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Advocating Balanced Coexistence

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- Target Readers:**
- Employees / Labor Unions
 - Customers or Partners or Industry Associations
 - Government
 - Local Residents
 - Shareholders / Investors / Financial Institutions
 - NGOs



Material Topics	Purpose of Management	Management Approaches and Effectiveness Evaluating Mechanisms	
<ul style="list-style-type: none"> ● Respond to climate change ● Instigate production and product innovation ● Build sustainable community ● Elevate energy and resource efficiency ● Prevent and control environmental pollution ● Coordinate sustainable supply chain development ● Reinforce environmental safety and health management 	<p>We care deeply for nature and neighboring communities. When it comes to the planning for land development projects, we consider economic, social and environmental impacts in order to provide space that delivers comfort and safety. The goal is to build a smart and sustainable park that is green, eco-friendly, and energy-saving.</p>	<ul style="list-style-type: none"> ● The guiding principles for land development projects are minimizing carbon emission and building an ecological city that incorporates advanced technology from abroad. ● The design of the park meets the criteria for EEWB and Intelligent Building standards in Taiwan as well as the LEED standards in the U.S. ● Refine the emergency response measures against disasters and incidents while incorporating technological applications to ensure the safety of the contractors and tenants. 	<ul style="list-style-type: none"> ● Develop, design and integrate the landscape, habitat, culture and environment while maintaining biodiversity within Tpark. ● The construction management of development projects abides by applicable laws and regulations and seeks to minimize pollution. ● We aim to build an exemplary green and smart park in Taiwan.



6.1 About Far Eastern Resources Development Co., Ltd.

Far Eastern Resources Development Co. Ltd (hereinafter referred to as FERD) was established in 2003. As a subsidiary of FENC, it abides by FENC's guidelines and measures on administrative management, internal control and risk response. FERD regards "sustainability" as the main strategy for long-term development. With its operation spanning across real estate development, leasing, as well as property management, multiple development projects are under way aided by trend analysis of industries in Taiwan. FERD also continuously refine the design and planning of development projects as well as construction quality. We are adamant about non-stop pursuit of excellence. By developing the land, we create industrial value for Taiwan.

The short-term strategy for FERD is to fulfill the commitment of corporate sustainability through regulatory compliance, employee care, customer service, environmental protection and technological innovation. The focus is on obtaining approval from various governmental reviews of land development projects; strengthening community dialogue and actively respond to regulatory changes during development; address climate change issues through green building, eco-friendly design and low impact development; develop company-wide awareness of tree protection; support safety control and management with the incorporation of technology.

There were no major changes that occurred to the organization, structure, ownership, supply chain and number of employees during the report period. FERD has a total of 32 employees (18 males and 14 females). Twenty-nine are permanent employees and 3 are contract employees. In 2018, FERD paid NT\$29.66 million in housing tax, NT\$340 million in land value tax, and NT\$170 million in land appreciation tax.

6.1.1 Progress of Major Development Projects

FERD continues to develop the 24-hectare Taipei Far Eastern Telecom Park (Tpark) in Banqiao, New Taipei City and the 10-hectare Spa Resort in Jiaoxi Township, Yilan County.

Taipei Far Eastern Telecom Park (Tpark)

Tpark is a telecommunication and digital content industrial park, including residential and commercial areas as well as R&D office buildings.

Space for Lease • TPKA Building: With 62,000 square meters of gross floor space, 50,000 square meters are leasable. As of the end of 2018, 76% is leased. By the first quarter of 2019, 90% is leased.

Construction Phase • TPKE / TPKE Buildings: Construction is on schedule to be completed in the 4th quarter of 2019.
• Residential Building Zone B: Construction is on schedule to be completed by the 4th quarter of 2020.

Planning Phase • TPKE Building: Architectural design phase
• Residential Building Zone C: Approved by Urban Design Review in February 2019.



Steel frame of the main structures completed at TPKE / TPKE buildings.

Spa Resort

The spa resort is in the planning phase. The project includes large shopping mall and scenic restaurants.

Planning Phase • Spa Resort: Approved by Urban Design Review in 2018. Construction is expected to commence in 2020.

Continue Refinement in Construction Management

Construction management is a highly professional and complex field that entails the coordination of various projects with progress monitoring. FERD hires professional real estate management firms to manage project progress. In addition, it is FERD's goal to enhance its ability in optimizing quality in 2018 in order to refine construction management and knowledge, and to pass down the experience during each stage. Each week, interdepartmental meetings are held to discuss building operation, maintenance, leasing and construction. Information on existing buildings, including repair records, customer needs, on-site inspection, causes of deficiency and subsequent improvement and recommendations are compiled to apply toward optimizing construction methods, material selection and quality control protocol for new buildings.

Goals for Construction Management Enhancement:

1. Establish the know-how of construction quality with professional staff.
2. Develop the capability to obtain total control over construction quality and progress.
3. Complete the establishment of standards and guidelines for construction management in phases.

6.1.2 Construction Contractor Management

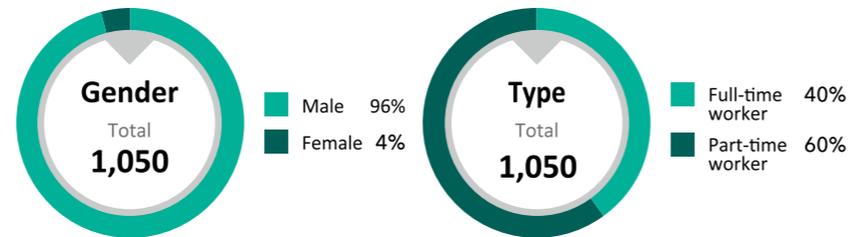
The selection of contractors at FERD goes through its parent company and proceeds in accordance with applicable procurement regulations. In the procurement contract, there are provisions on corporate social responsibilities. In order to increase local employment and reduce carbon footprint during delivery, the emphasis is on local procurement, which is a concrete way of giving back to the society. There were 92 procurement projects in 2018, ranging from materials, equipment, professional service and labor. Among them, 91 were awarded to suppliers in Taiwan. There were no contractor violations in 2018.

2018 Supply Chain Categories

Design Team Architects, landscape architects, mechanical and electrical engineers

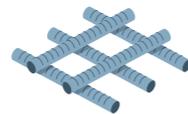
Construction Team Real estate management companies, engineering consultants, construction companies

2018 Information on Contractor Employees

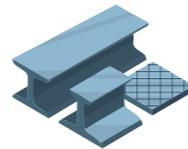


Note:
1. Contract employees refer to those involved in the construction of TPKC/D buildings and residential building Zone B.
2. All employees are R.O.C. nationals. Contractors have the discretion of making staff arrangement based on the type and progress of construction. Hence, attendance policy and records are determined and maintained by the contractors.

2018 Procurement of Construction Materials



Steel Bars
7,061 metric tons



Steel Plates and Steel Beams
11,696 metric tons



Concrete
42,454 metric tons

FERD's CSR Clause for Contractors

Category	Detail
Labor Condition	<ul style="list-style-type: none"> Comply with Labor Standards Act. Designate an on-site break area for construction workers.
Labor Rights	<ul style="list-style-type: none"> Child labor and illegal foreign workers are prohibited. Local workers have priority consideration.
Occupational Safety and Health	<ul style="list-style-type: none"> Propose safety and health plan. Purchase contractor's all risks insurance with coverage on construction financial loss, workers compensation insurance and third-party liability insurance. Conduct training courses on occupational safety, safety and health, and construction site management.

Waste generated during construction at Tpark mainly consists of construction waste and general waste. Construction waste includes debris, bricks, concrete and slurry from the slurry wall, which are cleared, transported and disposed in accordance with Waste Disposal Act and Construction Waste Treatment Plan. General waste is generated from employees' regular and food waste during construction period, which is disposed by commissioned waste disposal companies with level B waste disposal qualification.

Waste Generated at Tpark

Type	Year	2016	2017	2018
Construction Waste (Unit: cubic meter)		19,164	6,186	166,713
General Waste (Unit: kilogram)		182,240	174,308	190,166

Note:
1. The 2016 construction waste includes debris, bricks and concrete from the North Park of Tpark.
2. The 2017 construction waste includes slurry from the slurry wall at TPKC / D buildings.
3. The 2018 construction waste includes debris, bricks, concrete and slurry from the slurry wall at TPKC / D buildings and residential building Zone B.



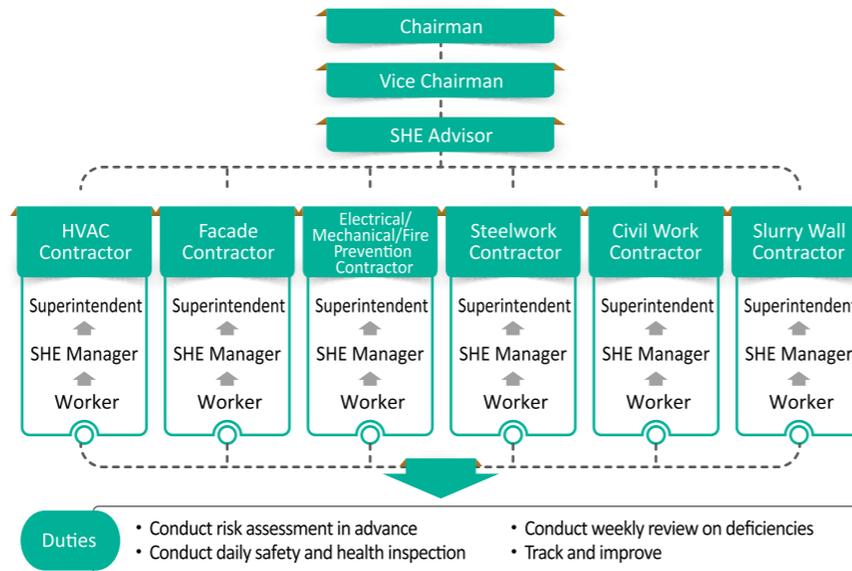
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Construction Safety and Health Management

Construction sites are highly hazardous areas. Hence, incident and disaster prevention must take precedence. We implement safety and health management system, hire construction management consultants with level B labor safety and health manager license, publish contractor safety, health and environmental protection management manual, and provide assistance for the establishment of SHE Committee to work with contractors and strive toward the goal of zero hazard and zero accident. In 2018, the total number of construction staff reached 47,523 with 380,192 labor hours. All construction proceeded as scheduled. Prior to proceeding with high-risk operation and special operation, applications must be made to the SHE Committee to ensure that risk factors can be identified in advance and fully implementation preventive measures. In 2018, there were no false alarms, occupational injuries, work-related diseases or lost labor hours.

High-risk operations that require separate construction permit:
Night time operation, holiday operation, operation at height, hot work, confined space operation and lifting operation.

Safety, Health and Environmental Protection Committee



Advocating Balanced Coexistence



Fire extinguisher placed next to hazardous materials.



Posters about special operations in the break area and on the fence.



Preventing electric shock by elevating the electrical wires and electric boxes.



Ensuring that staff wear safety harness when working at height with lanyard anchored to the guard rail.



Construction materials stacked neatly.



Construction materials stacked neatly.

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6.2 Ecological Conservation and Friendliness

Sustainable Development Goals (SDGs)

Actions

 <p>6 CLEAN WATER AND SANITATION</p> <p>Ensure access to water and sanitation for all</p>	<p>Clean and Safe Water</p> <p>Improve water quality</p> <ul style="list-style-type: none"> • Conduct regular water quality testing based on the potable water operational standards of each building. • Conduct weekly maintenance on wastewater treatment equipment. The treated domestic wastewater quality must meet the national affluent standards. <p>Flood prevention</p> <ul style="list-style-type: none"> • Install green roof, infiltration trench, ecological pond and rainwater tank to reduce the load on public drainage system. • The management departments are to review the operation of stormwater management system when storm strikes.
 <p>11 SUSTAINABLE CITIES AND COMMUNITIES</p> <p>Make cities inclusive, safe, resilient and sustainable</p>	<p>Green Infrastructure</p> <p>Clean air</p> <ul style="list-style-type: none"> • Plant trees with regular maintenance by the landscape team to ensure proper growth. • Install air filters to remove PM2.5 and maintain indoor air quality. <p>Maintenance of urban environment</p> <ul style="list-style-type: none"> • Regularly maintain the landscape in the park with public access as well as the flower beds around the buildings. • Establish a nursery to grow the plants.
 <p>13 CLIMATE ACTION</p> <p>Take urgent action to combat climate change and its impacts</p>	<p>Mitigate Climate Change</p> <p>Green building</p> <ul style="list-style-type: none"> • Based on human health and comfort, pursue architectural design that fosters synergy and mutual prosperity as well as sustainable development of human environment. <p>LEED campus</p> <ul style="list-style-type: none"> • Establish a paradigm for campus design that is friendly to the environment.
 <p>15 LIFE ON LAND</p> <p>Sustainably manage forests, combat desertification, halt and reverse land degradation, halt biodiversity loss</p>	<p>Biodiversity</p> <p>Habitat for natural species</p> <ul style="list-style-type: none"> • Develop an environment ideal for all species with ecological pond and by layering trees, shrubs and lawns. <p>Plants that attract birds and butterflies</p> <ul style="list-style-type: none"> • Plant diversified vegetation in the green area. <p>Provide habitat for wildlife animals</p> <ul style="list-style-type: none"> • Monitor the water quality of ecological pond at all times with water quality sensor.

6.2.1 Biodiversity

We firmly believe that in order to balance economic development and nature, we must understand that there is a limit to the natural habitat and the resources it can offer. When it comes to land resources, we must approach the management wisely. That includes conservation, protection, utilization, restoration and improvement of the natural environment, which is why the master plan includes the ecological pond, and the landscape plan incorporates biodiversity and retains large green space. For instance, Tpark preserves 49% of the existing green space and Spa Resort preserves 42%. Both projects are alleviating direct pressure on biodiversity and promoting environmental sustainability.

Landscape Plan

Planning Phase

- Conduct a survey on existing vegetation.
- Retain existing plants at original locations.

Construction Team

- Relocate existing plants to locations within the site.
- Add native vegetation with a focus on native plants that attract birds and butterflies.

Fully Built

- Examine the growth environment for vegetation with technological tools and regularly document tree growth.
- Seek help from arborists when needed to ensure tree health.



Monitor the growth of vegetation at all times with irrometer tensiometers.



Monitor the trees with QR code.

All species rely on the natural habitat for survival. Maintaining the ecological pond and planting large amount of aquatic plants may improve the diversity of amphibians while encouraging small mammals to inhabit here. Since water retention started in the North Park, the area became an ideal habitat for wild lives, which in turn also influenced the local habitat. One can hear the birds chirping and frogs croaking at any time. The ecological pond has acquired recreational purposes for local residents as well as educational purposes for the public, who will learn the significance of ecological conservation while being in the natural surroundings.



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6.2.2 Energy Conservation and Carbon Reduction

It is upon us all to alleviate global warming. In addition to adopting EEW standards, LEED campus design, and choosing green building materials, we also incorporate energy conservation into our daily practice. In 2018, we replaced 386 conventional lighting with LED, which translates to 40,000 kWh in energy conservation per year.

Green Building Indicators



- Greenery Indicator
- On-site Water Retention Indicator
- Daily Energy Saving Indicator
- CO₂ Reduction Indicator
- Construction Waste Reduction Indicator
- Indoor Environment Indicator
- Sewage and Garbage Improvement Indicator
- Sustainable Site
- Water Resource Indicator
- Water Efficiency
- Energy and Atmosphere
- Materials and Resources
- Innovation
- Regional Priority
- Location and Transportation

Note: The above indicators include EEW and LEED standards.

Tpark

Fully Built → **EEWH Certified** • TPKA Building: 2,041 metric tons of CO₂ capture
LEED Campus • Tpark North Park: 2,364 metric tons of CO₂ capture

Under Construction → **EEWH Gold Level** • TPKC / TPKD Buildings: Once completed, there will be 4,106 metric tons of CO₂ capture.
EEWH Silver Level • Residential Building Zone B: Once completed, there will be 1,331 metric tons of CO₂ capture.

Note: Calculation based on the Greenery Indicator.

Energy Management

Energy Consumption

Unit: GJ

Location		Year		
		2016	2017	2018
Tpark	TPKA Building	23,046	23,781	21,882
	Outdoor Area	1,003	652	2,540
	Total	24,050	24,433	24,422
Spa Resort		200	(Note 2)	(Note 2)
Total		24,250	24,433	24,422

Note:

1. Energy consumption refers to electricity.
2. There was no construction at Spa Resort in 2017 and 2018, and therefore it is not counted toward power usage.
3. In 2018, power usage at Tpark increased due to major construction projects in the outdoor area.

GHG Emission

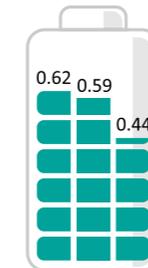
Unit: t-CO₂e

Location		Year		
		2016	2017	2018
Tpark	TPKA Building	3,393	3,660	3,367
	Outdoor Area	148	100	391
	Total	3,541	3,760	3,758
Spa Resort		29	(Note)	(Note)
Total		3,570	3,760	3,758

Note: There were no construction at Spa Resort in 2017 and 2018, and therefore there were no GHG emissions.

Energy Intensity at TPKA Building

Unit: GJ / square meter

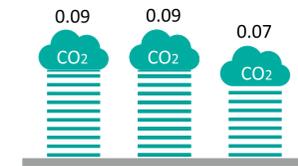


2016 2017 2018

Note: "Area" refers to the actual area used and leased each year.

GHG Emission Intensity at TPKA Building

Unit: t-CO₂e / square meter



2016 2017 2018

Note: "Area" refers to the actual area used and leased each year.





Water Resources Management

Rainwater recycling and reuse are ongoing at TPKA building. In addition, during 2018, the wastewater treatment facilities have been automated and the programmable logic controller (PLC) in the electrical control system has been restored. We use reclaimed water, irrigating plants and replenishing ponds with condensate water collected from the air conditioning system, which saves 11% on the use of tap water.

Water Withdrawal and Water Recycled and Reused Unit: kL

Type of Water	Location	Year	2016	2017	2018
Tap Water	Tpark	TPKA Building	35,559	35,052	31,565
		Outdoor Area	788	1,066	7,988
		Total	36,347	36,118	39,553
	Spa Resort	3,415	(Note 2)	(Note 2)	
	Total		39,762	36,118	39,553
Rainwater, Recycled and Reused Water (Condensate Water from Air Conditioning)	Tpark TPKA Building		1,935	716	1,962
Total			41,697	36,834	41,515

- Note:
- The sources of water use are tap water and rainwater, which pose no effect on the water source.
 - There was no construction at Spa Resort in 2017 and 2018, and therefore it is not counted toward water withdrawal.
 - In 2018, water withdrawal at Tpark increased due to major construction in the outdoor area.
 - Rainwater as well as recycled and reused water enters the same pipelines and they are calculated together.
 - In 2017, rainwater as well as recycled and reused water decreased due to lower precipitation and changes in precipitation concentration. In 2018, rainwater as well as recycled and reused water increased due to the recycling of condensate water from the air conditioning system.

Water Intensity at TPKA Building Unit: kL / person



- Note:
- In 2018, the unit water use per person decreased by 19%. The main contributing factors are the 10% increase in tenant counts comparing to 2017, and the 10% decline in water use at TPKA building in 2018.
 - The calculation includes tap water only.

6.2.3 Pollution Prevention and Control

The land use at Tpark is mainly for R&D office, which does not emit any air pollutant, discharge production wastewater or generate production waste. A designated unit oversees the management of domestic waste and wastewater created by employees. We devote every effort we can to efficient waste management as well as pollution prevention and control.

Goal

Action

Comprehensive Waste Management

Prevent damages to the human health and environment with proper waste storage, treatment and disposal.

Environmental Pollution Prevention and Control

Create cleaner and safer environment that is suitable for living, working and enjoyment.

Waste Treatment Measure

- Establish centralized kitchen waste collection facility with regular cleanup by professional waste management company.
- Establish treatment and reuse system for leaf compost.
- Design the waste collection site with greenery, beautification and landscape design.
- Regularly clean and sanitize the waste collection site with long-term maintenance.

Waste Treatment Equipment

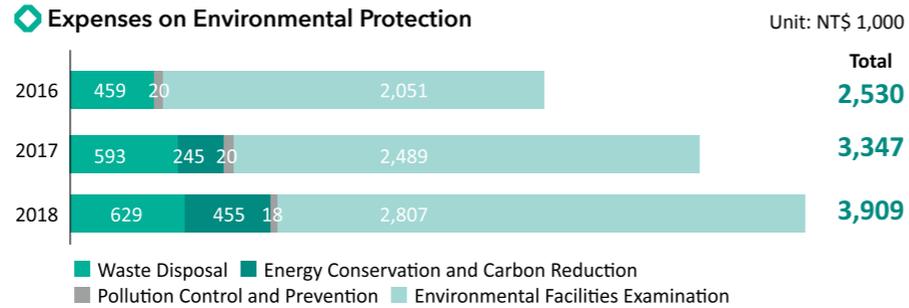
- Establish a waste collection site that is spacious with proper access route.
- Install pre-treatment facilities such as cooler, freezer or compressor.
- Install enclosed trash bins that is sanitary and reliable and prevent rodents from feeding off of the bins.

- Construction sites shall reduce dust and noise in accordance with regulatory requirements.
- Choose green building materials for interior remodeling.
- Define noise and odor requirements in the remodeling manual for tenants.
- Establish cleaning crews within Tpark to be responsible for daily cleanup.



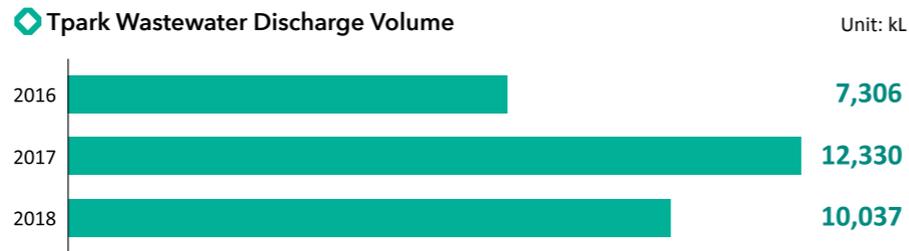
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Wastewater Management

There is no wastewater from factories or heavy industrial use at Tpark. The only source is domestic wastewater, which is discharged to Tamshui River in accordance with effluent requirements. Each year, the discharge volume and water quality are reported to the authority, and the wastewater discharge did not cause any ecological impact.



Note:
1. The wastewater discharge is less than the total water withdrawal. The water loss occurs because the water in the water cooling tower evaporates; the water used for quarterly window cleaning and fire drill flows directly to the drainage ditch; tenants will discharge the water from fire sprinkler systems directly to the cistern during the construction period.
2. The 2018 wastewater discharge decreased comparing to 2017 due to the decrease in water use when the vendor for the 1st floor restaurant was replaced.

Waste Reduction

TPKA building produces domestic waste only. There is no commercial waste or hazardous commercial waste. All waste is managed by professional waste management companies.



6.2.4 Emergency Response to Climate Change

To protect the safety of staff and properties, FERD established "Tpark Disaster Prevention Center" and "Emergency Response Plan for Major Incidents". In 2018, the emergency response team deployed 5 times. The designated staff maintained contact with tenants through messaging, telephone and email while sending reports and commands through instant messaging to keep the entire staff and high-level management updated on a timely manner, to coordinate resources and to make decisions that effectively reduce possible damages on human lives and assets during the disaster.

2018 Emergency Response

Incident	Deployment Frequency	Action
Sudden power outage without warning from Taipower	3	<ul style="list-style-type: none"> Notify tenants with instant messaging and phone calls. The Tpark Disaster Prevention Center obtains real-time update on the condition of power generator. Assign designated staff to follow up with Taipower on the progress of power restoration. Once the power is restored, conduct comprehensive check to determine whether the equipment is functioning properly.
Land warning for typhoon	1	<ul style="list-style-type: none"> Conduct disaster prevention and control measures in accordance with the "Typhoon Preparedness Checklist". Send public notice to remind tenants to close the windows and shut off the power. Designate experienced staff to station on site and report back to the emergency response team at any time. Survey and evaluate post-disaster condition and restoration.
Torrential rain warning from the Central Weather Bureau	1	<ul style="list-style-type: none"> Place sandbags near the entrance and exit. Set traffic control at driveways and adjust access routes. Send notices to tenants for various precautionary measures.

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6.3 A Platform of Technology and Innovation Exchange

The master plan of Tpark includes office buildings, commercial area, residential area, library, hospital, retail space and school. A former textile plant is now transformed into a technological park that fosters environmental sustainability. The entire campus is installed with telecommunication infrastructure that incorporates smart technology. Tpark is the exemplification of smart city and smart living. As a platform for innovative ICT research, development and applications, Tpark promotes exchange on smart technology, contributing to the industry and economy for the coming century.

New Taipei City – Amazon Web Services Joint Innovation Center

In 2018, New Taipei City – Amazon Web Services Joint Innovation Center (NTPC-AWS JIC) opened at Tpark, which will drive industry digital transformation and take the startups in Taiwan to compete in the Asian and global arena.



Expert's Recognition

Bi-Yu Huang, Deputy Commissioner of Economic Development Department, New Taipei City

Tpark has the most cutting edge telecommunication infrastructure in place, which sets the paradigm for the planning of smart technological park. As the embodiment of an experimental field for technology and smart living, Tpark is the ideal match for NTPC-AWS Joint Innovation Center.



NTPC-AWS Joint Innovation Center Operating Unit: Teresa Yang, Chairman of Board and CEO of CardinalRain Inc.



We hope to create a comprehensive and innovative entrepreneurial incubator by incorporating international cloud service, enhancing venture capital, linking industry resources on coaching, developing talents in cloud industry and connecting strengths in local industry. We will integrate industrial, academic and governmental resources foster the incubator of innovative entrepreneurship. Tpark is ideally located with comprehensive spatial planning and facilities, which gives us the boost needed to develop the ideal environment for startups.

Exchange on Smart City Issues During APEC TEL58

The 58th Meeting of APEC Telecommunications and Information Working Group (TEL58) was held in Taipei in 2018. Discussions during the meeting emphasize on emerging applications ranging from traditional telecommunications to digital economy and ICT. During the exchange, development of smart city was the focus. National Communications Commission (NCC) arranged a special visit to Tpark for the APEC TEL58 delegation. The host and the guests discussed and shared views on sustainable environment and smart applications concerning Tpark.



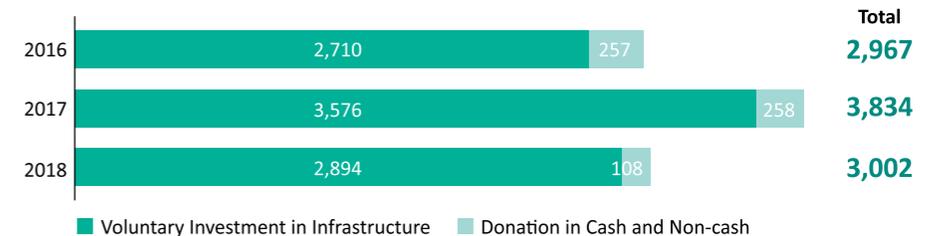
Educating Youth on Environmental Sustainability with Technology

For 3 years in a row, Tpark collaborates with Banqiao Senior High School and offers studies on the City of Banqiao. In addition to helping students understand the history of local development, Tpark also hires startup companies to create VR content featuring Tpark's philosophy on sustainable development and green habitat. The students reacted warmly toward the integration of technology and education.



Amount Invested in Social Engagement

Unit: NT\$ 1,000



Note:

1. Voluntary contribution to investment in infrastructure includes the operation of ecological park, as well as the maintenance of landscaping within the Tpark, road (sidewalk and driveway) and traffic signals.
2. Cash donation and non-cash donation include social care and industry development programs.
3. In 2018, the main contributing factors for decrease in social engagement are the commencement of major construction projects and fewer academic visits.