check-in, using public transportation, and setting air conditioning to 26 ° C or higher. The assessment results indicated that transportation accounted for the largest share of emissions, followed by raw materials — findings that will serve as a reference for Sinyi Development's future sustainability initiatives.



chapter 02

Company Overview

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. Our founding mission is to forge enduring architecture through benevolent intent, lead with innovation to champion humanistic values, set benchmarks through dedicated service, and foster lives of happiness and harmony.

Looking toward 2025, we have put forward our "2030 Vision": Trust Unites People, Integrity Builds Quality Homes with integrity Guided by the core principles of being people-centric, prioritizing righteousness over profit, maintaining a positive mindset, and fostering collaborative teamwork, we continuously cultivate professional expertise, a commitment to quality, and a spirit of accountability. We encourage our team members to approach their work with positivity, initiative, and enthusiasm, enabling us to move forward together and achieve synergy, thereby further embedding the Sinyi culture into our daily operations.

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

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

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I. Business Model

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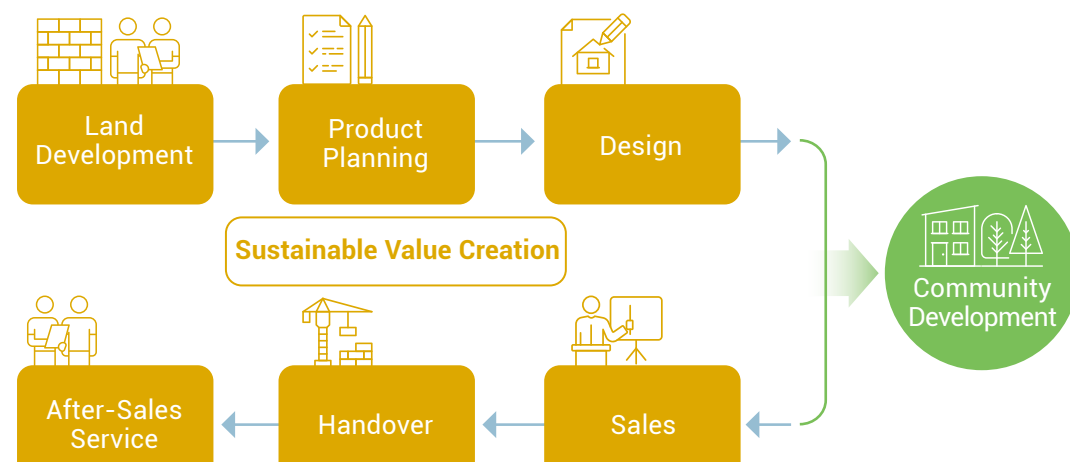
1. Core Business

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 2025.

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 2025 compared to the previous year.

➤ Sinyi Development Value Chain Map



3. Corporate Image and Brand Management

Upholding the "people-centric" spirit of the Sinyi Group and guided by the 2030 vision of "Trust Unites People, Integrity Builds Quality Homes," Sinyi Development has established itself as a premium developer through steady project launches via joint development partnerships. As a real estate developer operating in an industry with high natural resource consumption, the company places great importance on Environmental, Social, and Governance (ESG) issues. Key initiatives include minimizing environmental and ecological impact, reducing energy consumption and greenhouse gas emissions, and progressively implementing brand strategies for green, low-carbon, and smart buildings through the use of low-carbon materials, construction methods, and equipment. These efforts are complemented by greenhouse gas inventories and database development for its projects, all aimed at achieving the goal of net-zero emissions.

At the same time, we have established a corporate image rooted in ethics and defined by qualities such as eco-friendliness, low-carbon practices, safety and comfort, integrity, regulatory compliance, AI integration, stability, comprehensive warranties, respect for human and labor rights, community building, and collaborative growth with partners. By leveraging relationships with both long-standing and new clients — including referrals from existing customers — and integrating our own offline channels with online communication platforms, we have successfully secured a significant position in the real estate development market in recent years.

In addition, since July 2023, Sinyi Development has continuously published its ESG publication, Sinyi Development: A Journey Toward Sustainability; as of March 2026, 33 issues have been released and are available on the company's official website.



《Sinyi Development's Sustainable Walk》

By sharing current domestic and international sustainability topics, showcasing innovative and eco-friendly construction methods, and highlighting the practical actions taken by the Sinyi Group across the three pillars of sustainability, this publication offers readers — regardless of their roles — valuable insights. It encourages them to internalize concepts such as environmental protection, energy conservation, and social responsibility into their daily decisions and actions, whether at work, at home, or in other contexts:

- By staying abreast of environmental protection trends, colleagues can integrate green principles into operations and workflows, fostering a shared vision. This ensures that the impact extends beyond mere action to become deeply ingrained values, allowing a sustainability mindset to naturally blend into daily life and become an integral part of the corporate culture.
- By aligning with international standards and domestic policy shifts, shareholders can evaluate the impact of sustainable development on the company's long-term growth. They can witness how the construction industry implements ESG principles into operations — thereby strengthening corporate competitiveness and brand value — and, in turn, deepen their



《Sinyi Development's Sustainable Walk》

永續漫步刊物

永續漫步是信義開發定期發行的永續刊物。我們期待透過這個刊物向世界傳遞建築和永續的相關理念、永續時事議題及創新觀點。在大家心中埋下綠色種子，並讓其茁壯成長，使大家能夠正向並正視氣候變遷所帶來的異常災害。



confidence in and support for the company. Clients can appreciate the enduring value of Sinyi Development's projects, which integrate eco-friendly principles throughout the entire building lifecycle — from material selection and planning/design to construction techniques. Environmentally friendly buildings are created through structural optimization, smart management, water resource utilization, and enhanced energy efficiency. Future building maintenance will also focus on minimizing carbon footprints, delivering a living and usage experience that is comfortable, efficient, and aligned with environmental sustainability trends.

- Through supplier selection, the construction process, training and advocacy, as well as inspections and audits, the company guides partners toward low-carbon construction and net-zero emission goals, fostering a mutually beneficial outcome.

4. Commitment to Sustainability Issues

By evaluating global trends, internal and external business activities, and stakeholder communications, Sinyi Development has integrated the following commitments to sustainability issues. We aspire to continue generating a positive impact and — while fostering economic growth — to harmonize the interests of various stakeholders through a broad, global perspective based on the Environmental, Social, and Governance (ESG) framework. Through sustainable innovation across the Sinyi value chain, we aim to bring a wonderful, happy new life to everyone around us.

- 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.

II. Operating Performance

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1. Management Guideline:

Sinyi Development continues to generate profits and actively responds to stakeholder expectations, thereby identifying, analyzing, and addressing actual and potential impacts. The company's operational performance over the past three years is detailed in the table below in accordance with GRI reporting standards. Handover for the "Jia He." project began before the end of 2022 and was fully completed by the end of February 2023 (totaling 144 units); consequently, revenue was recognized in both 2022 and 2023. The Jia Pin project is fully sold out, with handover scheduled for completion by the end of March 2026; the Jia Xue. project was fully sold out as of March 2024, with handover expected in the second half of 2027.

This year, the project launch strategy focuses on two main pillars: "urban renewal and reconstruction of dilapidated/unsafe buildings" and "MRT joint development projects" (specifically covering Entrances A and B of the Tucheng-Shulin Line's LG16 Station and Entrance A of the LG17 Station). Regarding urban renewal and reconstruction, Sinyi Development adopts a "service-oriented" model tailored to the specific needs of each project; acting as an integration consultant, the company assists residents in advancing reconstruction efforts and creates customized development plans for landowners. This approach effectively prevents the fragmentation of land value often associated with traditional joint-construction models, thereby enhancing overall development benefits and decision-making efficiency. In the realm of MRT joint development, the company has secured rights for the LG16 Station (Entrances A and B) and LG17 Station (Entrance A) projects. Future plans aim to achieve green building, smart building, and energy-efficiency certifications by integrating low-carbon technologies and digital management systems. Furthermore, by incorporating community-building concepts, the projects seek to create urban hubs that balance environmental sustainability with a high quality of life. The overall development plan is scheduled to launch in 2027, marking a step-by-step realization of the company's long-term commitment to sustainable urban development.

➔ Retained Economic Value Table

Item(Unit: NT\$ thousand)	2023	2024	2025
Operating Revenue (A)	1,910,944	-	2,162,585
Operating Costs (B)	1,379,180	-	1,718,357
Gross operating profit (A)-(B)=(C)	531,764	-	444,228
Operating Expenses (D)	106,411	75,478	110,412
Employee Salaries & Benefits	46,177	43,248	33,346
Operating profit(A)-(B)-(D)=(E)	425,354	-75,478	333,816
Non-operating gains and losses (F)	3,604	4,011	-30,396
Dividend and interest expenses	-	-	33,012
Pre-tax net profit (E)+(F)=(G)	428,958	-71,467	303,420
Payments to Government (D)	70,450	-14,275	62,272
Net profit after tax	358,507	-57,192	241,148
Paid-in capital amount	2,035,000	2,035,000	2,035,000

Note 1: inyi Development adopts a strategy of prioritizing quality over quantity; the Jia Xue. project sold out in 2023 and was under construction in 2024, so no revenue was recognized for it in 2024.

Note 2: Sinyi Development actively participates in construction projects of public interest and seeks opportunities to collaborate with competent authorities.

Note 3: The amounts for "payments to providers of funds," "payments to governments by country," and "community investments" are all zero.

III. Board Governance

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Item	Name	Gender	Term	Role and Position	Impact on the Company	Responsibilities in Operations and Sustainability Issues	Representative of Stakeholder
1	Chun-Chi Chou	Male	3 Years	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.
2	Shao-Kang Lee	Male	3 Years	Director	Operations Products and Services	(1) Serve as General Manager of Sinyi Development. (2) Lead and execute the company's overall operational planning, while supervising and driving business operations across all departments. (3) Continuously promote standards based on green building, smart building, and energy efficiency principles; strive to obtain relevant certifications or compliance labels from regulatory authorities; and aim to minimize greenhouse gas emissions, targeting net-zero emissions across the entire lifecycle of projects — from construction through to maintenance. (4) Continuously apply and develop digital technologies and innovations — such as Building Information Modeling (BIM) — to reduce raw material waste and integrate sustainability elements from the outset; build a solid foundation for "sustainable architecture" by employing high-specification, green, low-carbon, and smart construction methods; and aim to create landmark buildings that serve as models for urban development. (5) Drive the adoption of the ISO 20400 sustainable procurement management framework and establish institutionalized mechanisms for supply chain sustainability governance; incorporate Environmental, Social, and Governance (ESG) principles into procurement decisions and supplier management processes to enhance supply chain transparency and sustainable value, while promoting the use of low-carbon building materials and sustainable products. (6) Continuously foster community building and inclusive development for residents; strengthen the connection between projects and local communities through community activities, cultural exchanges, and public participation mechanisms; promote resident interaction and community cohesion; and create a livable environment characterized by human-centric care and sustainable value.	Representative appointed by Sinyi Realty, which holds 100% of the shares of the Company.
3	Chih-Huan Chen	Male	3 Years	Director	Finance	Provides professional opinions on financial matters.	Representative appointed by Sinyi Realty, which holds 100% of the shares of the Company.
4	Chiu-Chin Lin	Female	3 Years	Supervisor	Supervision	Oversees the company's operational status and issues Supervisor's Report and issues.	Representative appointed by Sinyi Realty, which holds 100% of the shares of the Company.

III. Board Governance

1. Director Selection Mechanism

Sinyi Development is a wholly-owned subsidiary of the parent company. Its board comprises three directors appointed or selected by the Chairman — acting under the authorization of the parent company's board — and ratified by the parent company's Chairman and the most recent board meeting; each director serves a three-year term. Director selection criteria include professional qualifications and factors such as diversity, independence, and ESG expertise and experience, ensuring that board members align with the industry's characteristics and the company's future development needs.

The Chairman is elected from among the members of the Board of Directors, requiring the attendance of at least two-thirds of the directors and the consent of a majority of those present. Mr. Chou Chun-chi serves as the current Chairman; as the founder of the Sinyi Group and a long-time chairman of a publicly listed company, he possesses extensive experience in talent selection and organizational management. He upholds three core business philosophies — "people-oriented," "prioritizing righteousness over profit," and "positive thinking" — while personally embodying and extending the spirit of "Sinyi" (trust and righteousness) to others as the company advances toward its goal of sustainable development. Chairman Chou believes that Sinyi Development creates wonderful homes for customers and exerts a significant positive impact on society. Leveraging his extensive experience in real estate brokerage, he accurately and effectively meets customer needs and introduces innovations with a macro perspective. He leads the company with visionary thinking and gives back to stakeholders through a commitment to sustainable operations, making him the ideal choice for the role of Chairman of Sinyi Development.

2. Director Compensation and Performance

Although the directors of Sinyi Development are responsible for overseeing corporate operations and sustainability initiatives, they serve in an unpaid capacity. Throughout their tenure, they diligently direct and supervise the strategic direction, content, and resource allocation regarding operations and sustainability, as well as the implementation progress of action plans and management measures. Furthermore, they evaluate performance outcomes to make rolling adjustments to governance, strategic direction, content, and resource allocation.

As the highest governing body of Sinyi Development, the Board of Directors includes the Chairman, who also serves as a member of the organization's senior management. The senior management team comprises a General Manager and a Deputy General Manager, who oversee specific business functions and supervise relevant units in accordance with the company's internal operating procedures.

Similarly, performance outcomes regarding the company's operations and sustainability initiatives are reflected in the Board's performance evaluations. A self-assessment is conducted at least once a year, and the results serve as a key reference for the parent company's Chairman when reappointing or selecting directors upon the expiration of their terms. Board members and senior executives must

recuse themselves in situations involving conflicts of interest.

Sinyi Development is a wholly-owned subsidiary of Sinyi Realty, and its remuneration system generally adheres to the Group's policies and guidelines. The Sinyi Group Remuneration Committee consists of three to five members; at least one member must be an independent director of the Company, and an independent director serves as the convener (if there is more than one independent director, they elect one among themselves to serve as the convener). The convener chairs the Committee meetings and represents the Committee externally. Regarding the remuneration of the subsidiary's directors and managers, if the matter requires approval by the Sinyi Realty Board of Directors under the subsidiary's tiered authorization rules, the Committee must first submit a recommendation before the matter is presented to the Board for deliberation.

The company's compensation system operates in accordance with internal management policies. Specifically, the "Procedures for Job Grade, Title, and Compensation Management" clearly define employee compensation and promotion processes, competency requirements for each job grade, and compensation management mechanisms; a comprehensive internal review and adjustment of compensation is conducted every April. Compensation decisions are based on a holistic assessment of professional capabilities, educational background and experience, day-to-day performance, records of rewards and disciplinary actions, market benchmarks, and growth potential, with final remuneration determined following the submission and approval of the employee's job category and grade. Compensation for senior management is linked to the company's operational performance, progress on sustainability initiatives, and performance outcomes, comprising fixed salary, bonuses, and annual performance-based bonuses.

In accordance with the law, pension and severance regulations require the contribution of 6% of monthly wages to the individual pension accounts held at the Bureau of Labor Insurance for senior managers who have opted for the "New Pension System." Simultaneously, for senior managers who have opted for the "Old Pension System" (or for existing employees retaining seniority under the Old System), the cost of Old System pensions is calculated based on actuarial assumptions. Following the transition to the "Appointed Manager System," senior managers previously covered by the New Pension System continue to have their arrangements handled in the original manner. Senior managers previously covered by the Old Pension System may choose to retain their accrued seniority under the Old System and continue accruing seniority under Company policy after adopting the "Appointed Manager System"; alternatively, they may choose to settle their Old System seniority and voluntarily contribute 6% of their fixed monthly remuneration to their individual pension accounts at the Bureau of Labor Insurance, with the Company making a matching contribution of the same amount.

Regarding the incorporation of stakeholder views, Sinyi Development — as a wholly-owned subsidiary — aligns its compensation system primarily with the Group's policies and directives. It integrates factors such as operational performance, talent policies, and organizational development needs into compensation considerations through mechanisms including the parent company's governance framework, annual objective and strategy meetings, budget planning, and performance reviews. The Compensation Committee currently comprises three independent directors from Sinyi Realty, with Independent Director Wen-Cheng Lin serving as the chairperson and convener. The committee has operated effectively since its inception and conducts annual self-assessments to enhance its operational performance.

3. Director Training

As a key member of the Sinyi Group, Sinyi Development ensures its board members participate in training courses on operational matters and sustainability issues organized periodically by the Group. Additionally, directors enhance their professional competencies by accessing new insights through Group-shared publications from the Taiwan Corporate Governance Association and participation in relevant courses. The training hours for 2025 are summarized in the table below:

Role and Position	Name	Date	Course Name	No. of Hours
Chairman	Chun-Chi Chou	2025/1/14	Corporate Governance and Sustainability Information Disclosure	1
		2025/1/14	Climate Change and Net-Zero Transition: A Focus on Carbon Fees and Carbon Credits	1
		2025/1/14	International Economic Trends and Geopolitics: Impacts and Responses	1
		2025/6/27	Global Economic Trends and Industry Outlook	2.5
		2025/11/21	Emerging AI Trends and Corporate AI Transformation	3
Director	Shao-Kang Lee	2025/11/21	Emerging AI Trends and Corporate AI Transformation	3
CFO	Chih-Huan Chen	2025/1/14	Continuing Education Course for Directors and Supervisors (Taiwan Association of Listed Companies)	3
		2025/6/10	CDP Taiwan Event: Strengthening Climate Information Disclosure to Enhance Corporate Climate Resilience	3
		2025/6/27	Global Economic and Financial Conditions and Industry Trends	3
		2025/11/21	AI Trends and Corporate Transformation	3

4. Board Oversight of Operational and Sustainability Issues

The Board of Directors serves as the highest governance and risk oversight body. In addition to conducting business in accordance with laws, the Articles of Incorporation, and resolutions of the Shareholders' Meeting, the Board is responsible for approving strategic plans, annual and quarterly financial reports, assessments of the effectiveness of internal control systems, the appointment or dismissal of external auditors, and the appointment or removal of managerial officers.

Based on financial or issue-specific materiality, Sinyi Development reports key events with significant operational impact to the Board. The Board oversees and reviews management and performance across various dimensions and provides strategic direction and guidance on critical issues, thereby helping the company create long-term, sustainable value.

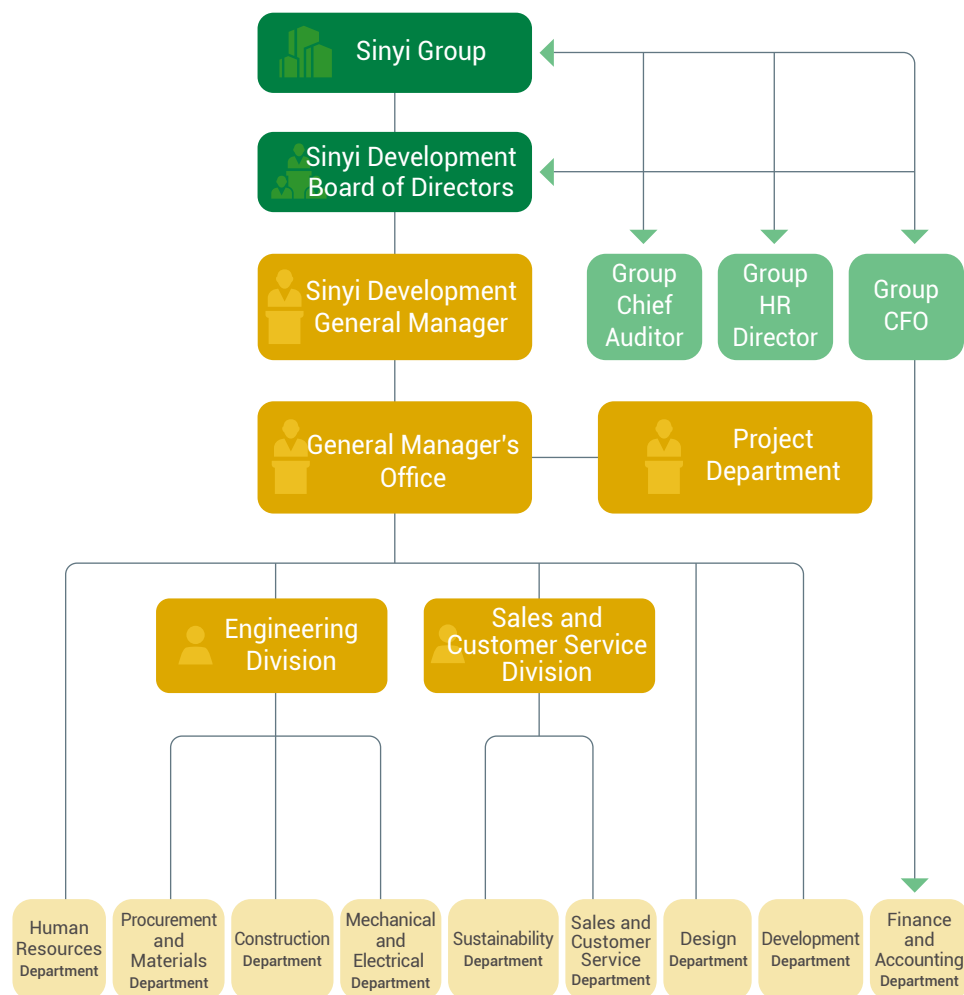
- Financial Materiality: Proposals involving investments in securities or real estate exceeding NT\$50 million are submitted to the Board of Directors for resolution; a total of three such proposals were handled in 2025.
- Issue Materiality: Reports on key issues — such as sustainability, business integrity, information security, intellectual property management, investor relations, and major litigation — are presented to the Board of Directors before year-end; a total of three such reports were made in 2025. The parent company's internal audit office reports quarterly to the parent company's Board of Directors regarding significant group risks (including development and construction risks); three such reports were made in 2025.

Sinyi Realty established a Total Quality Management (TQM) Committee in 1992, which was renamed the "Total Ethical Management Committee" (TEM Committee) in 2013. Composed of senior executives — including the Chairman, Board Directors, President, and Executive Vice Presidents — the committee coordinates and reviews sustainability strategies, objectives, performance, and progress. Although Sinyi Development does not have a dedicated committee of its own, it participates in the TEM Committee through designated senior executives, collaborating on the formulation of integrity-based business policies and prevention schemes, as well as evaluating the effectiveness of measures implemented to ensure business integrity.

The Board of Directors receives briefings on operational and sustainability-related issues (such as environmental protection, social responsibility, and corporate governance) — including action strategies and risk management measures — through both scheduled and ad hoc meetings. These sessions allow the Board to review reports, identify execution obstacles and performance outcomes, effectively oversee progress and resource allocation, and authorize the President and the company's ESG execution unit to manage operational and sustainability matters. This authorization includes formulating and driving climate change action strategies and risk management measures, finalizing short-, medium-, and long-term plans, and managing performance evaluation results. Issues are reported to the Board periodically or as needed based on their materiality, with relevant resolutions recorded in meeting minutes and subsequent progress monitored.

IV. Organizational Structure

➔ Organizational Structure Chart of Sinyi Development



1. Executive Committee

Sinyi Development's senior management team comprises the General Manager and a Deputy General Manager; each oversees specific business functions and supervises designated units in accordance with the company's internal operating procedures. They report to the Board of Directors at least once a month and also present reports on operational activities and ESG-related matters during the Sinyi Group's quarterly and annual review meetings.

In accordance with the Group's remuneration policy and decision-making processes, the compensation for senior executives (at the level of Deputy General Manager and above) is effectively linked to the company's operational status, progress on sustainability initiatives, and performance outcomes. The remuneration package comprises fixed salary and bonuses, supplemented by annual performance-based incentives, to drive and reward excellence. For more information on compensation, please visit the Sinyi Development official website: (displayed via QR code)

As Sinyi Development's ESG-related initiatives have become increasingly integrated with its business operations, the company provides monthly updates to the Board of Directors — via both written reports and oral presentations — covering ESG topics and performance results. The operational and ESG-related responsibilities of senior management team members are outlined in the table below:



Sinyi Development
— Compensation
Information

Position	Descriptions for Responsibilities for Operational Activities and ESG Issues
General Manager	(1) Leverage digital technologies and innovations — such as Building Information Modeling (BIM) — to minimize raw material waste and integrate sustainability elements from the outset, thereby laying a solid foundation for "sustainable architecture." Employ high-standard, green, low-carbon, and smart construction methods to create sustainable buildings that serve as exemplary models of integrated urban development. (2) Implement the ISO 20400 sustainable procurement management framework to establish a systematic governance mechanism for supply chain sustainability. Integrate Environmental, Social, and Governance (ESG) principles into procurement decisions and supplier management processes to enhance supply chain transparency and sustainable value, while promoting the use of low-carbon building materials and sustainable products. (3) Continuously foster community building and inclusive development for residents. Strengthen the connection between development projects and local communities through community activities, cultural exchanges, and public participation mechanisms; promote resident interaction and community cohesion to create a livable environment characterized by human-centric care and sustainable value.
Vice General Manager	(1) Implement the company's overall operational plan and various ESG goals, strategies, and action plans established by the General Manager; serve as the central hub for cross-departmental coordination to ensure that all units fully understand and integrate sustainability principles into their daily business processes. (2) Oversee and verify the execution status of specific initiatives across departments — such as green building, low-carbon construction methods, digital technology applications (BIM), and sustainable procurement (ISO 20400) — ensuring that all projects are implemented in strict accordance with established schedules and standards.

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:

Division-level unit	Department	Scope of work	Organizational responsibilities	Descriptions for Responsibilities in Operations and Sustainable Development Issues
 General Manager's Office	Project Department	Monitoring Project Progress	Oversee the development and execution schedules of construction projects; coordinate workflows among design, engineering, procurement, sales, and related departments; manage project timelines, costs, quality, and risks; and ensure projects progress according to plan to achieve the company's operational goals.	(1) Oversee the overall schedule of the real estate development process; coordinate cross-departmental resource allocation and project execution to ensure seamless transitions between the planning, design, procurement, construction, and sales phases. (2) Monitor costs, quality, schedules, and risks throughout project execution; assist in integrating objectives such as low-carbon, green, and smart building standards as well as sustainable design principles to enhance project management effectiveness.
	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.
 Engineering Division	Procurement and Materials Department	Procurement and Materials	Introduce suppliers, construction methods, materials, and equipment that align with the company's operational needs and sustainable development goals, thereby enhancing procurement efficiency, construction quality, and environmental sustainability value.	(1) Lead and coordinate the integration of environmental sustainability issues into business operations across all units; continuously drive sustainable procurement and related management activities; and conduct external communication, public relations, and sustainability information disclosure in alignment with the principles of ISO 20400 Sustainable Procurement. (2) Oversee budget preparation, procurement and contracting, cost control, value engineering assessments, and related technical R&D to enhance resource allocation efficiency and overall operational performance.
	Construction Department	Construction	Responsible for construction management, evaluation of construction methods, quality control, schedule management, and the oversight of health, safety, and site environmental standards. Supervises general contractors and subcontractors to ensure work is executed in accordance with design specifications, regulatory requirements, and company quality standards, thereby guaranteeing construction quality and site safety.	(1) Responsible for overseeing construction quality, schedules, site safety and health, and on-site management; supervising the construction contractor to ensure compliance with requirements regarding construction quality, occupational health and safety, and environmental management. (2) Implement site environmental management and pollution prevention measures — including construction waste sorting, noise and dust control, and the maintenance of drainage and sediment control facilities — to minimize the environmental impact of the construction phase.
	Mechanical and Electrical Department	Mechanical, Electrical and Plumbing	Responsible for the planning, design review, equipment selection, construction coordination, and performance verification of building M&E systems — covering electrical, plumbing and drainage, fire protection, HVAC, low-voltage systems, smart technologies, and energy-saving systems — to ensure compliance with safety, quality, and energy efficiency standards.	(1) Responsible for the planning of mechanical and electrical systems, equipment selection, and construction coordination, ensuring compliance with regulations, safety standards, and operational requirements. (2) Assist in the implementation of high-efficiency equipment, smart meters, energy monitoring systems, water-saving devices, and energy-efficient designs to enhance energy and resource efficiency during the building's operational phase.

Division-level unit	Department	Scope of work	Organizational responsibilities	Descriptions for Responsibilities in Operations and Sustainable Development Issues
 Sales and Customer Service Division	Sustainability Department	Sustainability and Community Building	Coordinate the planning, integration, and implementation of the company's sustainable development strategy; establish the direction for sustainability governance and the execution framework; and – by integrating community building with inclusive development for residents – assist the company in realizing ESG management, low-carbon transformation, and the creation of livable environments.	(1) Coordinate the company's ESG and sustainability initiatives; lead and drive the preparation of sustainability reports, the establishment of sustainable procurement mechanisms, and carbon footprint assessments for both development projects and the organization as a whole; and strengthen the company's capabilities in sustainability governance, environmental management, and carbon reduction. (2) Continuously promote community building and inclusive development with residents; deepen the connection between development projects and local communities through community events, cultural exchanges, and public participation mechanisms; foster resident interaction and community cohesion; and create a livable environment that embodies human-centric care, high quality of life, and sustainable value.
	Sales and Customer Service Department	Sales and Customer Services	Responsible for functions including product positioning, sales management, customer service, and community building initiatives; placing customer needs at the core, the role involves overseeing and coordinating operational activities across departments to enhance the overall customer experience and service value.	(1) Responsible for product positioning, sales strategy planning, sales management, and customer service; adopt the customer's perspective to lead and coordinate various departments in driving relevant business activities. (2) Manage the planning of customer database integration and conduct analysis and research on customer behavior to inform product planning, marketing strategies, service optimization, and customer relationship management.
	Design Department	Design Planning and Management	Coordinate the planning, design, and construction management of projects, integrating construction methods, materials, costs, quality, schedules, and BIM applications to enhance overall planning benefits and construction management efficiency.	Responsible for managing project planning and design, evaluating the feasibility of construction methods, selecting building materials, and controlling costs; also responsible for driving the adoption of BIM technology to enhance project execution efficiency, construction quality, and overall management effectiveness.
	Development Department	Land and Real Estate Development	Responsible for the assessment, acquisition, and integration of land and real estate development opportunities, as well as the sourcing of land resources, urban renewal projects, and transit-oriented development projects with high development potential.	(1) Handle land assessment and acquisition tasks, including real estate market research, land title verification, landowner outreach and negotiation, and discussions regarding joint development or urban renewal terms; prepare investment return analyses to evaluate development feasibility and investment viability. (2) Gather and analyze domestic and international real estate market data, land resources, relevant regulations, and industry intelligence; monitor market trends and identify development opportunities to inform land development decisions and investment assessments.
	Finance and Accounting Department	Finance and Accounting	Responsible for company budget preparation, fund allocation, cost control, accounting operations, and financial statement preparation, with the aim of enhancing the efficiency of financial resource allocation and operational management effectiveness.	Responsible for financial planning, capital allocation, budget preparation, accounting operations, tax management, financial statement preparation, and financial risk control; ensures stable financial operations and supports operational decision-making and project investment evaluations.

Sinyi Development conducts its operations through the aforementioned departments in accordance with the business scopes and operational procedures defined in its internal guidelines. It reports to the Board of Directors at least once a month and presents reports on operational activities and ESG-related matters during the annual and quarterly review meetings convened by the Sinyi Group.

chapter 03

Sustainable Strategy

Sinyi Development's vision for 2030—"Trust Unites People, Integrity Builds Quality Homes"—not only redefines our architectural philosophy but also embodies our corporate spirit: "advancing steady project development through joint ventures to become a premier developer." Since publishing our inaugural sustainability report in 2021, we have remained steadfast in our commitment to sustainable development. Looking ahead, we will adopt a broader global perspective and maintain ongoing, real-time dialogue with stakeholders, dedicated to creating a wonderful, happy new life for everyone.



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I. Sustainable Development Organization

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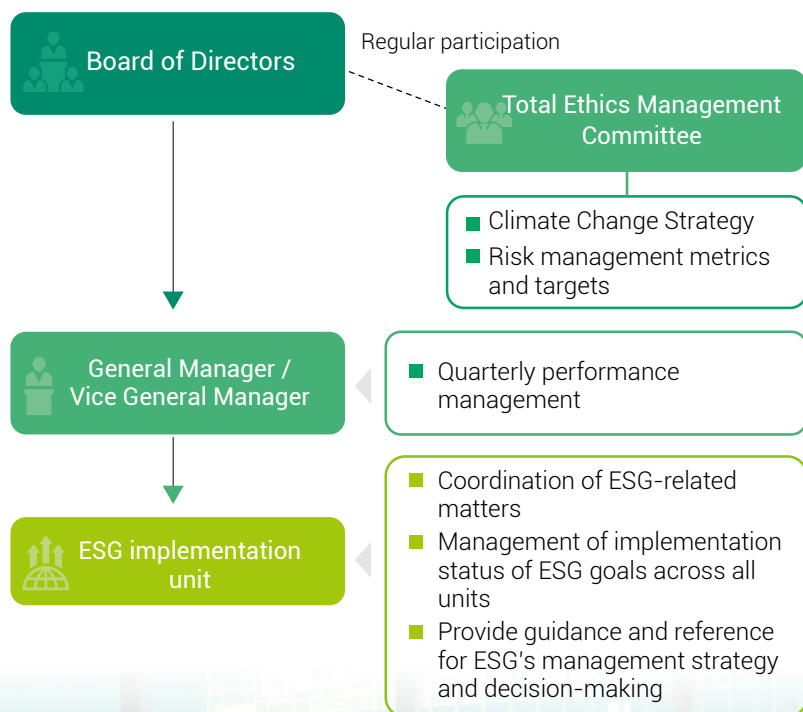
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Climate change has become a critical issue affecting corporate sustainability. To address this prudently, Sinyi Development has established a three-tiered governance structure that ensures top-down leadership and oversight, while simultaneously creating a management cycle of continuous improvement through bottom-up execution and reporting mechanisms.

➔ 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 Shao-Kang Lee 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.

We remain committed to upholding standards for green, low-carbon, and smart buildings, striving to obtain relevant certifications or compliance labels from competent authorities; we aim to minimize greenhouse gas emissions and achieve net-zero emissions across the entire lifecycle of our projects, from construction through to maintenance.

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, 11 key issues were ultimately identified.

2. Identifying Actual and Potential Impacts

Regarding the sustainability issues identified and prioritized by Sinyi Development, the company continuously communicates results to stakeholders — and gathers and assesses feedback as well as the actual and potential impacts associated with these issues — through channels such as exchanges with regulatory authorities, third-party collaborations, community-building activities, supplier meetings, and various internal corporate meetings.

3. Assessment of Impact Significance

Sinyi Development is committed to co-creating value with all stakeholders. By carefully utilizing various communication channels, the company gathers and identifies feedback regarding the actual and potential impacts of various sustainability issues. Subsequently, the company solicits input from the President and senior executives across various units. Taking into account factors such as scale and scope, irreversibility, and likelihood of occurrence, an impact assessment and ranking are conducted based on the dual materiality factors of "impact on environmental protection, social responsibility, and corporate governance" versus "impact on operations." A total of 8 topics were identified as falling within the high-impact zone.

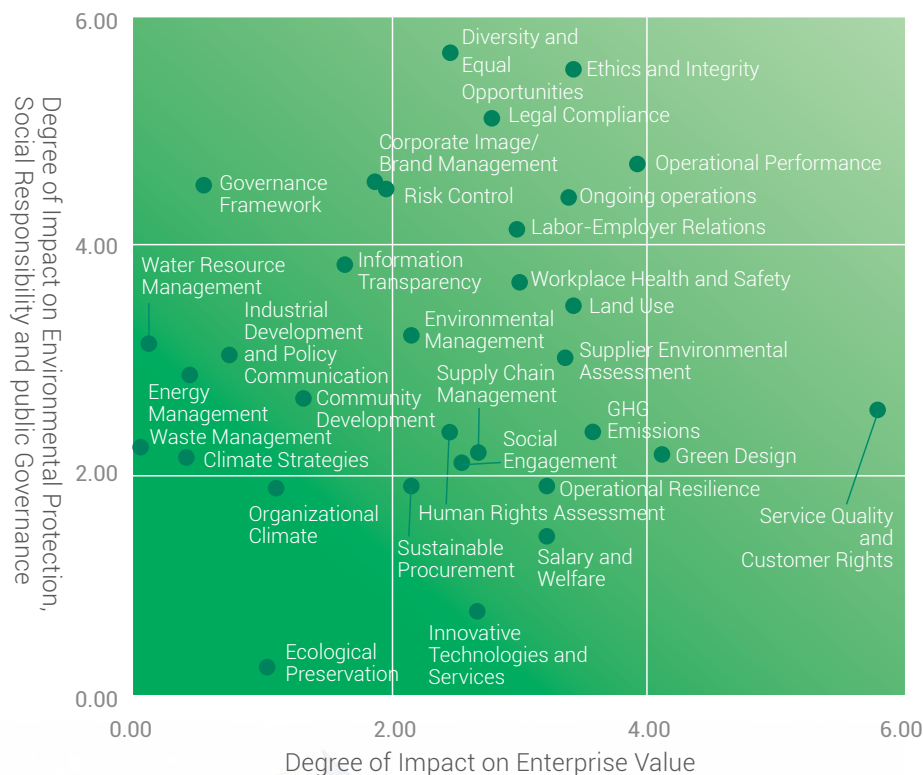
4. Prioritizing the Reporting Sequence of Most Significant Impacts

After consolidating key information from the preceding three steps, considering major themes for 2025, and incorporating expert recommendations — as well as factoring in greenhouse gas emissions — Sinyi Development identified 14 material topics to serve as the primary focus of this report.

Sinyi Development actively addresses these identified material topics by formulating specific action plans and management measures for each. This approach demonstrates the company's strong commitment to Environmental, Social, and Governance (ESG) issues, aiming to safeguard the interests of stakeholders while advancing the goal of sustainable business operations.

Materiality Matrix

Analysis of Major Topics



Based on material topics, the alignment with GRI Standards, self-defined topics, SASB Sustainability Accounting Standards, and the TCFD framework is presented in the table below. Compared to the 10 material topics identified for the 2024 fiscal year, Sinyi Development conducted a fresh materiality assessment for the 2025 fiscal year; this process involved screening issues from 2023 and 2024 and surveying six key stakeholder groups, ultimately focusing on 14 core issues. Four new items were added compared to the previous year: land use, supplier environmental assessment, ethics and integrity, and business continuity. Plans are in place to re-evaluate material topics every two to three years moving forward.

Material Topics for 2025

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

➡ Impact Assessment of material topics for 2025

	Material Topics	Management Guideline	Impact Assessment
Environmental Protection	Land Use	Adhering to low-impact development principles, priority is given to urban renewal or contaminated land remediation sites. Environmental friendly development is implemented right from the architectural source by actively obtaining green building labels and planning native vegetation ecological communities to minimize disturbance to the local ecosystem.	Sound land planning can significantly improve urban landscapes and enhance land economic value, generating positive social impacts while maintaining biodiversity. Conversely, a lack of appropriate mitigation measures during the development process may alter topography or exacerbate the urban heat island effect.
	Greenhouse Gas (GHG) Emissions	Sinyi Development aims to achieve net-zero organizational emissions. Following this direction, the company systematically identifies, assesses, and responds to various actual and potential impacts, actively moving towards low-carbon transformation and sustainable management.	Implementing carbon reduction strategies may require significant capital investment for equipment replacement, construction method optimization, and carbon footprint verification, which will increase operating costs and manpower burdens in the short term, affecting financial flexibility. If GHG emission control is not considered during raw material selection, land development, and architectural design stages, it may be difficult to effectively reduce carbon emissions in subsequent construction and operational phases, increasing technical and financial adjustment costs and impacting overall carbon reduction effectiveness. Failure to meet future regulatory requirements (e.g., carbon taxes, emission standards) could lead to government penalties, rising carbon costs, or even loss of eligibility for green tenders, thereby impacting corporate reputation and business expansion.
	Supplier Environmental Assessment	Environmental performance indicators and green procurement requirements are fully integrated into supplier management guidelines. Through regular on-site construction audits and the promotion of low-carbon building materials, supply chain partners are guided to jointly implement resource recycling and establish long-term collaborative goals for GHG reduction.	A rigorous evaluation mechanism can drive the green transformation of the entire real estate industry chain and effectively reduce Scope 3 emissions. However, in the early stages of transformation, over-reliance on specific green suppliers may present operational challenges such as climbing construction costs or decreased supply flexibility.
	Green Design	Sinyi Development upholds its corporate purpose of creating timeless architecture by actively introducing low-carbon materials, advanced mechanical and electrical technologies, and innovative construction methods. Designing green, energy-saving, environmentally friendly, compliant, safe, and comfortable buildings serves as the core strategy for sustainable development, allowing the company to effectively identify, assess, and respond to various actual and potential impacts, fulfilling its long-term commitment to sustainable value.	Green concepts are integrated from the land development and architectural design phases, including selecting sites with low environmental impact, utilizing sustainable building materials, and adopting energy-saving construction methods. This further improves energy efficiency and living quality after building completion, reducing energy use and carbon emissions during the operational period. Collectively, these actions help strengthen corporate brand image and market competitiveness, actively attracting sustainability-oriented clients and investors, and promoting resident participation and alignment with sustainable values during the community-building phase, thereby enhancing the overall social and economic value of the project.



Material Topics	Management Guideline	Impact Assessment
Service Quality and Customer Rights	Sinyi Development always centers on customer needs, continuously refining service quality and striving to become an industry benchmark. Taking excellence in service as an operational guideline, the company proactively identifies, assesses, and copes with various challenges to ensure stable operations parallel with customer satisfaction.	Introducing a customer-oriented mindset throughout the entire real estate development process helps effectively enhance customer satisfaction and user experience. This is achieved by considering residential functions and spatial experiences during land development and architectural design stages, emphasizing quality and community interaction mechanisms during construction and community-building stages, and continuously optimizing service flows and customer relationship management during sales and post-occupancy stages. This approach not only promotes repeat purchases and word-of-mouth marketing, expanding brand influence and market share, but also helps establish long-term trust between the enterprise and customers, stabilizing revenue sources and boosting brand loyalty, which contributes positively to corporate operations and social value creation.
Occupational Health and Safety	Sinyi Development has established a comprehensive occupational safety and health management system. Through education and training, various insurance programs, fire drills, health examinations, and psychological care mechanisms, the company actively creates a safe, healthy, and friendly working environment to achieve the goal of zero workplace accidents.	A well-developed occupational safety and health system can effectively reduce the risks of industrial accidents and occupational diseases, safeguarding employees' physical and mental health while enhancing job satisfaction and loyalty, thereby boosting organizational stability and production efficiency. At the same time, a healthy and friendly workplace culture helps attract and retain top talent, strengthens the employer brand image, and enhances the company's adaptability and competitiveness in the face of tightening regulations or labor market shifts.
Diversity and Equal Opportunity	Sinyi Development fosters a workplace atmosphere of respect, trust, and cooperation by shaping a shared vision, building a positive organizational culture, encouraging self-growth, and establishing mutual-trust management mechanisms. This implements diversity and equal opportunity, enabling employees to fulfill their potential in a fair environment and advance together toward sustainable growth.	Promoting a diverse, inclusive, and equal-opportunity workplace culture helps incorporate gender-friendly and barrier-free space planning during the land development and architectural design stages. It also improves team collaboration and cultural sensitivity during construction and community-building phases, enhancing communication and execution efficiency. During sales and contract-signing stages, inclusive customer interaction methods also help establish market trust. This culture simultaneously improves employee satisfaction and organizational performance, while strengthening the corporate social image to attract international investors and partners who value diversity.
Labor-Management Relations	Sinyi Development regards employees as the core cornerstone of sustainable development through a comprehensive compensation and benefits system, flexible training mechanisms, and a culture of mutual trust and inclusion, uniting a shared vision, attracting outstanding talents, and creating a friendly workplace environment. Guided by this philosophy, the company systematically identifies, assesses, and responds to various actual and potential impacts to ensure the organization moves forward steadily.	Good labor-management relations help establish smooth cross-departmental collaboration and decision-making efficiency during land development and architectural design stages. During construction and community-building phases, it enhances site management quality and personnel stability, reducing the risks of schedule delays and conflicts. Meanwhile, a stable and positive workplace culture helps present consistent service quality and corporate image during sales and contract-signing stages, strengthening the employer brand, boosting talent attraction, and demonstrating higher adaptability and resilience when facing labor market changes or policy adjustments.

	Material Topics	Management Guideline	Impact Assessment
Corporate Governance	Operational Performance	Sinyi Development continuously maintains robust operational performance to generate positive profits. It drives project progress according to market dynamics and actively responds to stakeholder expectations, strengthening its resilience to actual and potential impacts to achieve long-term sustainable development goals.	Stable operational performance brings steady profits and cash flow, which not only enhances the flexibility of corporate resource investment and meets stakeholder expectations, but also reinforces market trust and brand value. Consistently strong operational performance helps attract investment, improve credit ratings, and increase capital acquisition efficiency, laying a solid foundation for the company's future expansion, transformation, and promotion of sustainability projects.
	Risk Management and Control	Sinyi Development has established a comprehensive risk management policy and methodology. By conducting regular and ad-hoc assessments of risks across business, operational, activity, and system levels, and promptly confirming and executing corresponding management measures, the company effectively controls risk levels. This allows for the systematic identification, analysis, and response to various actual and potential impacts.	A sound risk control system helps prevent regulatory and development risks during land development and architectural design stages, reduces schedule delays and safety accidents during construction, and enhances responsiveness to price fluctuations and supply stability in raw material procurement. During community-building and sales stages, it also helps cope with social controversies and market volatility, stabilizing property delivery and customer trust. Overall, comprehensive risk management elevates corporate governance ratings, strengthens investor and stakeholder confidence, and supports more precise decision-making and resource allocation.
	Regulatory Compliance	Sinyi Development invests the necessary resources and manpower to closely monitor regulatory changes and authorities' requirements, ensuring all business operations are executed legally. This setup effectively identifies, assesses, and responds to various actual and potential risks and impacts.	Proactively mastering regulatory trends and policy directions helps anticipate urban renewal, energy-saving, and carbon-emission regulations during land development and architectural design phases. It enables advance compliance with safety and construction codes during the building process, and aligns raw material procurement with green labels and carbon footprint policies to enhance supply stability and compliance. During community-building and sales stages, complying with ESG disclosures and transparent information standards reinforces market trust and rating performance, capturing new business opportunities and market advantages.
	Corporate Image / Brand Management	Guided by its corporate ethics vision, Sinyi Development drives humanistic values through innovation, deepens professional services, and sets industry benchmarks. The company actively moves toward sustainable operations while continuously identifying, assessing, and responding to various actual and potential impacts, demonstrating a steady and forward-looking management mindset.	Integrating sustainability concepts into land development and architectural design phases, and demonstrating stable quality and positive social interaction during construction and community building, helps actively build a positive corporate image. Maintaining responsible partnerships with raw material suppliers further strengthens the foundation of trust. This image serves as a powerful backing for expanding into new markets, attracting talent, and establishing partnerships, while gaining bonus advantages in sustainability ratings and public evaluation.
	Ethics and Integrity	Sinyi Development strictly enforces its code of ethical conduct and has established transparent, anonymous whistleblowing and independent investigation mechanisms. By regularly conducting integrity education and training for all staff and strengthening internal controls, the company ensures that all business dealings and land development procedures comply with the highest ethical and compliance standards.	Ethical operations form the core of building long-term brand trust and safeguarding investor rights, significantly reducing legal risks and operational costs. Once a breach of integrity or fraud occurs, it will cause severe damage to corporate reputation and trigger an irreparable crisis of trust.
	Business Continuity	Sinyi Development has established a comprehensive risk management framework to cope with climate change, natural disasters, and financial fluctuations. Paired with digitized cloud backup systems and standardized disaster response drill plans, the company ensures the resilience of core operations under sudden crises, guaranteeing that projects are delivered on time and with high quality.	A robust emergency response mechanism protects customers' property delivery rights and ensures corporate financial stability, showcasing the value of corporate resilience under extreme environments. Without business continuity management, the company would face massive default compensations and schedule delay risks when encountering sudden disasters or supply chain disruptions.

➔ 2025 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	Impact
Environmental Protection	Green Design	Positive actual impact	Positive actual impact	Positive actual impact	Positive actual impact	Positive actual impact	Proactive environmental improvement measures focused on the development phase are currently defined as having a positive, tangible impact.
	GHG Emissions	Negative actual impact	Negative actual impact	Negative actual impact	Positive potential impact Negative potential impact	Positive potential impact Negative potential impact	The initial phase involves energy consumption associated with development activities; the subsequent phase (community/sales) entails potential positive impacts — specifically, emissions reductions resulting from energy-saving planning and services — and potential negative impacts, namely the energy demand arising after residents move in.
	Land Use	Negative actual impact	Negative actual impact	Negative actual impact	Positive potential impact Negative potential impact	Positive potential impact Negative potential impact	The initial development phase inevitably alters the landscape; the subsequent phase is reflected through community ecological greening (a positive impact) and the management of residents' effects on the surrounding environment (a negative impact).
	Supplier Environmental Assessment	Negative actual impact	Negative actual impact	Negative actual impact	Positive potential impact Negative potential impact	Positive potential impact Negative potential impact	While initially impacted by supply chain issues regarding raw materials, the initiative can subsequently leverage screening mechanisms to encourage residents and sales channels to adopt green options.
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	Downstream maintains close contact with customers; beyond the positive potential for value-added services, there is also the possibility of contract-related impacts.
	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	Risk is highest during the construction phase; while excellent management can be viewed as a source of positive potential, the potential impact of workplace accidents exists throughout the entire value chain.
	Labor-Employer Relations	Negative actual impact	Positive potential impact	Positive potential impact	Positive potential impact Negative potential impact	Positive potential impact Negative potential impact	Raw material procurement reflects risks related to labor and human rights, while downstream operations demonstrate the dual impact of corporate culture on talent retention and the safeguarding of employee rights.
	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	It reflects the challenges regarding inclusivity across various stages of the industry, as well as the positive impact on the workplace resulting from the promotion of equality.
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	Fluctuations in raw material prices and final sales performance directly impact profitability; consequently, risks of both profit and loss exist at both ends of the value chain.
	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	Proper management averts losses, whereas errors trigger adverse impacts.
	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	Compliance builds credibility, whereas technical violations can have a damaging impact.
	Corporate Image/Brand Management	Positive potential impact	Positive potential impact	Positive potential impact	Positive potential impact Negative potential impact	Positive potential impact Negative potential impact	Downstream operations are influenced by brand building; while excellent service enhances the corporate image, resulting disputes have a negative impact.
	Ethics and Integrity	Positive potential impact	Positive potential impact	Positive potential impact	Positive potential impact Negative potential impact	Positive potential impact Negative potential impact	Sales disclosures and community maintenance serve as arenas for practicing integrity; the coexistence of positive and negative aspects reflects the actual manifestation of corporate ethics and integrity.
	Business Continuity	Positive potential impact	Positive potential impact	Positive potential impact	Positive potential impact Negative potential impact	Positive potential impact Negative potential impact	The return of funds from sales and long-term maintenance within the community determine whether an enterprise can sustain operations amidst risks.

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 12345 [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] ● Official 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]		● 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]		● 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]		• 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	Material topics	Strategy	Management Guideline	Short Term (2026)	Medium Term (2030)	Long Term (2050)	Corresponding Section
Environmental Protection	● GHG Emissions	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.	IV. Climate Change
	● Green Design ● Land Use	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.	V. Environmental Protection

Dimension	Material topics	Strategy	Management Guideline	Short Term (2026)	Medium Term (2030)	Long Term (2050)	Corresponding Section
Social Responsibility	● Diversity and Equal ● Workplace Health and Safety ● Labor-Employer Relations	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 < 12%. ● Employee satisfaction > 4.2 ● Accident rate at 0%. ● 100% completion rate for health check-ups. ● 100% employee complaint resolution rate.	● Employee turnover rate < 10%. ● Employee satisfaction > 4.2. ● Accident rate at 0%. ● 100% completion rate for health check-ups. ● 100% employee complaint resolution rate.	● Employee turnover rate < 10%. ● Employee satisfaction > 4.5. ● Accident rate at 0%. ● 100% completion rate for health check-ups. ● 100% employee complaint resolution rate.	VI. Social Responsibility – Colleagues
	● Service Quality and Customer Rights	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.	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	VI. Social Responsibility – Services and Customers
Corporate Governance	● Operational Performance ● Risk Management ● Operational Performance ● Ethics and Integrity	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.	VII. Corporate Governance
Suppliers	● Supplier Environmental Assessment	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	Legal Compliance

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	201
Material Topics	305
SASB	Home Builders
Self-defined Topics	Green Design
SDGs	

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I.Climate Governance

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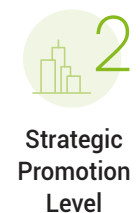
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Board of Directors

The Board of Directors, as the highest level of governance in climate change, holds at least one meeting annually to discuss the implementation of sustainable development initiatives, review climate change action strategies and risk management measures, prepare board reports, and assess operational performance and major strategic issues, including the risks and opportunities of economic, environmental, and social impacts. The reports focus on discussions of climate-related projects. This year's main achievements include the results of the Jia Pin carbon inventory and a cost-benefit analysis of carbon emissions, carbon usage, and the conversion of carbon fees into corresponding electricity charges.

- 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 leads directly to ensure operational stability.
- As an important member of the Sinyi Enterprises Group, the Sinyi Development Board of Directors and senior executives regularly participate in the Total Ethical Management Committee (TEM Committee), bringing back important resolutions on climate change and carbon reduction planning from the Group's meetings. Through cross-departmental collaboration, we continuously optimize the company's internal climate change strategy and risk management mechanisms, and adjust indicators and targets to ensure the company's sustainable development and operational resilience.



General Manager, Vice General Manager, and ESG Implementation Unit

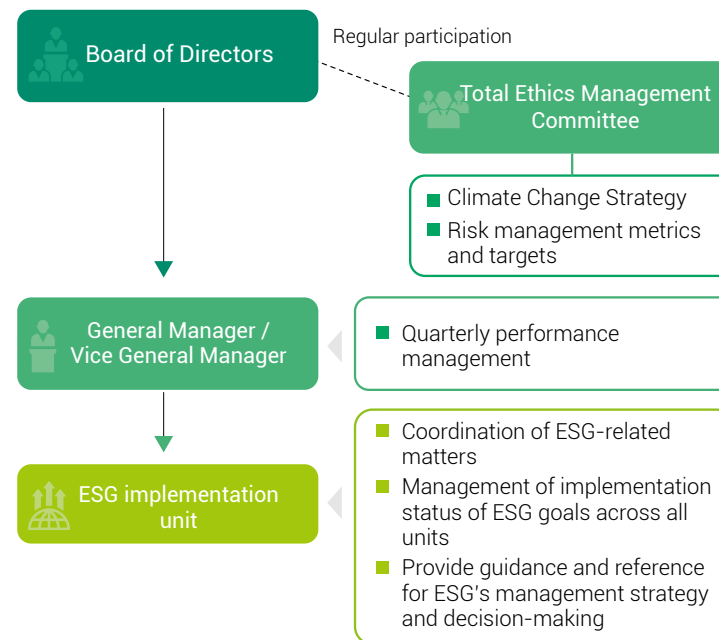
The Sustainability Department serves as the coordinating unit for ESG implementation. It is responsible for engaging management to help identify climate-related risks and opportunities, formulating short-, medium-, and long-term climate action strategies and risk management measures, and ensuring the execution of these plans.

Climate-related issues are identified by reviewing topics from previous years and updating them based on emerging trends; management completes a questionnaire on these issues, which is then submitted to the General Manager for review. Progress, challenges, and outcomes of ESG-related projects are reported monthly to the General Manager and Vice General Manager – supported by an annual performance evaluation mechanism – and undergo rolling reviews to inform decision-making.



All Units of Sinyi Development

- Various departments (Project Department, Human Resources Department, Procurement and Materials Department, Construction Department, Mechanical and Electrical Department, Sustainability Department, Sales and Customer Service Department, Design Department, Development Department, Finance and Accounting Department), with the assistance of the ESG implementation unit, implement climate action strategies and formulate short-, medium-, and long-term plans.



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.

Sinyi Development remains steadfast in its brand commitment to business ethics and sustainable operations. In the face of severe challenges posed by global climate change, the company not only views environmental protection as a corporate responsibility but also integrates it into its core strategic governance; furthermore, aligned with the Group's requirements, we have formulated a net-zero emissions roadmap that meets international standards. To ensure the scientific credibility of our decarbonization pathway, we have adopted the guidelines of the Science Based Targets initiative (SBTi) – supported by the Group – to actively plan and implement short-, medium-, and long-term goals, focusing our development efforts on achieving net-zero operations in line with the 1.5° C scenario.

Regarding the financial quantification and disclosure of climate risks, the Company adheres to the TCFD framework to conduct in-depth financial scenario analyses covering both physical and transition risks, assessing the material impacts on operations, development projects, and financial performance under various global warming pathways. We utilize concrete data to analyze potential financial implications across these scenarios – such as future carbon levy expenses resulting from stricter climate regulations, increased construction costs driven by higher energy efficiency standards, and potential project delays or asset impairments caused by extreme weather events. By disclosing this quantitative data, we not only enhance transparency but also translate assessment results into a basis for decision-making that drives the transition to low-carbon buildings and improves engineering resilience, thereby seizing early opportunities in the green finance and low-carbon real estate markets. Sinyi Development firmly believes that clear decarbonization targets and realistic financial impact assessments are core indicators of corporate climate resilience; we will continue to refine our climate financial impact estimation models to ensure financial stability and market competitiveness while pursuing environmental sustainability, ultimately creating green asset value with intergenerational resilience alongside our stakeholders.

Sinyi Development has incorporated carbon pricing into the future cost estimates and investment decision-making processes for its development projects, using it as a basis to assess the potential financial impacts of climate change. During the evaluation of the Jia Xue. project, the company factored in projected carbon fee costs and established a calculation method for carbon fees per ping, a methodology that has since been applied to subsequent development assessments. Given that the projects are located in the Greater Taipei area and share similarities in architectural style and development conditions, the same estimation logic is used for preliminary assessments. Although the current domestic carbon fee rate is NT\$300 per metric ton, Sinyi Development adopts a more conservative financial assessment approach by using an internal carbon price of NT\$400 per metric ton to account for the risk of future rate increases. By integrating carbon fee costs into the development assessment process, the company can proactively gauge the potential impact of future carbon costs on project viability and investment returns, thereby informing investment decisions and risk management 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 references the results of its 2025 climate change risk and opportunity assessment (reviewed periodically every 3–5 years). The General Manager and the executive management team continuously monitor the potential impact and likelihood of occurrence for various issues, ensuring that strategies and action plans remain up-to-date.

"Increased pricing on greenhouse gas emissions" and "flooding" are identified as key risks, while "adoption of new technologies" represents a significant opportunity.

Through dynamic management, Sinyi Development strives to mitigate climate risks while seizing opportunities arising from industry transformation, thereby strengthening corporate resilience and competitiveness for sustainable development.

To address the impacts of climate change on its products, services, value chain, and business operations, Sinyi Development conducts climate risk impact and scenario analyses to assess potential effects across the value chain and formulate adaptation measures that ensure operational stability. Furthermore, as part of its comprehensive response strategy and risk management framework, the company drives technological innovation, low-carbon transformation, and resource management – focusing on R&D investment as well as adaptation and mitigation actions – to minimize climate-related impacts, enhance competitiveness, and ensure business resilience and sustainable development.

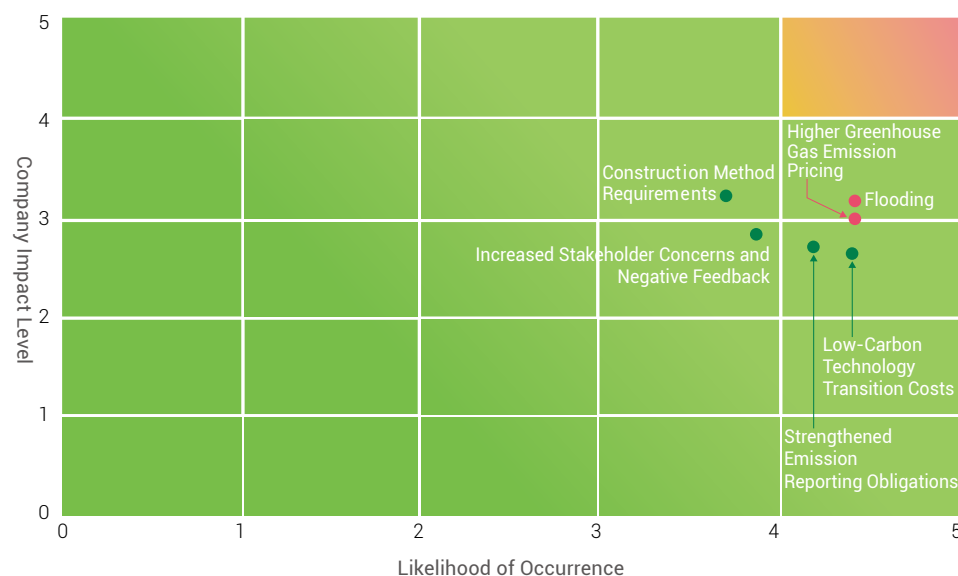
1. Impact Level and Probability Classification

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%.

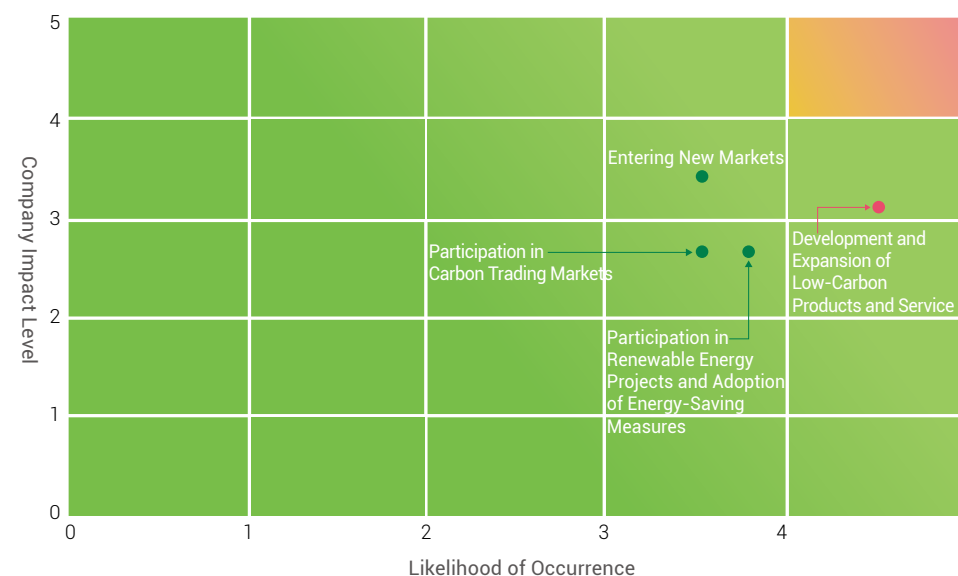
Degree	Explanation on the degree of impact	Explanation on the likelihood of occurrence
Low	Climate-related issues that are in the ideation stage, with a non-immediate impact on the company's operations. If no corresponding measures are taken and no advance deployment and promotion occur, the impact on the company's business risk (such as economic losses) or opportunities (operating profits) would be minimal.	- 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; - 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).	- Issues that the Company hardly encounters in its business operations, such as an issue that occurs 0-1 time in a given year; - 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	Period	Potential Impact and Financial Implications	Response Measures	Resource Investment
 Transition risk	Increases in GHG emission pricing	Short-term	- Short-term: Increased operating costs: - Environmental performance third-party verification costs: approximately NT\$5 million annually. - Low-carbon materials: increased investment of approximately NT\$10 million annually. - Mid-term to long-term: In addition to the aforementioned costs, the estimated aggregate cost per development project is approximately NT\$5.25 million.	- We would 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	Flooding	Mid-term to Long-term	- Short-term: 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 - Mid-term: Projected revenue for 2025 is NT\$2.229 billion; the 60-day shutdown will result in a revenue impact of NT\$66.87 million. - Long-term: Operations are estimated to be suspended for approximately six months. Activities will include using pumping units and deploying cleaning and disinfection personnel for drainage and cleanup, alongside the simultaneous dismantling and reconstruction of relevant interior fit-outs and electromechanical facilities; estimated additional costs are approximately NT\$99.50 million.	- 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	Developing and increasing low-carbon products and services	Long-term	- Create market differentiation and increase the gross profit margin of development projects. - More effectively attract corporate clients who prioritize ESG metrics (e.g., for commercial office leasing or procurement). Each project is projected to boost revenue by 5%; based on the 2025 projected development revenue of NT\$2.229 billion, this represents an estimated revenue increase of approximately NT\$110 million, potentially leading to significant business growth (and sustained profitability).	- Incorporate whole-lifecycle carbon footprint assessments for buildings and develop "Net-Zero/Low-Carbon Model Homes." - Offer customers options for low-carbon renovations or high-efficiency energy-saving equipment.	- Funding for low-carbon building design and project R&D. - Costs associated with carbon footprint inventory and third-party verification.

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: Greenhouse gas emissions from transportation drive up raw material transport costs due to the combined impact of carbon fees and the need to replace equipment with low-carbon alternatives. Long-term risk: Raw material costs rise continuously – driven by factors such as environmental taxes (e.g., CBAM) and the adoption of green construction methods and low-carbon materials – thereby impacting operating costs.	Short-/medium-term risk: Greenhouse gas emissions associated with transportation and construction – compounded by carbon fees, equipment replacement, and the trend toward adopting green construction methods or low-carbon materials – drive development designs toward green building standards and result in higher construction costs. Long-term risk: Regulations increasingly mandate the use of green construction methods or low-carbon materials in development designs, continuously impacting raw material costs and the need for R&D to refine green construction techniques; this creates a risk of being marginalized by both regulatory requirements and market dynamics.	Short-/medium-term risk: The building construction process is a major source of greenhouse gas emissions, particularly during the construction phase and the stage of waste disposal. The introduction of carbon emission costs and green construction methods impacts corporate operating costs, subsequently driving up housing prices. Long-term risk: Regulations continue to strictly limit greenhouse gas emissions from construction projects; by utilizing carbon footprints for market benchmarking or regulatory compliance, these measures drive the adoption of green construction methods and low-carbon materials. Consequently, the interplay of factors – such as workforce quality, construction techniques, raw material requirements, carbon fees, environmental levies, and emission allowance limits – exerts pressure on operational costs.	A. Impact Magnitude: Estimated carbon fees were determined based on the domestic rate (NT\$300 per ton) and the total carbon emissions calculated for construction projects (referencing case studies in the Low-Carbon Building Assessment Manual). Taking into account the lifecycle carbon emissions calculated for the Jia Pin project by National Cheng Kung University, the estimated cost per project is approximately NT\$5.25 million. B. Likelihood of Occurrence: High to Very High.	Short/Medium-Term Response Strategy: A. Continue collaborating with the Low-Carbon Building Alliance to actively gather information on low-carbon materials, mechanical and electrical systems, and construction methods, while actively integrating these into development, design, and construction processes. B. Initiate carbon footprint assessments for construction projects starting in 2022; continuously accumulate practical experience and adopt relevant tools to refine assessment methodologies. C. Formulate strategies to analyze carbon fees, greenhouse gas (GHG) emission allowances, and carbon pricing across the corporate value chain; simultaneously evaluate GHG reduction initiatives to secure policy incentives. D. Continue procuring competitive renewable energy; purchase carbon credits to offset unavoidable GHG emissions. E. Ensure that decision-making and expenditure planning across the value chain – covering raw materials, development, design, and construction – align with low-carbon priorities. F. Actively gather information on carbon sinks and select high-quality sites to participate in carbon sequestration activities. Long-Term Response Strategy: A. Continuously optimize strategies for analyzing carbon fees, greenhouse gas (GHG) emission allowances, and carbon pricing across the corporate value chain, while refining GHG reduction initiatives. B. Continue to procure cost-competitive renewable energy; purchase carbon credits to offset residual GHG emissions that cannot be further reduced. C. Select diverse low-carbon materials, electromechanical systems, and construction methods, aiming for green building – or even net-zero emission building – standards as a core brand strategy to create market differentiation. D. Actively gather information on carbon sinks and select high-quality sites to participate in carbon sequestration projects.

Risk Scenario 2: Flooding (SSP2-4.5)

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		
The established conditions are based on the headquarters and the location of the project in 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: ● Risks associated with employee commuting. ● 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. Impact Magnitude: Under the RCP4.5 moderate emissions scenario, climate change is expected to cause a gradual increase in the frequency and intensity of extreme precipitation events, thereby raising flood risks – particularly given the mounting pressure on drainage systems in metropolitan areas. We anticipated that affected development projects may face rising construction costs due to necessary design modifications (such as raising building foundations or implementing enhanced waterproofing measures) and potential revenue losses resulting from reduced market appeal for projects located in low-lying areas. Furthermore, sudden flooding during the construction phase could lead to damage to building materials and project delays. An assessment of recent years indicates that natural disasters – specifically windstorms – have resulted in approximately 60 days of region-wide work and school suspensions across Taiwan. As the impact of such events is projected to intensify, potentially causing operational shutdowns, a 60-day stoppage would – based on the Development Division's projected 2025 revenue of NT\$2.229 billion – result in a revenue impact of NT\$66.87 million. B. The likelihood of flooding caused by typhoons or heavy rainfall is assessed as moderate.	Short/Medium-Term Response Strategy: A. Contingency planning and insurance arrangements. B. Building flexibility and resilience through a diversified supplier portfolio. C. Closely monitoring weather forecasts to ensure site safety and adequate preparedness. D. Conducting ongoing professional training programs for employees and suppliers. Long-Term Response Strategy: A. Maintaining insurance coverage and underwriting terms. B. Installing flood barriers in select areas and upgrading drainage systems to withstand flood risks. C. Incorporating climate science and long-term forecasting into future project site assessments to enhance resilience against climate events.

Risk Scenario 3: Flooding (SSP5-8.5)

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		
The established conditions are based on the headquarters and the location of the project in Taiwan, using the MIROCESM-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)	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. ● Risks associated with employee commuting. ● 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 10% to 20%, 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 130 to 260 thousand. ● 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. This incident may cause damage to the facility and its structures across levels B5F through 1F, affecting items such as lighting fixtures, elevator cars, electromechanical piping and cable trays, elevator lobby woodwork, painting and flooring in various areas, and basement mechanical room equipment. It is estimated that operations will be suspended for approximately six months, requiring the deployment of pumping units and cleaning/disinfection personnel for water removal and cleanup, alongside the simultaneous demolition and reconstruction of affected interior finishes and electromechanical systems; the estimated additional cost is approximately NT\$99.5 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.			A. Degree of Impact: Under the high-emission RCP8.5 scenario, extreme weather events are projected to intensify significantly, leading to a widespread increase in the extent and depth of flooding as well as a marked rise in frequency. This scenario poses severe challenges to the design and construction processes of the Company's development projects, necessitating additional investment in disaster prevention facilities and measures to enhance the durability of building materials. Furthermore, projects located in high-risk areas are expected to face reduced market acceptance and downward pressure on land values, potentially resulting in a substantial decline in total sales revenue. Should a major disaster occur during construction, it could lead to work stoppages, safety incidents involving personnel, and increased insurance costs; the aggregate potential loss is estimated to far exceed NT\$100 million, posing a material challenge to our financial and operational stability. (Please refer to the left-hand column for detailed information on each scenario.) B. The likelihood of flooding caused by typhoons or heavy rainfall is High.	Short/Medium-Term Response Strategy: A. We plan 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. E. Risks exceeding NT\$100 million are classified as significant; the we will continue to develop new project models to enhance the resilience of its business operations and ensure business continuity.

5.Climate Opportunity Scenario Analysis and Response Strategies

Opportunity Context: Developing and increasing low-carbon products and services

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 progressive requirements for "2050 Net-Zero Emission Buildings"—which mandate the adoption of green construction methods or low-carbon materials—and the rising focus on carbon footprints, the government has enacted the "Climate Change Response Act." This legislation encourages companies to submit emissions reduction plans by offering preferential policies and establishes mechanisms for greenhouse gas emission allowance accounts and trading, aligning with the maturing international carbon trading market.	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. Our mainbranding 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%, based on 2025 revenue of NT\$2.229 billion, revenue could increase by approximately NT\$110 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. We 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. 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 credit for our projects, and actively participate in carbon trading markets. D. Opportunities valued at NT\$100 million or more are classified as significant; we will continuously monitor and gather internal metrics regarding key issues — such as premium rates and the increase in carbon costs following the imposition of carbon fees.

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

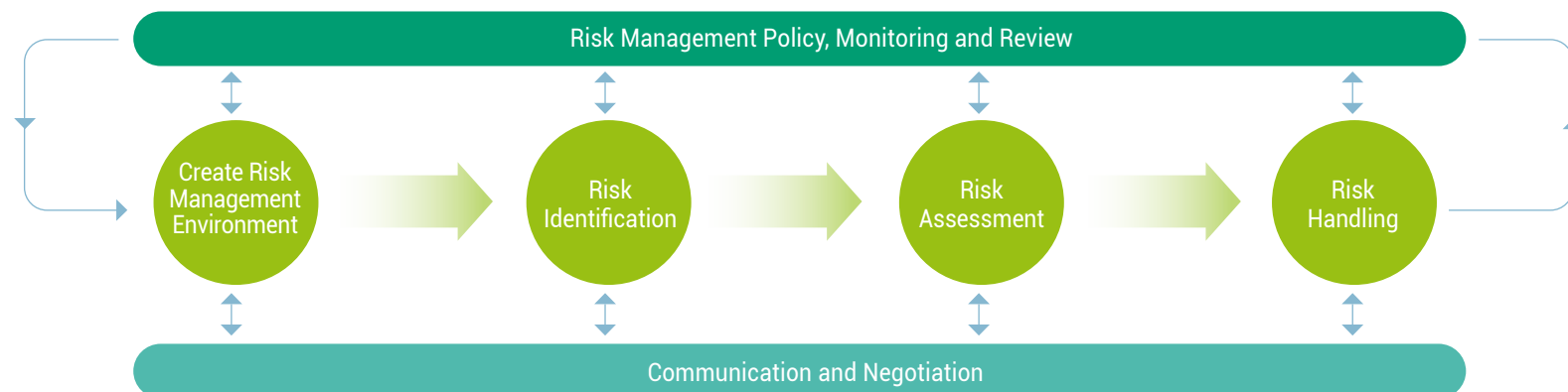
The actual implementation of the rolling adjustment mechanism involves discussions and execution of climate change action strategies and risk management measures for material climate risks by the Sinyi Development management team and various units. Short-, medium-, and long-term plans are formulated, 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, we established 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 In alignment with the Group's remuneration policy and decision-making processes, the company effectively links its operational status, progress on sustainability initiatives, and performance outcomes to the compensation of senior executives (at the level of Deputy General Manager and above), utilizing annual performance-based bonuses to incentivize excellence. Long-term performance targets tied to executive remuneration include a goal of reducing greenhouse gas emissions by 4.2% annually and achieving a 40% renewable energy usage rate within three years; notably, ESG-related metrics account for over 50% of the weighting for long-term value contribution bonuses, further strengthening the link between ESG performance and compensation.

5 In accordance with the requirements of the ISO 14064-1:2018 standard, the company conducted an inventory and disclosed emissions within its operational boundaries — covering "Direct GHG emissions (Category 1)," "Indirect GHG emissions from imported energy (Category 2)," and "Indirect GHG emissions from products used by the organization (Category 4)" — and obtained third-party verification. The GHG emissions for Sinyi Development for the base year and the 2023–2025 period are presented in the table below.

6 **Regarding green buildings and low-carbon products:**

- In addition to ensuring that 100% of new development projects incorporate green building standards by 2024, the company has — since 2022 — planned to secure candidate certificates and official certifications for green building, smart building, and low-carbon building standards for the Sinzhuang Sub-city Center project. Concurrently, the project utilizes eco-labeled building materials to further strengthen the design advantages of sustainable, low-carbon products. All projects must comply with green building specifications regarding key indicators — such as energy conservation, CO₂ emission reduction, water resource management, and waste management — and the feasibility of obtaining letters of intent for financing from financial institutions during the project proposal stage is assessed as needed.

- The Jia Xue, project in the Xinzhuang Sub-city Center has successfully obtained candidate certifications for Diamond-level Green Building, Diamond-level Low-Carbon Building (LCBA), and Gold-level Smart Building. It meets multiple standards — covering location and transportation, site sustainability, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality — thereby reducing the environmental impact associated with both the construction process and the building's operation.

- Our company's flagship project, Jia Pin, has obtained certifications this year from the highly credible "Research Center for Energy Technology and Strategy at National Cheng Kung University." These include assessment reports for low-carbon building labeling, energy efficiency in new construction, and Life Cycle Assessment (LCA), fully demonstrating the project's integrated achievements in low-carbon design, energy efficiency management, and lifecycle carbon management.

The project fully implemented a building LCA carbon footprint inventory mechanism. By utilizing standardized methodologies and data models, we systematically identified carbon emission hotspots across various stages and established quantitative baselines. The inventory results indicate that the "usage stage" — encompassing long-term operational energy consumption (including electricity for air conditioning, lighting, and various equipment) — is the primary source of overall carbon emissions. The "new construction stage" ranks second, with emissions stemming mainly from building material manufacturing and the construction process itself; meanwhile, emissions from construction management, maintenance and repair, and final waste disposal account for a relatively small proportion. These findings align with international trends regarding carbon emissions across the building lifecycle.

This certification not only demonstrates our tangible achievements in selecting low-carbon building materials and implementing green construction methods but also reinforces carbon reduction management during the operational phase. Through high-efficiency energy designs, optimized equipment performance, and energy management mechanisms, the project continuously lowers long-term operational energy consumption and carbon emission intensity for residents. Overall, the Jia Pin Project has established a comprehensive low-carbon management framework spanning the development, design, construction, and operational stages; it serves as a key demonstration case for the company's climate strategy and net-zero transition, laying the foundation for replication and scaling in future projects.

➔ Greenhouse Gas Emissions of Sinyi Development in the Past Three Years

Item	2021 (base year)	2023	2024	2025	Unit
Category 1	2.87	0	0	0	tCO ₂ e
Category 2	34.23	28.57	21.09	20.72	tCO ₂ e
Total of Category 1+2	37.1	28.57	21.09	20.72	tCO ₂ e
GHG Intensity	0.07	0.06	0.04	0.04	tCO ₂ e/M ³
Change Compared to 2021	-	-22.99%	-43.15%	-44.15%	-
Category 4 (4.1 Emissions from Purchased Goods)	7.43	5.09	4.15	4.84	tCO ₂ e
Electricity carbon emission factor	0.502	0.495	0.494	0.474	kgCO ₂ e/kWh
Upstream electricity factor	0.109	0.0882	0.0973	0.1108	kgCO ₂ e/kWh

Note:

- Category 1 emissions exclude emissions from company vehicles due to we did not have this emitter, and it consist primarily of emissions from septic tanks; these dropped to zero in 2022 because the headquarters building completed its connection to the municipal sewer system in 2021, thereby eliminating greenhouse gas emissions from septic tanks.
- The operational control approach was used to consolidate greenhouse gas emissions, and the emission factor method was used for quantification.
- Electricity emission factors are based on the figures announced annually by the Energy Administration, Ministry of Economic Affairs, as shown in the table.
- A floor area of 500.64 square meters was used to calculate greenhouse gas intensity.
- Key energy-saving measures implemented in 2024 included replacing lights with LEDs and optimizing air conditioning diffusers; as these measures are being continued and maintained in 2025, the reduction magnitude is significant for 2024 but relatively smaller for 2025.

➔ Climate Risk and Opportunity Indicators and Goals

There are no further changes to the climate risk and opportunity indicators and targets for 2025; however, Sinyi Development has already achieved its target ahead of schedule by reducing greenhouse gas emissions (Scope 1 and Scope 2) by more than 40% compared to 2021 levels, and plans are in place to discuss revising these indicators and targets.

Risk and Opportunity Disclosure Dimensions	Risk / Opportunity	Response	Strategy	2025 Response	Short-term Goal (2026)	Medium-term (2030)	Long-term Goal (2050)	Management Measure
Transition risk	Increases in GHG emission pricing	Control	Low-carbon products and their revenue	Jia Pin has obtained certifications issued by National Cheng Kung University for low-carbon building, energy efficiency in new construction, and lifecycle carbon emissions	● Preparing a low-carbon product portfolio plan	● 100% of project revenue from green buildings	● 100% of project revenue from green buildings	A. The company adopts green buildings — and ultimately net-zero emission buildings — as its brand strategy. The short-term goal focuses on capacity building and strategic planning for the brand and its architectural approach; the medium-term goal centers on marketing green buildings; and the long-term goal involves launching net-zero emission buildings. B. We maintained ongoing collaboration with the Low-Carbon Building Alliance, actively gathering information on low-carbon materials, mechanical, electrical, and plumbing systems, and construction methods, while integrating these elements into development, design, and construction. C. Regarding the supply chain, the company selects suppliers (such as contractors) that share its sustainability goals and possess the necessary capabilities. D. For implementation details concerning green buildings and low-carbon products, please refer to Section 3: Net-Zero Emission Buildings.
Climate-related opportunities	Developing and increasing low-carbon products and services				● Green building design and planning are being incorporated into all development projects.	● 100% of buildings certified as green buildings.	● 100% of buildings achieve net zero emissions.	
Physical risk	Flooding	Control	Green Building		● 100% of buildings are located outside high-risk flood-prone areas	● 100% of buildings are located outside high-risk flood-prone areas	● 100% of buildings are located outside high-risk flood prone areas	

Risk and Opportunity Disclosure Dimensions	Risk / Opportunity	Response	Strategy	2024 Performance	Short-term Goal (2026)	Medium-term Goal (2030)	Long-term Goal (2050)	Management Measure
Transition risk	Increases in GHG emission pricing	Mitigation and control	Use of renewable energies	The implementation strategy for green electricity (direct procurement) has been finalized and will be rolled out gradually. By 2025, Sinyi Development reduced greenhouse gas emissions (Scope 1 and Scope 2) by more than 40% compared to 2021, achieving its 2026 target ahead of schedule.	● Planning of green energy strategies and resource preparation	● Achieving 100% usage of green energy	● Achieving 100% usage of green energy	A. Continue to procure competitive renewable energy; purchase carbon credits to offset remaining greenhouse gas emissions that cannot be otherwise reduced. B. Reduce Sinyi Development's carbon emissions (Scope 1 + 2) by 40%; lower corporate electricity consumption through work-from-home arrangements and online meetings. C. Reduce Sinyi Development's carbon emissions (Scope 1 + 2) by 90%; achieve 100% renewable energy usage, complemented by work-from-home arrangements. D. Continue to support Sinyi Development's greenhouse gas inventory and third-party verification processes. E. Conduct carbon footprint assessments for development projects; continuously accumulate practical experience and adopt relevant tools to refine assessment methodologies. F. Actively gather information on carbon sinks and select high-quality sites for participation in carbon sink initiatives. G. For implementation details regarding greenhouse gas management and renewable energy, please refer to Section 3, "Net-Zero Emission Buildings," under Chapter V, "Environmental Protection."
Physical risk	Increases in GHG emission pricing	Mitigation	GHG emission management (with 2021 as the baseline year)		● 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	

Note 1. Matters involving amounts exceeding NT\$100 million are classified as significant. For such issues, the company will continuously track and gather internal metrics, such as price premiums and the increase in carbon costs following the imposition of carbon fees.

Note 2. The specific management measures for the aforementioned scenario analysis take into account the following factors:

- (1) Products and Services: The company continues to collaborate with the Low-Carbon Building Alliance, actively gathering information on low-carbon materials, mechanical and electrical systems, and construction methods, while actively promoting their application in development design and construction. Since 2022, the company has initiated carbon footprint assessments for its projects; it will continue to accumulate practical experience and utilize relevant tools to refine its carbon footprint assessment practices.
- (2) Supply Chain and/or Value Chain: The company is establishing strategies to analyze carbon fees, greenhouse gas (GHG) emission allowances, and carbon pricing across its value chain; simultaneously, it is evaluating GHG reduction plans and seeking to secure policy-based incentives.
- (3) Adaptation and mitigation activities: The Jia Xue. project in the Xinzhuang Sub-city Center has successfully obtained candidate certificates for Diamond-level Green Building, Diamond-level Low-Carbon Building (LCBA), and Gold-level Smart Building status. These certifications demonstrate compliance with multiple standards — covering location and transportation, site sustainability, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality — thereby reducing negative environmental impacts during both construction and operation.
- (4) R&D investment: Investing in the research and development of green products to align with the goal of deriving 100% of revenue from green buildings by 2050.
- (5) Business operations: Investing in the research and development of green products to align with the goal of deriving 100% of revenue from green buildings by 2050.
- (6) Acquisitions or divestments: The entity is a wholly-owned subsidiary of the parent company, Sinyi Realty, and relevant decisions are made by Sinyi Realty.
- (7) Capital acquisition: Decisions regarding whether to obtain a letter of intent for financing from financial institutions during the project proposal stage are made based on specific needs.



chapter 05

Environmental Protection

Promoting carbon reduction across the entire lifecycle of buildings will help mitigate the construction industry's environmental impact and drive related sectors toward low-carbon development.

2030 Environmental Sustainability Goals

- ▶ Joint development projects: Achieve Level 1 building energy efficiency.
- ▶ Self-developed projects: Reduce carbon emissions per square meter on a project-by-project basis; targeting a 20% reduction in whole-life-cycle carbon emissions compared to the Jia Pin 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	

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I. Symbiotic and Harmonious

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With a founding mission to create architectural landmarks that stand the test of time, Sinyi Development is dedicated to balancing architectural value with environmental responsibility through sustainable development strategies. To this end, the company actively sources, develops, and utilizes low-carbon materials, energy-efficient mechanical and electrical systems, and green construction methods to create spaces that are green, low-carbon, energy-efficient, eco-friendly, compliant, safe, and comfortable. This approach not only demonstrates a commitment to environmental protection but also ensures the effective reduction of carbon footprints and resource consumption throughout the building's lifecycle by systematically identifying, analyzing, and addressing actual and potential impacts. Moving forward, Sinyi Development will continue to optimize technological applications and process innovations to create long-term value for stakeholders and actively drive the industry toward the goal of low-carbon, sustainable development.

➔ Sinyi Development's compliance with regulations and promotion of sustainable development for projects in 2025

Item	2025 Target	2025 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	0 cases	0 cases
Independent or collaborative implementation of energy-saving services	2 case	2 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 aspirit 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 gradually promote 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 all meet 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

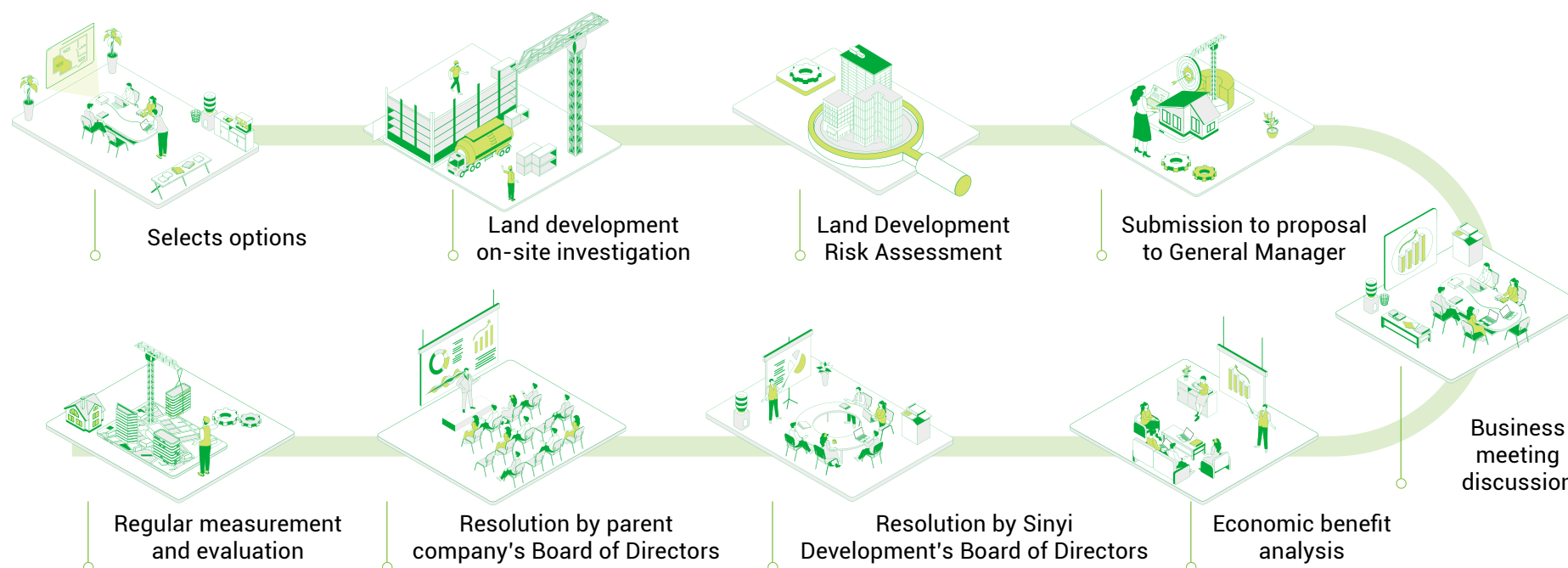
The holistic concept of land and its surrounding encompasses not only the horizontal space, but also vertical dimensions and should further incorporate a temporal dimension. Climate change presents significant challenges to the present and future of land, including the increasing frequency of flooding 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

To protect the ecological functions of the land and avoid destructive or irreversible construction methods, Sinyi Development has implemented on-site greening and water retention measures; these efforts serve to steward the building site and achieve a perfect connection among the land, people, living organisms, and social relationships.



Site Greening

"Site greening" refers to the practice of planting vegetation by utilizing the natural soil layers within a development site, as well as the soil layers on rooftops, balconies, exterior walls, and artificial platforms. In response to increasingly severe environmental issues — such as the urban heat island effect, deteriorating air quality, and the loss of biodiversity — as well as the risks posed by climate change, the active implementation of site greening has become an essential principle and goal for Sinyi Development in its land development projects.

Enhancing site greening not only helps improve the quality of the living environment but also serves as a key strategy for achieving sustainable development. Sinyi Development conducts comprehensive surveys for all project sites, analyzing factors such as soil conditions, geology, the surrounding environment, and regulatory requirements. By evaluating every project in this manner, the company establishes a solid foundation, ensuring that material selection, design, construction processes, and building material quality all meet rigorous standards and ensure a high level of safety.



Site Water Retention

In the past, real estate development projects often prioritized aesthetics or ease of maintenance while overlooking the water-retention capacity of natural soil layers. This resulted in a significant reduction in the site's greening benefits and its ability to dissipate heat through evapotranspiration, thereby failing to effectively regulate temperatures and exacerbating the "urban heat island effect."

Furthermore, traditional stormwater drainage designs typically aimed to rapidly discharge rainwater into surrounding areas or public sewer systems. However, as the impacts of climate change intensify, typhoons and heavy rainfall have placed an increasing burden on infrastructure — such as sewer systems and roadways — leading to more frequent flooding.

To address these challenges, Sinyi Development emphasizes the philosophy of harmonious coexistence between people and the land throughout the processes of material sourcing, site design, and construction.

By incorporating permeable design into the development site, we preserve the land's natural water cycle and increase green coverage to regulate the surrounding temperature, thereby actively fulfilling our corporate responsibility to mitigate the urban heat island effect. Land development is not limited to the building site itself; the site and its surroundings form an integrated whole, sharing an inseparable yet mutually impactful relationship. Consequently, from the initial design and material selection through to construction, our scope extends beyond the building site to encompass the surrounding environment. We conduct rigorous, comprehensive assessments of environmental carrying capacity and potential impacts, aiming to foster a symbiotic, harmonious relationship among the land, the people and living organisms inhabiting it, and the social fabric they collectively create.

4. Co-Creating a Sustainable Environment

As a land user and developer, Sinyi Development adheres to Group policies by consistently implementing environmental, water resource, and energy management practices. The headquarters building has not only established ISO 14001 (Environmental Management), ISO 46001 (Water Efficiency Management), and ISO 50001 (Energy Management) systems but also undergoes annual certification for ISO 14001 and ISO 46001, as well as verification for ISO 14046 (Water Footprint). These efforts aim to continuously improve resource efficiency and foster a positive environmental cycle.

Starting with its own operations, the headquarters utilizes water-saving fixtures, maintains systems for monitoring water usage and detecting leaks, and employs energy monitoring systems; it also continuously upgrades equipment — such as cooling towers and air conditioning units — to more energy-efficient models. Regarding waste management, the company implements recycling programs and encourages employees to reduce their use of single-use products.

During project development, the company integrates water-saving fixtures, rainwater harvesting facilities, and smart energy-saving systems. Construction waste is handled properly in accordance with regulations, and equipment and resources used during construction are recycled or reused. In 2025, the Jia Xue Project generated 156,410 kg of mixed construction waste, all of which was diverted for reuse purposes. Additionally, the company tracked waste volumes, recording 8,373.62 kg of recycled materials and 9,450 kg of general domestic-type waste.

Sinyi Development's primary products and services include residential project development, product planning and design, as well as sales and handover services. During the reporting period, all major product and service categories were subject to health and safety impact assessments and management mechanisms, achieving a 100% assessment coverage rate. These assessments cover aspects such as structural integrity, fire safety, disaster prevention and evacuation, safety of mechanical and electrical systems, safety in public spaces, quality of the living environment, and consumer safety during use, all aimed at mitigating potential health and safety risks associated with the products and services.

II. 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 "Jiapi" 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 "Jiapi" 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 "Jiapi" 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.





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 “Jiapiin” 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 “Jiapiin” 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.



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

III. Outcome of Green Building Project Promotion

1. Jia Xue. Project

The Jia Xue. 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 third quarter of 2027.

The Jia Xue. project incorporates numerous sustainable architectural features, such as sustainable construction methods, community building initiatives, detailed production records for individual units, energy-efficient double-glazed windows, thermal insulation mortar, pre-installed conduits for EV charging stations at every parking space, and an EV charging management system. These measures not only enhance the building's energy efficiency and help reduce carbon emissions but also advance energy management goals within the framework of ESG (Environmental, Social, and Governance) principles. Furthermore, the project embodies Sinyi Development's core philosophy and its steadfast commitment to corporate social responsibility and sustainable development. In addition, the “Jia Xue.” project has achieved a “Two-Diamond, One-Gold” status, comprising the Diamond-level Green Building Label, the Diamond-level Low-Carbon Building (LCBA) candidate certificate, and the Gold-level Smart Building candidate certificate. Looking ahead, Sinyi Development will pursue its green building strategy — beyond continuing to plan and apply for certifications for new projects — by focusing on three key areas:



Visual references: “Jia Xue.” 3D Exterior Rendering



“Jia Xue.” Groundbreaking Ceremony

2. Performance of the Jia Pin Greenhouse Gas Inventory Project

Centered on supply chain carbon management and whole-building life-cycle assessment, this project integrated inventory processes for upstream building material suppliers, embodied carbon analysis, and energy efficiency assessments for the operational phase. It obtained certification from the “Research Center for Energy Technology and Strategy at National Cheng Kung University.” Key achievements include:

- Carbon inventory and guidance for building material suppliers: Completed the definition of inventory boundaries and identification of emission sources for three construction material suppliers — covering stationary and mobile combustion, process and fugitive emissions, and electricity consumption. Established baseline carbon emission data and conducted low-carbon diagnostic guidance, proposing improvements such as implementing Energy Management Systems (EMS), installing digital meters, upgrading equipment, and optimizing lighting, while simultaneously evaluating energy savings, carbon reduction, and cost-effectiveness.
- Building embodied carbon assessment: Based on low-carbon building assessment methodologies, calculated embodied carbon emissions and analyzed their proportions across four stages: new construction, renovation, construction activities, and demolition waste. Additionally, differentiated carbon emission densities and reduction rates between above-ground and underground structures to serve as the basis for low-carbon building certification.
- Operational-Phase Carbon Management: Implemented a building energy simulation platform and completed a building energy efficiency assessment report in accordance with regulatory standards; quantified energy consumption — specifically regarding HVAC, lighting, and equipment — during the operational phase to establish a baseline for carbon management.
- Full Lifecycle Integration and Knowledge Dissemination: Finalized the carbon inventory report for the “Jia Pin” project by integrating data on the supply chain, embodied carbon, and operational carbon; presented findings in a paper at the World Sustainable Energy Technologies conference; and obtained a Life Cycle Assessment (LCA) report certified by a research center at National Cheng Kung University (NCKU), thereby bolstering external credibility and professional validation.

Overall, this project has established a comprehensive carbon management system spanning the entire value chain — from supply chain to operations. This initiative not only enhances the transparency of carbon data and the accuracy of decision-making but also lays the groundwork for replicating the model and scaling up efforts in future projects, thereby providing concrete support for the implementation of the company's net-zero transition strategy.



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.



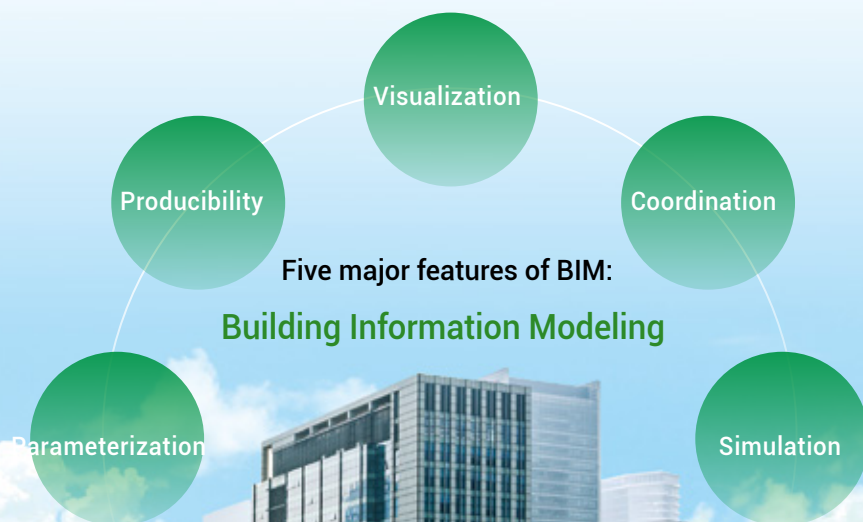
2 Procurement and Contracting: Sinyi Development incorporates green building certification requirements into its procurement and contracting processes to ensure that all building materials and equipment meet environmental standards. For example, when sourcing bathroom fixtures, items such as showerheads 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.



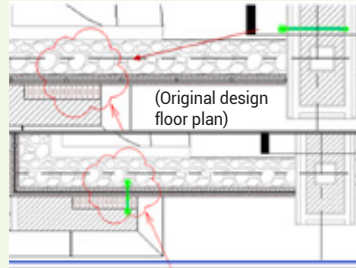
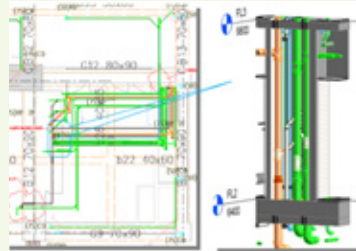
3 In accordance with Article 5 of the Enforcement Rules of the Condominium Administration Act, upon obtaining the Green Building Candidate Certificate and Label, Sinyi Development will allocate a portion of the public fund to the condominium's management committee. This fund is designated for use based 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.

3.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 Qian Shi" project. In recent years, BIM has been fully implemented in projects such as Jia He., Jia Pin, and Jia Xue. moving 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:

- Design**
 During the early project phase: Identifying drawing errors, omissions, collisions, and deficiencies early on.
 
- Review**
 Enhanced efficiency through 3D visualization discussions. Implementing reviews reduces construction errors.
 
- 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. - Mechanical and Electrical department colleagues in the MEP division assist in configuring MEP construction drawings and provide basic reference data. - Design Department colleagues in the BIM architectural information modeling assist in revising results, identifying potential improvements, and developing new functional reference drawings. - Sales and Customer Service 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. - Procurement and Materials Department assist with supporting documentation during procurement and help calculate quantities of certain building materials.
Detailed Design	This phase will involve the following processes: decoration, MEP systems (for the entire building), and landscaping.	- Construction Department - 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. - Mechanical and Electrical Department - 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. - Design Department - 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 preparing construction drawings.	- The Design 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 Procurement and Materials 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 personnel 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 Design 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 Mechanical and Electrical 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 Sales and Customer Service 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 Design Department is integrating the company's existing component library, such as the project-specific components used in the Jia Pin 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.

IV. Nature and Biodiversity

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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.

Biodiversity and Natural Capital Governance: Implementing the TNFD Framework

Sinyi Development recognizes that architecture is not merely the construction of space, but an extension of the land and its ecosystems. As global awareness of natural capital grows, we have taken an industry-leading step by adopting the TNFD (Taskforce on Nature-related Financial Disclosures) framework. Our goal is to integrate nature-related risks and opportunities into core business decisions, moving beyond low-carbon construction toward the sustainable objective of ecological harmony. We adhere to the four disclosure pillars of the TNFD: Governance, Strategy, Risk and Impact Management, and Metrics and Targets. Through systematic assessment, Sinyi Development is committed to minimizing the impact of development on biodiversity and enhancing the resilience of our architectural assets against climate and ecological changes.

TNFD Core Assessment Methodology: The LEAP Approach

To accurately identify nature-related financial impacts, Sinyi Development employs the LEAP assessment pathway recommended by the TNFD, conducting in-depth analyses of our construction sites and their supply chains:

1. Locate:

We identify the intersection between development sites and ecosystems. By conducting geospatial analysis across all our development projects in Taiwan (including sites in metropolitan areas such as Banqiao and Taipei), we determine whether a site is adjacent to biodiversity-sensitive areas, critical water source protection zones, or ecologically valuable green spaces. We analyze the biological communities and ecosystem services surrounding each site to pinpoint the potential impacts of our developments on local ecosystems.

2. Evaluate Dependencies and Impacts (Evaluate)

Real estate development relies heavily on nature's regulating services, such as soil stability, rainfall regulation, and natural flood mitigation. We assess habitat transformation during land development, as well as water consumption and

pollution emissions during construction. Sinyi Development places particular emphasis on post-development microclimate changes (such as the urban heat island effect) and the extent of impact on local native species' habitats.

3. Assess Risks and Opportunities (Assess)

We identify potential cost increases driven by stricter environmental regulations, rising natural resource prices, or extreme weather events (physical risks). We aim to transform these impacts into opportunities – for instance, by enhancing asset value through "Diamond-rated Green Building" certifications and "ecological engineering methods," securing preferential green financing terms, and boosting resident satisfaction with sustainable living environments.

4. Prepare Response and Reporting (Prepare)

Based on our assessments, we will utilize LEAP analysis results and quantitative metrics to demonstrate to stakeholders the company's concrete achievements in safeguarding natural capital.



chapter 06

Social Responsibility- Colleagues

Creating a friendly workplace and attracting top talent:

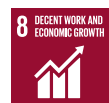
Sinyi Development establishes robust compensation and benefits systems and flexible training mechanisms while fostering relationships built on mutual trust. By regarding employees as the cornerstone of sustainable development and shaping a shared vision, the company aims to attract outstanding talent and create a friendly workplace; this approach guides the identification, analysis, and response to both actual and potential impacts.



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

	401
GRI	403
Material Topics	404
	405
Customized material topics	Legal Compliance, Corporate Image/Brand Management

SDGs



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I. Cornerstone of Sustainable Development – Employees

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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. Professional Workforce Composition

As of the end of 2025, Sinyi Development had a total workforce of 34 employees, comprising 13 women and 21 men. Women and men accounted for 38.2% and 61.8% of the total workforce, respectively; the proportion of women rose by approximately 8.6% compared to the previous year, and the total headcount increased by 7. Regarding employment type, 100% of Xinyi Development's staff were full-time employees; there were no temporary, part-time, indefinite-term (permanent), or zero-hour contract employees. In terms of age distribution, approximately 73.53% of employees fell within the 30-to-50 age range.

Gender and Age Structure

Item	Mananer		General Staff		Number	Ratio
	Male	Female	Male	Female		
Under 29	0	0	1	2	3	8.82%
30-50	3	0	12	10	25	73.53%
Above 51	3	1	2	0	5	17.65%
Total	6	1	15	12	34	100.00%

Note1 : The data is as of December 31, 2025.

Note2 : High school or vocational high school level and below; Bachelor's degree: includes graduates of two-year and four-year technical college programs.

Note3 : Based on industry characteristics, approximately 45% of the workforce is in engineering-related professions.



Structure of Educational Background

Colleagues		Mananer		General Staff		Number	Ratio
		Male	Female	Male	Female		
Education level	High school/vocational high school or below	0	0	0	0	0	0.00%
	Higher education (including universities, junior colleges, and technical colleges)	2	1	11	8	22	64.71%
	Master's degree	4	0	4	4	12	35.29%
	Doctorate	0	0	0	0	0	0.00%
Total no. of employees		6	1	15	12	34	100.00%

2. Status of New Hires and Turnovers

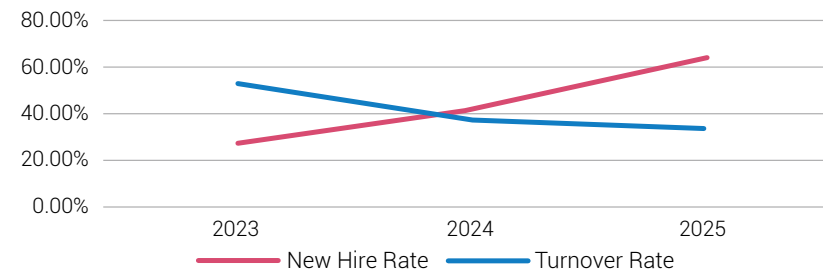
Gender	Item	2025 New hires	Proportion of Total New hires	2025 turnover	Proportion of Total Employees
Female	Under 29	1	6.25%	0	0.00%
	30 – 50	7	43.75%	3	27.27%
	Above 51	0	0.00%	0	0.00%
	Subtotal	8	50.00%	3	27.27%
Male	Under 29	0	0.00%	1	9.09%
	30 – 50	7	43.75%	6	54.55%
	Above 51	1	6.25%	1	9.09%
	Subtotal	8	50.00%	8	72.73%

Note 1: Data is as of December 31, 2025. One employee on injury-related leave is not included.

Note 2: Proportions are calculated based on a total of 34 employees.

Note 3: Due to the nature of the industry, the majority of new hires in 2025 were male employees aged 30 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.

2025			
Male	Female	Other (defined by the employee)	Total
Number			
21	13	0	34
Indefinite-term employment (permanent employment)			
0	0	0	0
Fixed-term employment			
0	0	0	0
Employees without guaranteed working hours (e.g., zero-hours contracts or hourly-paid staff where the employer hires the employee but does not guarantee the scheduling of work or specific hours).			
0	0	0	0
Full time			
21	13	0	34
Part time			
0	0	0	0

Note: The number of employees in 2025 fluctuated compared to the previous year, with a net increase of 7 staff members.

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.

3hour

General Courses
(including company environment, policies, and systems)

3hour

Legal-related Courses and Seminars (such as Personal Data Protection Act, Trade Secrets Act, and Fire Safety Training)

2hour

Exchange of Business Philosophy

1hour

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 Supervisor Training Programs

Supervisors play a pivotal role in passing on the company's philosophy. In alignment with Sinyi Development's talent policies, action plans have been established to continuously deepen these initiatives. Through these training courses, supervisors cultivate management competencies and engage in peer exchange; this enables them to support one another in addressing issues concerning colleagues and to effectively implement comprehensive care for the workforce.

➔ Average annual training hours in recent years

Item		2024			2025		
		Group Size	Total Training Hours	Average Hours	Group Size	Total Training Hours	Average Hours
Position	General Staff (including new employees)	22	667.0	30.3	26	171.0	6.58
	Front-line supervisor	0	0.0	0.0	1	7.0	7
	Middle managers (Regional Supervisors)	3	86.0	28.7	4	22.5	5.62
	Senior managers (Vice General Manager and above)	2	49.9	25.0	4	24.5	8.17
Gender	Male	19	572.0	30.1	21	141.5	6.74
	Female	8	231.0	28.9	13	83.5	6.42

Note: Figures are based on the company's unified schedule of in-person and online courses, including sessions arranged by department heads in accordance with departmental plans and employees' individual self-directed learning and growth plans.

➔ Subsidy for Diverse Learning Activities

Sinyi Development offers employees subsidies for diverse learning opportunities; in 2025, six instances of utilization were recorded, with total expenditures amounting to NT\$33,346

Professional Technical Exchange

To broaden technical expertise and enhance professional skills through participation in seminars on various specialized topics, Sinyi Development will take part in events such as the Asia-Pacific Expo, the GRESB Awards Ceremony, the Yadong Ready-Mixed Concrete conference on diverse carbon-reduction technologies, and on-site technical exchanges with suppliers in 2025.



Asia-Pacific Expo



GRESB Awards Ceremony



Exchange on Diverse Carbon-
Reduction Technologies for Ya-
Dong Ready-Mixed Concrete

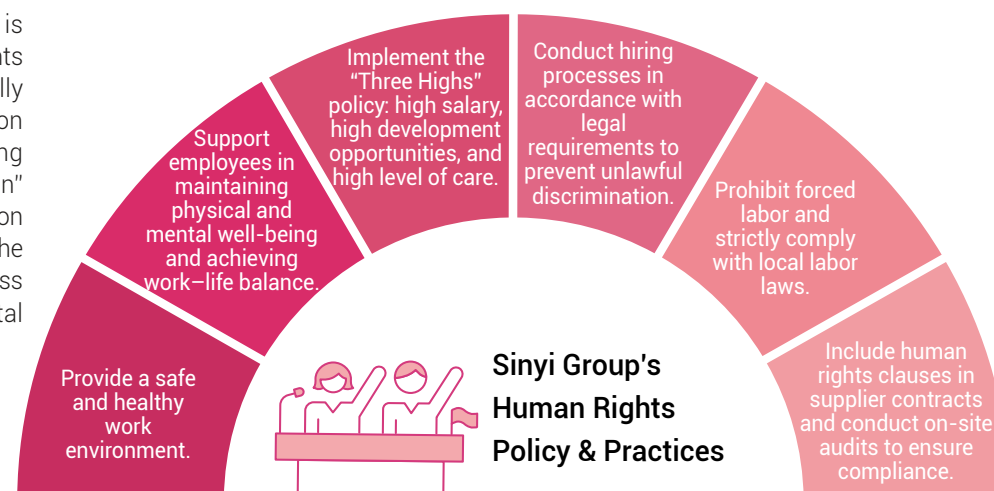
Lifelong Learning

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 Survey

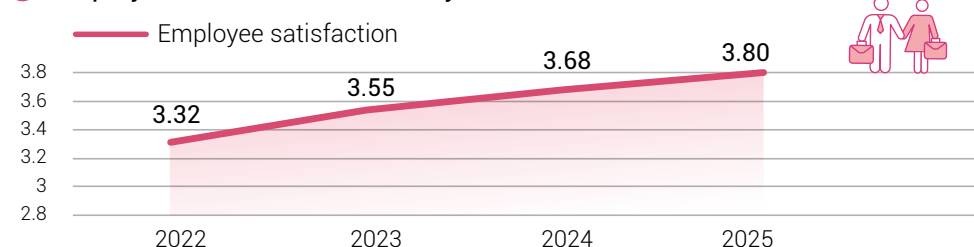
Sinyi Development attaches great importance to employee feedback, as it is crucial for the continuous optimization of talent policies and related regulations. A core initiative in this regard is the survey on organizational identification and job satisfaction. The survey covers ten dimensions — including alignment with values, work value, intention to stay, work passion, work-life balance, organizational innovation, business strategy, collaboration, compensation and benefits, and professional growth — with each dimension scored on a scale of 0 to 5. The average total score for the 2025 survey was 3.80 points; this not only continues the trend of steady year-over-year growth but also represents a 3.3% increase compared to the previous year, demonstrating a sustained positive trend in employee identification with and satisfaction regarding the organization.

Through comprehensive surveys and an integrated analysis of both quantitative scores and qualitative feedback, Sinyi Development has actively engaged with employees via small-group discussions regarding the results. Based on this process, the company has consolidated the following specific measures to drive continuous improvement:

1. Increasing the frequency and variety of interaction opportunities — such as all-hands meetings, workshops, and social gatherings — to facilitate communication and gain insight into employees' perspectives.
2. Fostering a company-wide mindset of shared ownership and redefining individual job scopes; establishing mechanisms for cross-departmental collaboration that encourage employee participation and diverse learning; and providing motivated employees with greater room for growth, broader horizons, and enhanced capabilities, thereby cultivating talent and passing on knowledge to meet the organization's long-term development needs.

The steady rise in employee satisfaction in recent years reflects the initial success of the company's management and employee-care initiatives. Upholding a spirit of continuous improvement, the company thoughtfully adopts employee suggestions in a timely manner — laying a solid foundation for sustainable development — and ensures that employees genuinely feel they are growing alongside the company through mutual encouragement and shared effort.

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

Item	2023	2024	2025
Median Employee Salary (NTD)	800,642	915,443	949,223
Median Salary Change Rate (%)	-18.28	14.34	-5.90
Annual Total Compensation Ratio (times)	12.95	5.85	5.87
Annual Total Compensation Change Ratio (times)	-4.27	-1.86	-0.68
Highest Salary Change Rate (%)	77.98	-48.32	4.01

Note 1: Annual total compensation includes base salary, allowances, and bonuses.

Note 2: In 2025, 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).



Performance Management

To foster continuous employee growth, Sinyi Development maintains comprehensive talent training and lifelong learning mechanisms. Crucially, the company employs effective systems to identify employee capabilities and evaluate performance, ensuring that individuals are placed in roles that best suit their talents and that the organization continues to innovate and grow. To this end, Xinyi Development has established a regular performance management system that subjects all employees to fair and consistent interviews and evaluations. Supervisors regularly discuss performance goals with their team members, collaboratively reviewing and improving performance; the resulting annual evaluations serve as key criteria for promotions, salary adjustments, and bonuses.

However, a performance management system alone is not enough. Sinyi Development also provides comprehensive training on performance interviews and assessments for supervisors at all levels. This ensures they can offer professional, logical, and appropriate guidance, encouragement, and career counseling, thereby helping employees continuously refine their skills and achieve personal breakthroughs.

8. Welfare System



Family Care

● Parental Leave

Sinyi Development fully complies with all relevant regulations regarding the application for and reinstatement from parental leave. As of December 2025, there have been 1 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.



Status of Parental Leave

Item	Male	Female	Total
Total number of employees taking parental leave in 2025	0	1	1
Total number of employees applying for parental leave in 2025	0	1	0
Number of employees expected for reinstatement after parental leave in 2025 (A)	0	1	0
Actual number of employees reinstated after parental leave in 2025 (B)	0	0	0
Actual number of employees reinstated after parental leave in 2024 (C)	1	0	1
Actual number of employees who have actually returned to work after parental leave in 2024 and have worked for one year (D)	0	0	0
Reinstatement Rate % = B/A	N/A	0%	N/A
Retention Rate % = D/C	0%	N/A	0%





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



In 2025, the Company received the "Healthy Workplace Certification" (Health Promotion Mark) and certification for "Excellent Breastfeeding/Lactation Rooms." Other benefits and subsidies — including access to gyms or sports centers, subsidies for self-paid health checkups, support for childcare and long-term care, allowances for vaccinations and disease prevention, health checkup subsidies for family members, holiday gifts (or vouchers) and birthday vouchers, as well as support for traffic safety, communication expenses, and social welfare contributions — are summarized in the table below for the year 2025:

Statistics of Other Welfare Subsidies

Item	NTD	Number of times
TPASS	6,000	5
Childcare / Long-term care expenses	31,084	4
Mid-Autumn Festival gifts (vouchers)	4,800	6
Charitable donations	2,000	1
Handheld communication devices	23,289	3
Self-funded portion of external training	3,200	1
Birthday vouchers	6,000	6
Recreational sports	2,543	3
Subsidies for self-funded medical expenses	16,000	2
Driving safety	10,080	4
Personal mobile data	1,624	1
Employee trips	5,000	1
Gym / Sports center fees	36,677	31
Self-funded portion of health check-ups	22,800	5
Self-funded portion of broker license renewal courses	1,884	5
Dragon Boat Festival gifts (vouchers)	3,200	4
Medical supplies and equipment	15,460	5
Total	191,641	87



4 Employee Activities



Annual Meeting and Kick-off Meeting



Study Tour 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 established the following measures regarding occupational health and safety to provide comprehensive protection and care for its employees.



Occupational Safety and Health Management:

- Adhering to the occupational health and safety management system established by its parent company, Sinyi Development applies management requirements to its operational sites and construction projects, covering all workers whose activities are directly related to the company's operations, products, and services. These workers include Sinyi Development employees as well as personnel entering operational sites or construction zones to perform tasks through contracting, subcontracting, secondment, or other business arrangements — such as contractors, subcontractors, dispatched

staff, on-site construction workers, equipment operators, waste removal personnel, and others potentially affected by construction activities. Through mechanisms involving systematic risk identification, contract management, site access control, education and training, hazard communication, on-site inspections, corrective actions for violations, and continuous improvement, the company prevents and mitigates significant adverse occupational health and safety impacts directly associated with its operations, products, or services. Furthermore, the company requires suppliers to sign a letter of commitment regarding occupational health and safety for personnel whose safety and health may be directly affected by the company's operations, products, or services.

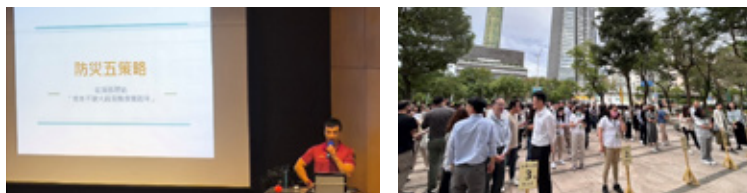
- Adhering to the occupational health and safety management system established by its parent company, Sinyi Development implements safety protocols and risk management mechanisms across its operational sites, striving to prevent and mitigate adverse impacts on worker health and safety. To effectively manage these risks, the Occupational Health and Safety Committee established by Sinyi Realty covers Sinyi Development's sites; the committee comprises seven members — including four employee representatives — demonstrating substantive employee participation in health and safety matters. The committee meets quarterly to review safety and health performance, identify potential risks, and drive improvement measures, with Sinyi Development also designating representatives to attend these meetings. Based on risk assessments conducted by the parent company, Sinyi Development identifies "three-high" conditions (hypertension, hyperglycemia, and hyperlipidemia) and traffic accidents as primary occupational risks. Consequently, the company has strengthened health management measures and established clear regulations guaranteeing employees the right to report hazards and halt work without fear of disciplinary action for exercising these safety rights, thereby committing to a safe and healthy work environment.
- To strengthen its occupational health and safety management system, Sinyi Development provides employee training and maintains accident and hospitalization insurance coverage. Additionally, to mitigate liability for compensation regarding third-party injuries caused by employees while operating vehicles for work, the company provides voluntary third-party liability insurance. Furthermore, since 2021, the company has offered subsidies to encourage employees to purchase full-face helmets.
- To enhance fire safety awareness and minimize the risk of accidents — particularly those caused by panic — during fire incidents, the company has established a self-defense fire brigade and conducts regular fire drills. In 2024, the headquarters hosted a first-aid training session (covering CPR, AED use, and the Heimlich maneuver) and two emergency evacuation drills.
- Sinyi Development has established clear regulations and procedures — specifically the

"Attendance and Leave Management Policy" and the "Business Travel Management Policy" — to govern employee work schedules, attendance, and leave. All policies regarding attendance, leave, and overtime strictly comply with legal requirements. Overtime practices for staff members adhere to the law; any extension of working hours necessitated by business needs requires the employee's consent, and monthly overtime is capped at 46 hours. Additionally, the company identifies high-risk employees based on annual health checkup results to provide health-related care and support. Relevant supervisors are notified to review the employees' work status and time allocation, allowing for appropriate adjustments to their work content.



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

For employees injured in the line of duty, the company grants work-related injury leave in accordance with regulations and actual circumstances, and assists with applications for labor insurance compensation for occupational injuries; no work-related injuries occurred in 2025.

Occupational Injury and Occupational Disease Statistics for 2025

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

11. Recognitions and Honors



Health Promotion Administration, 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, Sinyi Group has earned the Badge of Accredited Healthy Workplace from the Health Promotion Administration, valid until December 31, 2027.



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	2025 Target	2025 Performance
1	Customer satisfaction	NPS value of 65 points	"Jia Xue." Project: 69 points "Jia Pin" Project: 57 points
2	Consumer disputes related to product quality for home purchases	0	0
3	Community-building activities	16	21

Note: The Net Promoter Score (NPS) is a globally recognized metric used to measure customers' willingness to recommend a company's products and services to friends, family, or others. It is calculated as follows: NPS = Percentage of Promoters (%) - Percentage of Detractors (%).

NPS scores range from -100 to +100; a higher score indicates greater customer satisfaction and a stronger willingness to recommend the company's products and services, while also reflecting the company's effectiveness in customer relationship management and brand value creation.



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

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

SDGs	
	

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I.Excellence in Service

2-23

2-24

417-1

1.Quality Management



1

Building Production History

Sinyi Sales Agency has established a formal review mechanism covering 100% of its advertising materials, sales documentation, and contract terms. All key information regarding products and services intended for external use must be reviewed and approved by the relevant authorized departments prior to release or use, ensuring that the content accurately reflects the actual situation and complies with applicable laws and regulations.

"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 "Jiapi" 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.

Features of the online supervision system:



Construction
monitoring services

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.



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



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





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.



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.



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.

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.



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.



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.



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



Sustainable Services

Upholding the brand spirit cultivated by the Sinyi Group over more than 40 years, Sinyi Development remains steadfast in its commitment to sustainable service. Through rigorous quality management mechanisms — such as comprehensive building production records — we ensure that every project meets health and safety standards throughout its lifecycle while delivering exceptional customer service. We implement high-quality management at every stage of construction to meet customer expectations, while actively fostering close ties with local communities to promote inclusive development.

Our development and construction services align with our vision of "Trust Unites People, Integrity Builds Quality Homes." We are dedicated to integrating sustainability into the core of our engineering processes, achieving environmental ESG performance through the optimization and innovation of construction methods. We actively adopt advanced techniques — such as aluminum and system formwork — and innovative building materials; these measures not only shorten construction schedules and streamline labor requirements but also significantly reduce resource waste during construction. To ensure the effectiveness of these innovations, we employ a prudent strategy by selecting specific projects as pilots and establishing clear success metrics covering construction timelines, labor, defect rates, and rework rates. Precise data management helps us overcome constraints related to costs, design flexibility, and precision requirements, ensuring that every project achieves the sustainability goal of optimized resource utilization while maintaining a commitment to excellence in quality.

Beyond the continuous upgrading of our physical infrastructure, we extend the spirit of sustainability to our long-term commitments to clients and to social inclusion. We provide robust, long-term service guarantees, safeguarding client interests through unwavering construction quality; by continuously enhancing service standards and customer satisfaction, we actively cultivate enduring partnerships for mutual growth. Furthermore, recognizing the intrinsic link between architecture and the local environment, we actively engage in community activities — fostering positive interactions and inclusive relationships with our neighbors — to earnestly fulfill our corporate social responsibility. From innovative, energy-efficient construction methods to deeply rooted client care, we deliver comprehensive sustainable development and construction services that offer enduring value.

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 Jia He., Sinyi Jia Pin, and Sinyi Jia Xue, we jointly develop living experiences centered on humanistic care and mutual well-being among neighbors through 2024 to 2025. 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

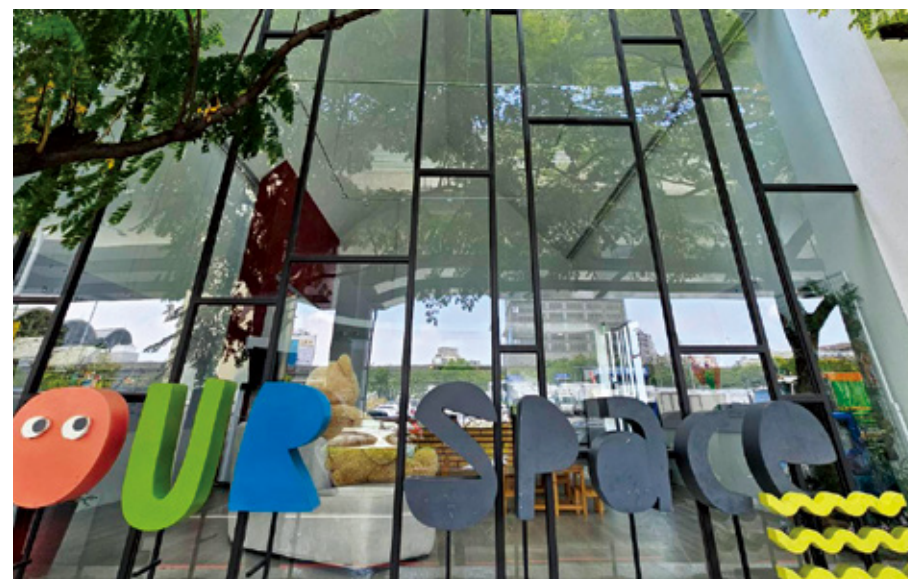
Since its establishment in 2019, the OUR-Space Community Experience Center has been dedicated to promoting community-building experiences and fostering civic awareness. By facilitating knowledge sharing and local collaborations, it strengthens community connections and encourages inclusive development. 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.

Although there were no physical venues available starting in 2022, the initiative maintained

its impact through cross-regional collaborations and online platforms, shifting community-building efforts from site-specific activities to a hybrid model combining physical and digital engagement. In 2023, the project launched in Xinzhuang, integrating sales centers with local community colleges and cultural groups to foster shared learning and co-creation, thereby embedding the philosophy of community building into the fabric of urban life.

Simultaneously, Sinyi Development implemented community-building mechanisms right from the customer contract stage, establishing a three-phase model: “Preparation, Integration, and Sustainability.” The process begins with the creation of resident groups and social activities to help future residents transition from strangers to acquaintances; it progresses to discussions on community rules and management to cultivate a spirit of cooperation; and it culminates in encouraging residents to independently launch clubs and mutual-aid initiatives, ensuring the long-term deepening of community ties.

Throughout this process, the company’s role shifts from leader to facilitator and companion. The ultimate goal is to empower the community to operate independently, enabling residents not only to purchase a home but also to collaboratively build a living community defined by emotional bonds and the capacity for collective action.



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.

Guided by the philosophy that "a house costs a fortune, but a good neighbor is priceless," we foster interaction among residents through diverse activities, striving to help everyone find wonderful neighbors. We invite residents to join community events — with content tailored to specific demographic groups — and encourage those with professional skills to participate, initiate activities, or serve as instructors and club leaders. Our goal is to identify enthusiastic community champions, facilitate harmonious integration and coexistence, expand neighborly connections, and cultivate an environment of mutual respect and cooperation.

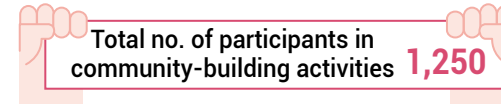
- Moving beyond selling quality homes to providing excellent service, helping stakeholders achieve a lifestyle defined by "good neighbors and a good life":
 - Share Sinyi Development's philosophy on community building within its own projects; promote successful experiences in apartment-complex community building — aimed at fostering "good neighbors and a good life" — to both internal and external stakeholders, including industry peers and community-building teams.
 - From private living to inclusive community: For the large number of homeowners moving into new high-rise developments, leverage the company's competitive advantages to integrate internal and external resources; guide community growth through initiatives like Sinyi's pilot community-building programs — acting as a catalyst to inspire further engagement — thereby helping to foster a sense of community consciousness and belonging, enabling residents to connect proactively before moving in and establishing positive, mutually beneficial neighborly relationships.
 - Identify enthusiastic residents: Through community outreach, interviews, and various events, identify residents willing to participate in joint planning and organization, thereby sowing the seeds for community autonomy and sustainable community building.
- "Community Building & Support Program": Guiding the community to co-create friendly, mutually supportive neighborly relationships:
 - Regular gatherings via "Neighbor Meet-ups": Systematically fostering neighborly bonds and camaraderie through monthly interactive events, resident participation, and self-organized activities.
 - "Community Visits" followed by "Networking Gatherings": Visits allow residents to learn from the highlights of other communities, while post-visit gatherings facilitate the matching of needs to create tangible mutual support.
 - Establishing a community "Mutual Support System": Assisting residents in forming "mutual support groups" and "floor-specific groups," while encouraging them to join these groups proactively. By the time of handover, over 80% of residents had joined these groups, leading to self-initiated discussions on topics such as group purchasing, home inspections, outings, cost-sharing for renovation protection measures, and designer recommendations — thereby fostering tangible mutual support both online and offline.



Target Audience	Promotion Strategy	Initiatives
Internal and external partners related to community building	Leveraging corporate competitive advantages to mobilize resources and promote Sinyi Development's community-building initiatives for high-rise residential complexes.	- Internal Partners: Leverage resources and expertise from within the Group — such as Sinyi Home, Community Helper, the Digital Transformation Office, and the Neihu Sinyi Realty "3rd Generation Store" pilot location — to support community-building activities and foster community growth. - External Partners: Connect with external partners — such as STRAUSS, Banqiao Broadcasting Station, Shin-Run Qing-Feng Community, Shin-Run Ya-Xin Community, Guomei Cuiheng Village, and the Taiwan Apartment Building Management Consultant Association — to introduce community-building initiatives that nurture community development. - Community Building Teams: We connected with relevant groups — such as the NSTC's "Net-Zero House" initiative, the Ministry of Culture's advanced community-building talent training program, the "New Taipei Passionate Community Builders" team, and the "New Taipei Community Planners" — to share experiences and lay the groundwork for future collaboration. - Asia-Pacific Sustainability Expo: During the exhibition, we actively introduced visitors to Sinyi Development's community-building philosophy and track record. Our efforts garnered high praise from the public; notably, nearly two-thirds of visitors proactively inquired about our next project site, demonstrating strong support for Sinyi's commitment to community building.
Community Residents (Jia He., Jia Pin, Jia Xue.)	From getting to know each other to co-creation: fostering a sense of community.	- Proactive engagement to strengthen community bonds: What distinguishes Sinyi Development from typical real estate developers is our integration of community building as early as the pre-sale phase. This allows future neighbors to get to know one another before moving in, gradually fostering a sense of belonging and community consciousness. By 2025, the "Jia He." project had transitioned to resident-led autonomy, while the "Jia Pin" and "Jia Xue." projects achieved resident participation rates of 46% and 56%, respectively — figures well above the industry norm of around 30%. - A hybrid online-offline approach to foster an inclusive community: Through resident groups, in-person gatherings, and community events, we encourage neighbors — whether living upstairs, downstairs, or next door — to connect. This process transforms strangers into acquaintances, cultivates an atmosphere of mutual assistance, and paves the way for spontaneous, resident-driven interaction and co-creation. For the "Jia Pin" project, the online group participation rate reached nearly 90% prior to handover, with over 10 instances of tangible mutual assistance recorded. - Prioritizing resident needs to deepen collaborative community building: Sinyi Development staff engage in community outreach — conducting over 60 interactions and interviews — to understand residents' needs, lifestyles, and interests. We then design community interaction models that align with resident expectations, integrating community building into daily life to create a friendlier, more cohesive community culture.
Residents in the community interested in sustainability and energy conservation/ carbon reduction.	Foster a community culture focused on sustainability, energy conservation, and carbon reduction.	- Fostering community engagement and cultivating core volunteers and interest groups: Sinyi Development actively assists communities in identifying enthusiastic residents. By establishing diverse interest groups and communities, the company enables residents to forge deeper connections through shared interests and activities. In 2025, over 30 core participants were identified across three communities, and 20 mutual-aid groups were established, steadily strengthening community cohesion. - Co-creating community culture and promoting awareness of sustainable development: Through community voting mechanisms, residents participate in determining event content, thereby encouraging those interested in sustainability, energy conservation, and carbon reduction to become involved in community affairs. The outcomes are showcased at neighbor gatherings, fostering ongoing interaction and evolving into an annual "Community Day" that brings the entire community together.



2025 Community-Building Activity Statistics



Date	Location	Nature of Activity	Contents	No. of Participants
2025/09/11-09-13	World Trade Center	Community Promotion Event	2025 Asia-Pacific Sustainability Expo – Sinyi Development Exhibition Area	150
Subtotal				150
2025/01/01-12/31	Communities	Residents care	Resident Care and Visits	60
Subtotal				60
2025/01/22	Jia He. Community	Exclusive Event for Residents	Spring Festival Community-Building Gathering	20
2025/02/09	Jia He. Community	Exclusive Event for Residents	Jia He. Board Game Club Gathering	13
2025/02/09	Jia He. Community	Exclusive Event for Residents	Sports Seminar: Strategies for Muscle Gain and Fat Loss for Sedentary Individuals	8
2025/08/30	Jia He. Community	Exclusive Event for Residents	Jia He. Japanese Club Gathering	10
Subtotal				51
2025/03/02	Jia Pin Community	Exclusive Event for Residents	Condominium Management Seminar and Networking Event	21
2025/06/15	Jia Pin Community	Exclusive Event for Residents	Jia Pin June Neighbor Meet-up: 4-Bedroom Unit Residents	55
2025/07/13	Jia Pin Community	Exclusive Event for Residents	[Online] Resident-Organized Third-Party Home Inspection Seminar	19
2025/07/17	Jia Pin Community	Exclusive Event for Residents	Resident-Organized Tour and Discussion of Guomei Community Shared Facilities	13
2025/07/20	Jia Pin Community	Exclusive Event for Residents	Jia Pin July Neighbor Meet-up: "House-to-House" Connection Event	28
2025/09/27	Jia Pin Community	Exclusive Event for Residents	Jia Pin September Neighbor Meet-up: Visit to Fairyland Furniture (STRAUSS)	32
2025/10/26	Jia Pin Community	Exclusive Event for Residents	Jia Pin October Neighbor Meet-up: Visit to Cuifeng & Qingfeng Communities & Post-Visit Gathering	17
2025/11/30	Jia Pin Community	Exclusive Event for Residents	Jia Pin November Neighbor Meet-up: Visit to Mr. Living Furniture	17
Subtotal				202
2025/03/09	Jia Xue. Community	Exclusive Event for Residents	Jia Xue. – Seminar on Customization & Feng Shui	52
2025/03/23	Jia Xue. Community	Exclusive Event for Residents	Jia Xue. – Seminar on Customization & Feng Shui	38
2025/04/13	Jia Xue. Community	Exclusive Event for Residents	Jia Xue. – Design Meetup	14
2025/09/07	Jia Xue. Community	Exclusive Event for Residents	Jia Xue. – Gourmet DIY Meetup	27
Subtotal				131
2025/07/05	Jia Pin Community	Sales Event	Property Handover Briefing	200
2025/07-09	Jia Pin Community	Sales Event	Jia Pin Home Inspection	228
2025/07-09	Jia Pin Community	Sales Event	Jia Pin Home Inspection	228
Subtotal				656
Total no. of participants in community-building activities				1,250

3. Highlights and Summary of Community-Building Activities

- 1 "OUR-Space Community Building Experience Center": A key element of Sinyi Development's community-building DNA. By integrating the UN Sustainable Development Goals (SDGs) and ESG principles, and collaborating with local teams, the center continuously promotes the spirit of community building. It fosters participant alignment with Sinyi's community-building philosophy and achievements, thereby deepening the brand's local connections and contributing to sustainable community development.
- 2 Initiating community building upon contract signing: Community-building efforts begin as soon as a home purchase contract is signed. Through a combination of online groups and offline activities, the initiative enables future residents to integrate harmoniously and coexist – transforming from strangers into acquaintances, and then into friends – to create a friendly, harmonious neighborhood.
- 3 Resident-exclusive community building programs: Ongoing community outreach and resident interviews are conducted. Tailored community-building activities are organized based on the specific development stage of each community (Jia He., Jia Pin, and Jia Xue.) to strengthen residents' sense of community and belonging. The established Jia He. community focuses on interest-based clubs to foster interaction and cohesion; the Jia Pin community emphasizes resident participation by co-organizing events to deepen engagement; and the Jia Xue. community strengthens neighborly ties through social gatherings and exchanges regarding customized home modifications.
- 4 Fostering sustainable neighborly bonds across communities: By collaborating with communities to facilitate local groups and cross-community exchange visits, we help establish connections and mutual support. This ensures the continuity and deepening of community-building initiatives, creating an atmosphere where residents feel that "stepping through the community gate is like arriving at their own front door" – a sense of belonging that extends from the community entrance to the entire neighborhood.

Sinyi Group promotes community building to address the interpersonal alienation resulting from the growing divisions in contemporary society. Building upon over two decades of practical experience with the WE ARE ONE initiative, Sinyi Development has adapted this concept into a community-building model tailored for new residential complexes. Through institutionalized and systematic design, the company encourages residents to foster mutually supportive and beneficial relationships.

As a developer, Sinyi Development does more than construct buildings; it proactively shapes the community's cultural foundation before the community is even fully formed. From the signing of contracts to the handover of homes, the company employs diverse activities and interactive mechanisms to help residents transition from strangers to acquaintances. It further cultivates core participants to establish a self-sustaining community culture. The ultimate goal extends beyond merely enhancing the quality of living; it aims to build a cohesive and proactive community – a fundamental unit that drives a positive urban cycle and collectively creates a more harmonious future.

Jia Pin

Jia Pin Community "Neighbor Meet-ups"

Through a series of themed meet-ups, the community fosters stronger bonds among residents; many have even proactively shared their own floor plans and utilized their professional expertise to help solve problems for their neighbors. The community achieved an annual participation rate of 46%, far exceeding the typical rate of under 30%.



Resident:

"Thanks to the community team for the thoughtful planning of this meet-and-greet event. The program was not only rich in content but also allowed residents to interact in a relaxed atmosphere and get to know one another better. Such careful organization fosters community cohesion and builds excitement for our new homes. Once again, thank you for your hard work."

Jia Xue.

Jia Xue. Community Resident-Led Seminar on Customization Options

Residents of the Jia Xue. community took the initiative to serve as lecturers and moderators for a seminar on customization options for pre-sale homes, sharing details and key considerations regarding design modifications. All participating residents agreed that the event was beneficial to community life. The community achieved an annual overall participation rate of 56%.



Resident:

"Thank you to the event organizers (residents and Sinyi Development) for the meticulous planning and arrangements, and to the session hosts (residents) for their detailed explanations. You've all put in a lot of hard work!"

Deeply cultivating neighborly communities and pioneering a new paradigm for low-carbon living.

Sinyi Development consistently places business ethics at the core of its operations, striving to break down the sense of alienation often found in modern urban architecture and to cultivate neighborly communities defined by a sense of belonging and mutual support. Under the strategic leadership of executives such as Vice General Manager Chien-Kun Lee, the company has demonstrated industry-leading capabilities in community management, elevating resident interaction to the strategic level of social inclusion and environmental protection. A prime example is the Thanksgiving family reunion event held at the Sinyi Jia He. community; the company not only deepened emotional bonds among residents but also pioneered an industry first by conducting a carbon footprint assessment for the event. Unlike traditional developers who focus solely on the energy efficiency of the physical building, Sinyi Development extends its scope to the low-carbon lifestyles of residents after they move in, leveraging the expertise of its sustainability team to precisely quantify the environmental impact of such activities.

Through proactive advocacy and on-site guidance, the initiative successfully encouraged 80% of residents to bring their own tableware, significantly reducing the carbon footprint associated with disposable items; this marks the extension of sustainable management from the initial development phase into long-term community operations. From a social perspective, the "potluck-style" sharing format fostered a deep sense of engagement and contribution among residents – ranging from home-cooked, nutritious meals to showcases by talent clubs – demonstrating a self-driven momentum throughout the process. Meanwhile, Sinyi Development acted as a co-creator and supporter, helping the community build strong bonds of trust and social capital. Senior management has clearly identified the ultimate goal of community building as enhancing the community's emotional resilience; when residents proactively share their expertise and participate in public affairs, the community gains the vitality needed for long-term sustainability. Moving forward, Sinyi Development will continue to replicate this low-carbon community-building model, ensuring that every resident feels the warmth and security of "coming home" the moment they step through the community gates, thereby leading the architectural industry's evolution from traditional development toward the creation of healthy, harmonious, and sustainable living spaces.

chapter 07 Corporate Governance

As a member of the Sinyi Group, Sinyi Development upholds integrity and fairness as the core values of its corporate ethics, dedicating resources and personnel to corporate governance to put these ethical principles into practice.

- Ensure compliance with regulatory requirements
- Establish risk management policies and methodologies to manage risks
- Implement business continuity mechanisms to address actual and potential disruptions

	Item	2025 Target	2025 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	Develop and implement response measures 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	Completion of corrective and preventive actions for internal audit findings	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
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I. Legal Compliance

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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.

➔ 2025 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

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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. 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

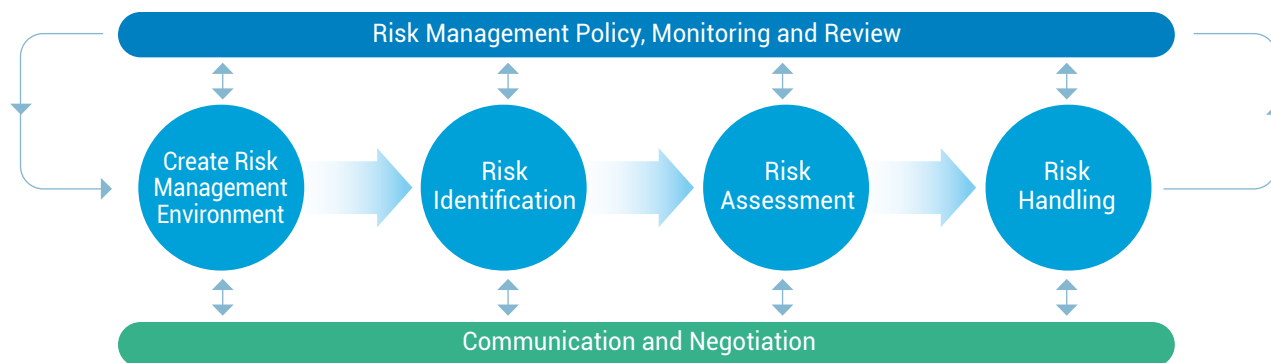
Sinyi Development's operational structure includes the parent company, the Total Ethics Management Committee, the risk management unit, the risk execution unit, and the risk audit unit, each with distinct roles and responsibilities as outlined below:

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	2025 Target	Outcome	2026 Target	Future Management Strategies
 Building Energy Conservation and Carbon Reduction	- 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. - Conduct carbon emission analysis comparison for different building materials according to the same work item system. - Collaboration with government, industry, and research institutions. - Establish a carbon quantification assessment system and methodology.	- 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 Jia Pin project materials. - Calculated the carbon emissions contained in building materials for Jia Pin 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. - Partnered with National Cheng Kung University in 2024 to conduct a carbon inventory for "Jia Pin," covering rebar and concrete, and the inventory was finished in 2025. Suppliers like Champion Building Material, Yi Hua Stainless Steel, and Fujisash also participated through plant visits and shared carbon-reduction strategies. - Completed a full life cycle carbon emission inventory for the "Jia Pin" project and developed a quantification and assessment methodology for future projects.	- Green sustainable building design. - Calculation of carbon emissions for building materials. - Collaboration with government, industry, and research institutions. - Research and apply carbon-reduction technologies and pathways.	- Promote green building design to enhance energy conservation and carbon reduction benefits. - Apply innovative green building materials to reduce energy consumption and carbon emissions during the construction process. - Strengthen cooperation with government, industry, and research institutions to jointly promote green building development. - Use the "Jia Pin" project as a benchmark and achieve a 30% carbon-reduction goal.
 Project Quality Risk	- Quarterly reduction of noncompliant items on self-inspection forms with no repetition. - Less than 10 deficiencies per customer house inspection. - Total change amount per case < 1% of the total project price.	- Conducted three-level quality control checks (subcontractor self-inspection, construction plant inspection, and on-site construction office inspection) and 100% rectification of deficiencies. - 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 "Jia Pin" project in 2025. - 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.	- Quarterly reduction of non-compliant items on self-inspection forms with no repetition. - Less than 10 deficiencies per customer house inspection. - Total change amount per case < 1% of the total project price.	- Strictly control project quality in accordance with national and industry standards. - Enhance project management to improve construction progress and quality control. - Establish a comprehensive project risk warning mechanism to timely identify and resolve potential risks.
 Personal Safety Risk	Zero workplace incidents throughout the year.	Zero workplace incidents throughout the year.	Zero workplace incidents throughout the year.	- Implement a safety production responsibility system and strengthen safety management. - Increase colleagues' safety awareness by regularly conducting safety training and drills. - Improve emergency response plans to ensure quick and effective handling of unexpected incidents.

III. Ethics and Integrity

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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 grievance or report is handled by designated personnel; procedures vary based on the nature of the case — ranging from referral to relevant departments to convening a review committee — with a requirement to provide a timely response to the complainant or whistleblower. Significant matters are escalated to the Chairman, while cases involving senior executives are reported to the Board of Directors.

Throughout the process, the identities of complainants and whistleblowers are kept confidential and are known only to the unit handling the case. Strict confidentiality is maintained regarding the identities of complainants and whistleblowers. Employees filing complaints may choose whether to disclose their identities or remain anonymous. Designated personnel handle these cases individually, managing and tracking them through established procedures to ensure that no complainant or whistleblower faces unfair treatment as a result of their report.

In 2025, Sinyi Development received no feedback from stakeholders regarding negative impacts or related procedures, and there were no incidents of corruption or anti-competitive behavior. Opinions may be submitted or inappropriate conduct by colleagues reported via the internal “Founder’s Mailbox” or by contacting the Audit Office.

Stakeholder Mailbox: XINYIKF@sinyi.com.tw

Sexual Harassment Prevention Hotline: 12345

Directors do not serve on other boards of directors, nor are there any cross-shareholding arrangements with suppliers or other stakeholders. Sinyi Development is a wholly-owned subsidiary of Sinyi Realty; its directors and supervisors are representatives appointed by Sinyi Realty, which acts as the controlling shareholder. There are no transactions or outstanding balances with related parties.



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



External Requirements

For businesses interacting with Sinyi Development, the "Group Procurement Procedures" established by the parent company is followed. This involves evaluating IV. Audit Mechanism 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.



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

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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.

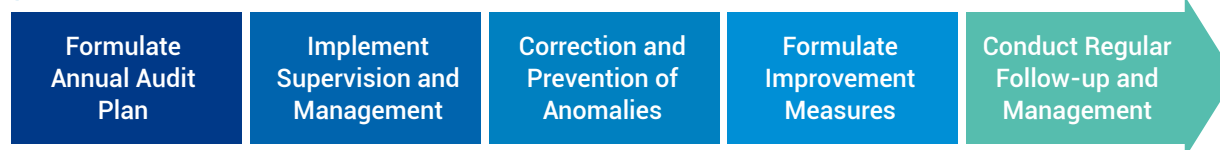
The current internal control system at Sinyi Development encompasses the following cycles to effectively manage risks: Sales and Collection Cycle, Procurement and Payment Cycle, Construction Cycle, Payroll Cycle, Investment Cycle, Financing Cycle, Real Estate and Equipment Cycle, and Management Control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

In 2025, three proposals regarding financial materiality and three regarding issue materiality were disclosed. Additionally, the parent company's internal audit office reported quarterly to the parent company's Board of Directors on significant group risks — including development and construction risks — totaling three reports for the year. Furthermore, through both scheduled and ad-hoc meetings, the Board reviewed action strategies, risk management measures, implementation obstacles, and performance outcomes concerning business operations and ESG-related issues; it authorized the President and the ESG execution unit to drive the relevant

➔ Internal Audit Process Flowchart



The Board of Directors serves as the company's highest governing body for both general governance and risk governance. In addition to conducting business in accordance with laws, the Articles of Incorporation, and resolutions of the shareholders' meeting, the Board must approve matters such as strategic planning, annual and quarterly financial reports, assessments of the effectiveness of internal control systems, the appointment or dismissal of external auditors, and the appointment or removal of managerial officers. These matters are recorded in the meeting minutes and are subject to subsequent supervision and follow-up.

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 compliance. - 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 Satisfaction Management	Some customers reported long response times for after-sales service, affecting customer satisfaction.	- 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 Resource Management	High employee turnover in some departments affected operational 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 regulations 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

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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 2025, 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.



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.



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.



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.



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.



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.



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.



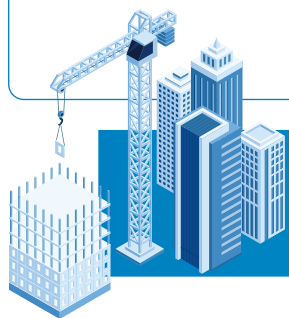
Procedural Documents/SOPs

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.



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.

Information Security Policies and Objectives

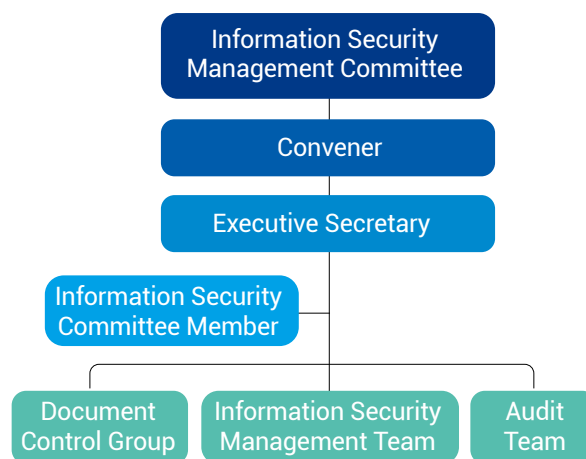
Information Security Policies

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

The organizational structure for information security management is as follows:



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.

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

Customized material topics	Risk Control, Legal Compliance
SDGs	 

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I. Supplier Selection and Procurement

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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:



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.



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.



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.

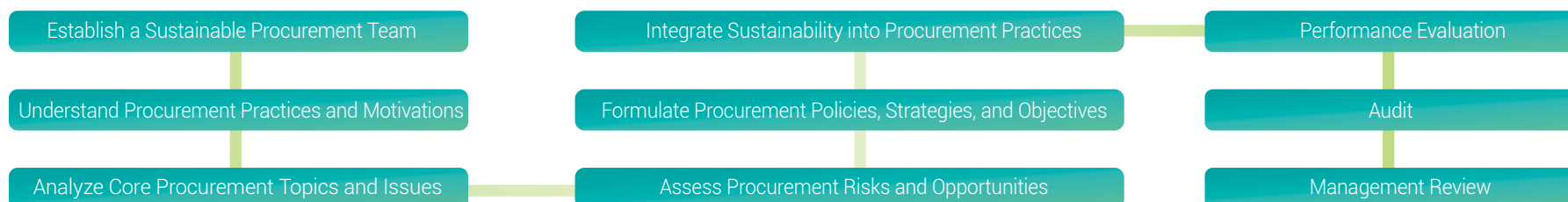
After completing the supplier selection stage, Sinyi Development not only signs contracts with its suppliers but also actively fosters a shared vision for sustainable development. This is done by requiring all suppliers to sign the Supplier Sustainability Clause Commitment and the Sinyi Group Code of 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



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.

Types of non-employee workers	Types of contracts with the organization	Organize activities	Job Responsibilities
contractor	Commissioning Contract	Computer equipment replacement	Outsourced personnel are stationed on-site to assist with the replacement of old computer equipment with new units, data migration, and the destruction of decommissioned hardware.
Contractor (Materials Only)	Procurement Contract	Procurement of various equipment (including space heaters, water purifiers, bathroom fixtures, etc.)	Deliver various equipment and related materials to the construction site at designated times, in coordination with the main construction schedule.
Parallel Contract (Includes Installation)	Construction Contract	Equipment installation projects (including kitchen equipment, etc.)	Deliver and install equipment at the construction site at designated times, in coordination with the main construction schedule.
Contractor (Installation)	Engineering Contract	Execution of various construction works (including structural work, interior fit-out, M&E systems, low-voltage systems, etc.)	Execute project construction and site management in accordance with contract documents – including design drawings, construction specifications, and the bill of quantities – and facilitate the acquisition of occupancy permits, relevant certifications, and seals, or assist the Client in completing system acceptance.

Note: Workers who are not employees but are under the organization's control total six individuals, comprising one intern, four contractors, and one parallel contractor; additionally, cleaning and security personnel associated with the Sinyi Building are included within the scope of Sinyi Realty.

Sinyi Development has established a rigorous and comprehensive assessment mechanism for the construction and completion phases to ensure the implementation of high construction quality and sustainability standards. The company assigns an internal independent audit unit and a professional team to proactively conduct on-site inspections and assessments twice a year, alongside a comprehensive evaluation prior to project handover, ensuring that developments meet high-standard specifications. The scope of assessment covers construction execution, safety and hygiene management, quality control, and material usage, while also incorporating sustainability criteria into the review process. Should any deficiencies be identified, corrective and preventive measures are immediately initiated, with ongoing monitoring of improvement progress to ensure effective resolution. Furthermore, this mechanism strengthens the management of suppliers and construction teams, safeguarding the interests of all parties while collaboratively realizing long-term goals for green building and sustainable development.

In 2025, Sinyi Development recorded no occupational injury incidents involving contractors. On-site project offices were established at all construction sites; professional staff managed and supervised project progress while providing contractors with training on occupational health and safety – including enforcing compliance with safety protocols and disseminating relevant safety knowledge. Furthermore, to safeguard and promote the physical and mental well-being of contractors, measures such as forehead temperature checks, hand sanitization, and inspections for alcoholic beverages were implemented at access control points. Comprehensive safety management – including joint site inspections, internal and external safety audits, and thorough checks of high-risk operations – was also conducted 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 Jia Pin 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.

Five Key Stages of Supplier Management



IV. Annual Improvement Plan

In 2025, Sinyi Development fully implemented sustainable supply chain management; 100% of suppliers signed a commitment to sustainability terms, and no partnerships were terminated due to audit findings (for details, please refer to Section VII, Corporate Governance, Part IV: Audit Mechanisms). Furthermore, Sinyi Development updated its terms in alignment with its 2030 supplier goals by incorporating new specifications for carbon emission reductions, thereby further driving the low-carbon transition of the supply chain.

To respond to market changes and mitigate supply chain risks, Sinyi Development introduced a "Supplier Resource Adequacy Risk" criterion in 2025. This ensures that, when awarding contracts for key projects, there are at least three qualified and capable suppliers to choose from, thereby maintaining stable supply chain operations and ensuring the smooth execution of projects.

Moving forward, Sinyi Development will continue to expand its supply chain management requirements — covering environmental protection, energy conservation and carbon reduction, business integrity, risk management, audit mechanisms, and product quality management — to create high-quality products that meet sustainable building standards. Guided by the Group's ESG framework and integrating the core values of environmental protection, social responsibility, and corporate governance, Sinyi Development aims to enhance supply chain resilience through sustainable innovation. By working hand-in-hand with partners, the company strives to create a sustainable built environment that is eco-friendly, low-carbon, and aligned with future development trends.

Sinyi Development's Supplier Sustainability Management and Value Chain Engagement

Sinyi Development is committed to building a resilient and sustainable real estate value chain. Recognizing that excellent suppliers are key to creating high-quality, sustainable buildings, we have fully integrated Environmental, Social, and Governance (ESG) principles into our "Supplier Lifecycle Management" mechanism. Through the establishment of clear "Supplier Evaluation and Procurement Procedures," we have implemented rigorous standards and assessment criteria covering every stage — from the selection of new vendors, contract negotiation, and construction performance to periodic audits and supplier phase-out. We require all partners to sign the "Code of Conduct for Ethical Business Practices and Supplier Sustainability Commitment," ensuring their operations align with standards regarding labor rights, occupational safety, environmental protection, and business integrity, thereby advancing in step with Sinyi Group's sustainability vision.

Supplier Lifecycle Management and Control Measures

To effectively manage supply chain risks and enhance performance, Sinyi Development implements rigorous control measures across the following five key stages:

Management Stages	Sustainability Management Objectives and Specific Actions
Policy Declaration and Sustainability Commitment	We establish codes of conduct and baseline requirements to clearly define supplier ESG responsibilities at the initial stage of procurement. By mandating the signing of sustainability clauses and commitments to ethical business practices, we prevent corruption at the source and ensure compliance regarding labor rights and occupational health and safety, thereby laying the foundation for sustainable procurement.
Due Diligence and Shortlisting	We conduct comprehensive due diligence and on-site inspections to screen high-quality vendors and identify ESG risks. In addition to evaluating financial and technical capabilities, we utilize a "Supplier ESG Self-Assessment Questionnaire" to review performance in areas such as greenhouse gas reduction, environmental, health, and safety (EHS) management, and labor-management relations, ensuring that selected suppliers possess the fundamentals for sustainable operations.
Procurement, Contracting, and Contractual Obligations	Fair and Transparent Contracting and Performance Assurance: Systematic procurement workflows — including requisition processes, price comparison and negotiation forms, and negotiation records — ensure a fair, impartial, and open procurement process. Furthermore, ESG requirements and construction specifications are explicitly incorporated into project contracts, giving sustainability initiatives substantive legal binding force.
Construction Execution and Performance Evaluation	Dynamic Assessment and Tiered Management: Rigorous assessments of construction capabilities (covering quality, schedule adherence, and the implementation of occupational health and safety measures) are conducted both during construction and after project completion. Assessment results directly influence a supplier's tier and eligibility status within the "Qualified Supplier Database," serving as a key basis for future vendor selection and enabling the retention of top performers while phasing out underperformers.
Sustainability Audits and Continuous Improvement	In-Depth Audits and Third-Party Verification: Regular on-site audits are conducted for "critical suppliers" — those with a significant share of business or unique, irreplaceable capabilities. External professional bodies (such as BSI) are engaged for third-party inspections to help suppliers identify potential ESG risks and formulate improvement plans, thereby driving the overall upgrading of the supply chain.



The current implementation of sustainable construction practices at the project site was reviewed, covering standards and responsibility governance, subcontractor and personnel management, on-site inspections of hazardous materials and high-risk equipment, environmental impacts and external impacts, occupational safety, labor rights, welfare and hygiene, and waste sorting, removal, and disposal. All audit indicators met the relevant management requirements, and the audit results were compliant.



We will conduct a beach cleanup with our suppliers in November 2025, fostering a connection with nature and strengthening our partnership as we strive for a better environmental future.



Engaged in discussions with ZFENG Construction Co., Ltd. during a sustainability site visit to the Sinyi Jia Xue project, reviewing the implementation of sustainable construction practices and understanding the current progress of sustainability initiatives at the construction site.

Appendix

GRI Content Index

Sinyi Development has adhered to the GRI Standards and reported information for the period of 2025 (January 1, 2025, to December 31, 2025) 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

GRI guideline	Disclosure Items	Section, Page No., or Content Summary
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 Accounting Standards Board, (SASB) Reference Table

- Sector Category: Infrastructure
- Industry Category: Home Builders

Metric code	Disclosure Item	2025 Disclosure Content
Land Use & Ecological Impacts		
IF-HB-160a.1	Number of (1) lots and (2) homes delivered on redevelopment sites.	In 2025, no residential projects located on redevelopment sites were completed and handed over, so the delivered quantities in redevelopment areas are: (1) Lots: 0; (2) Homes: 0. Among them, Jia Pin is a brownfield redevelopment project with 114 homes, handed over in the first half of 2026. Jia Xue. is a brownfield redevelopment project with 100 planned homes, currently under construction and expected to be handed over in the first half of 2026. In addition, the company has obtained development rights for joint development projects at Entrances A and B of LG16 Station and Entrance A of LG17 Station on the Wanda-Zhonghe-Shulin MRT Line. The overall development plan is expected to launch in 2027, with the number of planned homes still under evaluation. The above development sites total 4 lots. Since none were delivered this year, they are not included in the 2025 delivery statistics.
IF-HB-160a.2	Number of (1) lots and (2) homes delivered in regions with High or Extremely High Baseline Water Stress.	No projects were completed and handed over in 2025. Therefore, the delivered quantities in regions with high or extremely high water stress are: (1) Lots: 0; (2) Homes: 0. Among existing projects, Jia He. was handed over in February 2023, and Jia Pin in the first half of 2026; both are located in the Jiangzicui area of New Taipei City. Jia Xue., currently under construction, is located in the Xinzhuang Sub-city Center. None of these three projects are in areas with high or extremely high water stress.
IF-HB-160a.3	Total amount of monetary losses as a result of legal proceedings associated with environmental regulations.	Sinyi Development incurred no monetary losses as a result of environmental-related legal proceedings in 2025.
IF-HB-160a.4	Discussion of process to integrate environmental considerations into site selection, design, and construction.	Sinyi Development incorporates environmental factors into site selection, design, development, and construction phases, prioritizing areas with relatively complete living functions and transportation conditions, and avoiding the development of sensitive slopeland areas, ecological protection zones, and other lands that may cause significant ecological impacts. The project strategy in 2025 focuses on urban renewal, reconstruction of dangerous and old buildings, and MRT joint development projects. For the LG16 and LG17 joint development projects, the plan aims to achieve green building, smart building, and building energy efficiency targets, integrating low-carbon technologies, digital management, and community-building concepts. (Please refer to Section V: Environmental Protection)

Metric code	Disclosure Item	2025 Disclosure Content
Employee Health & Safety		
IF-HB-320a.1	(1) Total recordable incident rate (TRIR) and (2) fatality rate for (a) direct employees and (b) contract employees.	(1) In 2025, Sinyi Development's occupational injury rate was 0%. No recordable occupational injury events occurred for direct and contract employees, resulting in a TRIR of 0. (2) No fatal accidents occurred in 2025; the fatality rate was 0.
Energy Efficient Design		
IF-HB-410a.1	Number of certified energy-efficient homes delivered: (1) quantity; (2) average rating.	In 2025, Jia Pin obtained a building energy efficiency evaluation report: (1) The residential energy efficiency rating is Level 1, and 1 certification was obtained. (2) The average rating is Level 1.
IF-HB-410a.2	Percentage of installed water fixtures certified to WaterSense® specifications	All water fixtures installed in Sinyi Development projects use equipment conforming to the Water Saving Mark from the Water Resources Agency, MOEA, Taiwan. The percentage of certified water-efficient fixtures in 2025 was 100%.
IF-HB-410a.3	Number of homes delivered certified to a third-party multi-attribute green building standard.	The number of homes delivered in 2025 certified to a third-party multi-attribute green building standard was 0. In the past, the Jia Xue. project obtained the Green Building Candidate Certificate (obtained 2024/01/25), Low Carbon Building Candidate Certificate (obtained 2024/03/29), and Smart Building Candidate Certificate (obtained 2024/11/04). The Jia Pin project implements environmental protection measures across raw materials, development design, construction methods/equipment, and building phases.
IF-HB-410a.4	Description of risks and opportunities related to incorporating energy efficiency into building (home) design, and how benefits are communicated to customers.	Sinyi Development integrates energy efficiency into building design and customer communication. Through practices like BIM, low-carbon materials, energy-saving equipment, smart electricity meters, and project carbon footprint verification, it reduces energy consumption and carbon emissions across the building lifecycle. It communicates energy-saving, carbon-reduction benefits, and sustainable living values to customers via sustainability reports, official websites, ESG publications, community activities, and building information transparency mechanisms. (Please refer to Section V: Environmental Protection and Section VI: Social Responsibility (Services & Customers))
Community Impacts of New Developments		
IF-HB-410b.1	Description of how proximity and access to infrastructure, services, and economic centers influence site selection and development decisions.	Sinyi Development's site selection and development decisions emphasize the accessibility of surrounding living functions, transportation facilities, and public services, such as MRT stations, bus stops, parks, and schools. The 2025 project strategy centers on urban renewal, dangerous and old building reconstruction, and MRT joint development. Having obtained development rights for the LG16 and LG17 joint developments on the Wanda-Zhonghe-Shulin Line, future steps will integrate green building, smart building, energy efficiency, and community-building concepts to enhance environmental sustainability and quality of life at urban nodes. (Please refer to Section V: Environmental Protection)
IF-HB-410b.2	Number of (1) lots and (2) homes delivered on infill sites.	With no handovers in 2025, the delivery quantities in infill areas are: (1) Lots: 0; (2) Homes: 0. Jia He. (handed over in Feb 2023) and Jia Pin (handed over in H1 2026) are both located in the Jiangzicui area of New Taipei City, and Jia Xue. (under construction) is in the Xinzhuang Sub-city Center; none are classified as infill sites.

Metric code	Disclosure Items	2025 Disclosure Content
Community Impacts of New Developments		
IF-HB-410b.3	Number of homes delivered in compact developments: (1) quantity and (2) average density.	With no handovers in 2025, homes delivered in compact developments are: (1) Quantity: 0; (2) Average Density: 0. Jia He. was fully handed over by the end of Feb 2023, totaling 144 units with a base area of 0.3042 hectares (average density: 473.38 units/hectare).Jia Pin was handed over in H1 2026, totaling 114 units with a base area of 0.29118 hectares (average density: 391.51 units/hectare).Jia Xue. is under construction, totaling 100 units with a base area of 0.1741 hectares (average density: 574.38 units/hectare).
Climate Change Impacts		
IF-HB-420a.1	Number of lots located in 100-year flood zones.	According to the 3D disaster potential map by the National Science and Technology Center for Disaster Reduction (NCDR), Jia Pin (handed over in H1 2026 in Jiangzicui, New Taipei City) and Jia Xue. (under construction in Xinzhuang Sub-city Center) are not located in high flood-risk zones.(For detailed strategies, please refer to Section IV: Climate Change, Part 2: Sinyi Development's Climate Strategy)
IF-HB-420a.2	Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks.	Sinyi Development has conducted scenario analysis on climate risks and opportunities such as carbon fees, rising raw material costs, low-carbon construction requirements, flood risks, and shifts in consumer preferences. Strategies include establishing a green supply chain, adopting low-carbon materials and BIM, strengthening site flood control and drainage design, perfecting insurance arrangements, and promoting full lifecycle carbon footprints for projects, to lower systematic portfolio exposure and enhance climate resilience.(Please refer to Section IV: Climate Change)
Activity Metrics		
IF-HB-000.A	Number of controlled lots.	The number of land plots held in 2025 was 3. Additionally, it has obtained development rights for joint development projects at Entrances A and B of LG16 Station and Entrance A of LG17 Station on the Wanda-Zhonghe-Shulin MRT Line, with overall development plans expected to launch in 2027.
IF-HB-000.B	Number of homes delivered.	No new homes were handed over in 2025; as of the end of 2025, a cumulative total of 165 units were handed over, including 21 units in Sinyi Qian Shi (Shilin District) and 144 units in Jia He. (Banqiao District). In addition, the sold-out Jia Pin project (114 units) was handed over in H1 2026. Jia Xue. is still under construction with a total of 100 units.
IF-HB-000.C	Number of active selling communities.	No active selling communities in 2025. The number of historically active selling communities totals 4, including Sinyi Qian Shi (Shilin District), Jia He. and Jia Pin (Banqiao District), and Jia Xue. (Xinzhuang District). LG16 and LG17 joint development projects are expected to launch in 2027.

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

TCFD Cross-Industry, Climate-Related Management Metrics

TCFD Cross-Industry, Climate-Related Management Metrics	Sinyi Realty Climate Key Performance Indicators	Page
Greenhouse gas emissions	Greenhouse gas emissions (Scope 1 + 2)	IV. Climate Change
Transition risks	Increase in operating costs	IV. Climate Change
Physical risks	Number of days of business suspension due to extreme weather events	IV. Climate Change
Climate-related opportunities	Development of new services	IV. Climate Change
Capital allocation	● Resource allocation ● Land selection for current projects: 100% of sites are located outside high-flood-risk zones. Based on historical construction experience regarding the scope and severity of potential flooding, the waterproofing measures incorporated during construction (such as flood walls and site infrastructure) are sufficient to withstand moderate to minor flooding without compromising the site or building foundations.	IV. Climate Change
Carbon pricing	Internal carbon pricing	IV. Climate Change
Remuneration	Senior executive remuneration policy – Greenhouse gas reduction targets and renewable energy usage ratios	IV. Climate Change

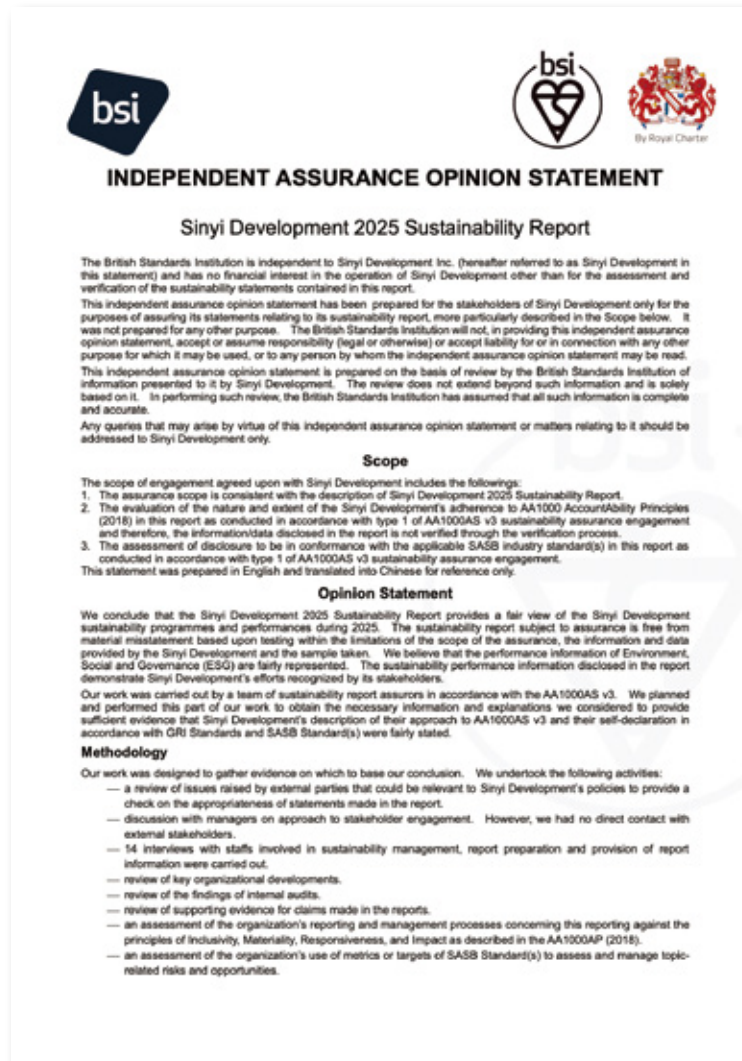
United Nations Sustainable Development Goals (SDGs) Reference Table

Sustainable Development Goals		Description	Corresponding Section
	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)
	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)
	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)
	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)
	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
	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
	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
	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

About this Report	Message from the Management	Company Overview	Sustainable Strategy	Climate Change	Environmental Protection	Social Responsibility – Colleagues	Social Responsibility - Services and Customers	Corporate Governance	Suppliers	Appendix
			GRI Content Index	Sustainability Accounting Standards Board, (SASB) Reference Table	TCFD Indicator Reference Table	United Nations Sustainable Development Goals (SDGs) Reference Table	Verification Statement/Certificate			

Verification Statement/Certificate

bsi Independent Assurance Opinion Statement - Sinyi Development 2025 Sustainability Report



TCFD Level 5+: Excellence Certification




Conformity Statement

Climate related Financial Disclosure

This is to conform that

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5段100號 110022
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Holds Statement Number **SRA-TW-844129**

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) with Supplemental Guidance for the Non-Financial Groups 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 with Supplemental Guidance for the Non-Financial Groups is **Level-5+: Excellence** grade.
- 涵蓋非金融業補充指引之氣候相關的財務揭露的成熟度模型為**[第五級 PLUS：優秀]**等級。

For and on behalf of BSI

Joe Hsieh
Joe Hsieh, Managing Director Northeast Asia, APAC Assurance

Latest issue: 2026-06-30 Expiry date: 2027-06-29

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Statement number: SRA-TW-844129

Location:	Conformity Check Overall Result:
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5段100號 110022	The maturity model for the Climate-related Financial Disclosures with Supplemental Guidance for the Non-Financial Groups is Level-5+: Excellence grade. 涵蓋非金融業補充指引之氣候相關的財務揭露的成熟度模型為 [第五級 PLUS：優秀] 等級。

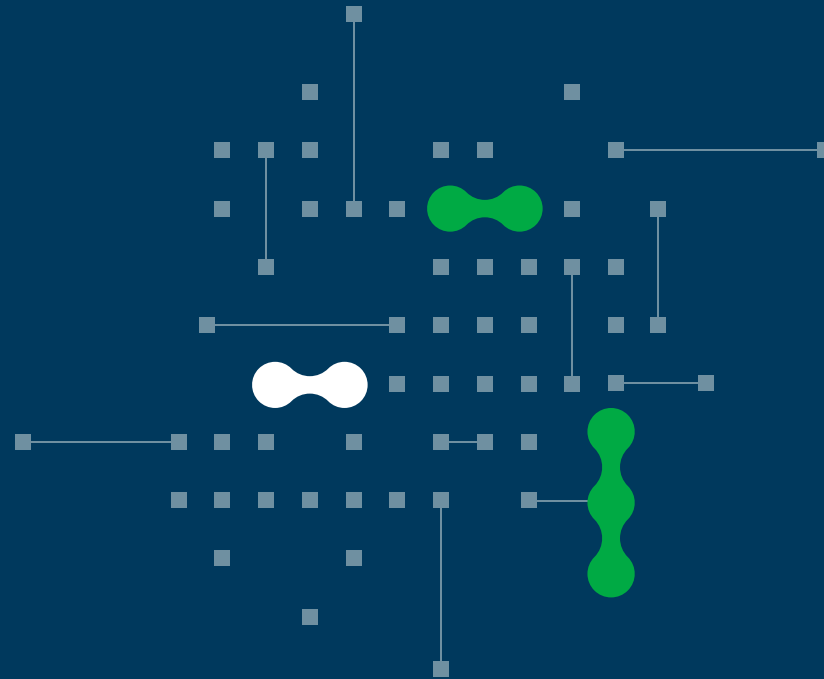
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2025 信義開發永續報告書

Sinyi Development Inc. Sustainability Report



Cover Design Concept

The cover design is centered on Sinyi Development's 2030 vision, "Trust Unites People, Integrity Builds Quality Homes." A city grid pattern serves as the foundation, abstractly representing the emotional connections between neighborhoods and the close integration of architecture and the environment. The Chinese characters "合" (unity) and "人" (people) are subtly incorporated into the key visual, reflecting the vision of bringing people together and creating better homes.