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2019 Highlights



228,000
square meters



Floor area of concurrent development projects in 2019
3 R&D Buildings (TPKC, TPKD and TPKE Buildings)
Residential Building Zone B

99% 

Space leased at TPKA in 2019

Diamond Rating Intelligent Building Label (Candidate)
Diamond Rating Green Building Label (Approved)
TPKC/TPKD R&D Buildings

Platinum Design Award 

TPKC R&D Building (TPKC Cloud Computing Center)
2019 TIBA Awards

5 Consecutive Years
Zero Occupational Injury 

36
Startups

New Taipei City - Amazon Web Services
Joint Innovation Center at Tpark
Supporting startup incubation,
boosting economic development



Green Development Principle
Introducing **Precast Construction**
Incorporating **Green Façade Concept**



Building Information Modeling (BIM)

Introduced in 2019 for optimized building design

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6.1 Optimizing Land Resources

6.1.1 Far Eastern Resources Development Co., Ltd.

To effectively utilize land resources to achieve higher investment performance at a time when Taiwanese economy is restructuring, FENC consolidated approximately 66 hectares of company properties in 2003. In the same year, the Company established Far Eastern Resources Development Co. Ltd (hereinafter referred to as FERD) to be in charge of real estate development, leasing, as well as property management. FERD regards “sustainability” as the foremost long-term development strategy. In addition to analyzing international and domestic trends, and refining the design and planning of development projects, we are adamant about the pursuit of construction quality, contributing to the economy by reviving the value of land in Taiwan.

FERD models its corporate management, internal audit and risk control after the parent company. There were no major changes to the organization, structure, ownership, supply chain and number of employees during the report period. FERD has a total of 32 employees in 2019, 18 of whom are male and 14 are female; 29 are permanent employees and 3 are contract employees. In the same year, FERD paid NT\$29.15 million in housing tax, NT\$330 million in land value tax, and NT\$40,000 in land appreciation tax.

6.1.2 Progress of Major Development Projects

Tpark is the major development project for the year 2019, which occupies 24 hectares in Banqiao District, New Taipei City. Another project is the Spa Resort located in Jiaoxi Township, Yilan County. The architectural layout for the 10-hectare project is under review. Construction is yet to commence.

Development and Planning of Taipei Far Eastern Telecom Park (Tpark)



2000

The site is originally home to Far Eastern Textile production plant and a golf course.



2020

Guided by land sustainability as the business philosophy, Tpark is developed as an intelligent and green telecom park.



2025

Tpark will construct an innovative platform with 5G applications and ICT as the cornerstone.

Progress of Taipei Far Eastern Telecom Park (Tpark)

R & D Building Projects

- **TPKA:** The total floor area at TPKA is 62,000 square meters, of which, 50,000 are leasable space. As of the end of 2019, 99% of the floor area is leased, which rose from the end of 2018 by 23%.
- **TPKC (TPKC Cloud Computing Center):** The construction has permit has been issued on January 21st, 2020.
- **TPKD:** The construction has been completed in 2019, and the occupancy permit has been issued on January 21st, 2020.
- **TPKE:** The building permit was issued on November 1st, 2019 and construction is scheduled to be completed in the 4th quarter of 2021.



Announcement of Google's plan to locate its new office park at Tpark on March 26th, 2019 with Chairman Douglas Tong Hsu (center), Lee-Feng Chien, former chairman of Google Taiwan (left) and Rick Osterloh, Google senior vice president of devices and services (right).

Residential Projects

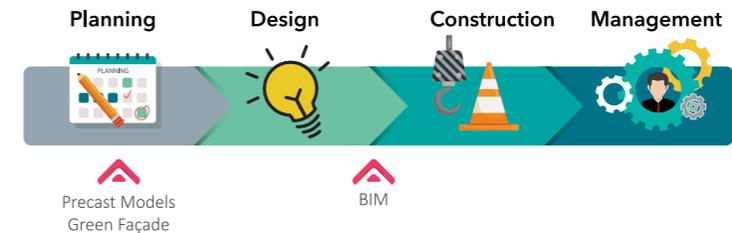
- **Residential Building Zone B:** Under construction and scheduled to complete in the 4th quarter of 2021.
- **Residential Building Zone C:** In the planning phase and scheduled to obtain building permit in the 2nd quarter of 2020.



Rendering of Residential Building Zone B Project

6.1.3 Incorporating Innovative Mindset

FERD examines the development, construction and operation of Tpark and schedules the review of construction methods early in the planning stage instead of the design stage to prevent unfeasible design. Prior to the commencement of construction, design drawings are reviewed with Building Information Model (BIM). We are transitioning from the conventional approach, which involves disjointed review of two-dimensional drawings, to coordinated spatial operation with 3D simulations, which effectively avoids mishaps or flaws. Such approach swiftly integrates difference in opinions and clarifies any misunderstanding among various projects, in turn avoiding waste of time and money incurred by rework.





6.1.4 Management of Construction Contractors and Park Maintenance

Occupational Health and Safety

Job sites are the most accident-prone areas during a construction project, which is why pre-assessment of potential risk factors must be done and implementation of disaster prevention and control are not to be trifled with. All contractor employees are required to review the safety and health bulletin board as well as occupational safety billboard prior to entering construction sites. Subjects covered include occupational safety requirements; safety standards; onsite risk warning; mandatory personal protective equipment. There were no occurrences of occupational injuries, diseases or false alarms in 2019.



Onsite occupational safety bulletin board

Construction Safety Operation Cycle



Recruitment for FERD's construction projects include design and construction contractors in 2019. All of whom must comply with Labor Standards Act, fulfill corporate social responsibility, prohibit child labor and propose occupational safety and health plans in order to be considered.

Contractor Employees in 2019



Note:
 1. Contractors recruited by FERD in 2019 are those responsible for the construction of TPKC/TPKD Buildings, TPKE Building and Residential Building Zone B at Tpark.
 2. All staff are nationals of Republic of China. The contractors are in charge of scheduling the shifts based on the types and progress of construction projects. Therefore, requests for leave and absence are determined by the contractors based on individual company requirements.

Waste Management

Construction Waste:

1. Tpark commissions professional waste management companies and establishes contractual agreements to arrange construction waste disposal involving excavation and sludge removal. Waste materials will be shipped to licensed waste disposal sites in compliance with regulatory requirements.
2. Prior to exiting the construction premise, the equipment on all construction trucks and the wheels must be hosed down to avoid contaminating public roads.
3. Construction sites are sprayed regularly using the water valves installed onsite in order to keep the dust from airborne and polluting air quality.

General Waste:

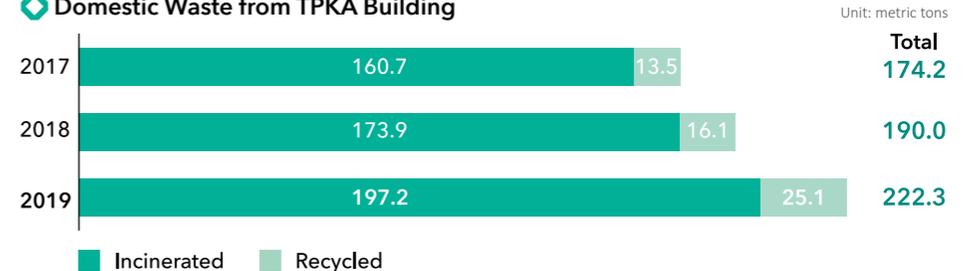
General waste is generated from domestic activities during the construction period. Waste materials determined as non-hazardous are collected, classified and recycled by licensed professional waste management companies.

Waste Generated During Construction Projects

Type	Year	2017	2018	2019
Construction Waste (Unit: cubic meter)		6,186	166,713	50,391
General Waste (Unit: metric tons)		0	0	297.5

Note:
 1. The 2017 construction waste includes slurry from the slurry wall at TPKC/TPKD Buildings; the 2018 construction waste includes debris, bricks, concrete and slurry from the slurry wall at TPKC/TPKD Buildings and Residential Building Zone B; the 2019 construction waste includes debris, bricks, concrete and mixture of soil and gravel from TPKE building and Residential Building Zone B.
 2. Construction waste generated in 2018 is higher than in 2019 mainly due to a concentration of construction activities at TPKC/TPKD Buildings in 2018. The project has been completed in 2019.
 3. General waste increased in 2019 mainly due to domestic waste generated during the construction of TPKC/TPKD Buildings, and the commencement of construction of TPKE Building and Residential Building Zone B.

Domestic Waste from TPKA Building



Note: Domestic waste from TPKA Building increased in 2019 comparing to the previous year due to 18% increase in occupancy.

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Optimization of Maintenance Quality

Tpark is maturing, and it requires a professional team to facilitate technological advancement and to manage and maintain the facility and equipment. We stay current on cutting edge technology and hardware, combining internal and external programs to ensure that all operations are running with sophistication and quality.

- External Program: Information Gathering and Seminar

Staff participated in 9 external seminars and exchange programs in 2019, including Green Roof Program in Japan, Smart Parking Seminar and Green Property Management Training. Taiwan Green Roof and Green Wall Association held Green Roof Exchange Program in Japan in 2019. During the 5-day trip, participants conducted exchange and site visits on green roof in Japan, and visited GARDEX 2019.



Green Roof Program in Japan

- Internal Program: Feedback and Review

To maintain uninterrupted operation year round at TPKA Building, the management team conducts internal meetings with the engineering and administrative staff roughly once every two weeks to warrant proper operational flow and clear communication channel. Each team must also submit monthly maintenance proposals for the following month by the 25th of each month, and annual maintenance proposals for the following year by November each year.

6.2 Building Sustainable Community

6.2.1 Foster Social Prosperity

Industry-Academia Exchange - Engineering Camp at Department of Bioenvironmental Systems Engineering, National Taiwan University

FERD received 88 students from the Department of Bioenvironmental Systems Engineering, National Taiwan University on January 22nd, 2019. During this industry-academia exchange, we shared the current development at Tpark and convey our belief in environmental sustainability.



Students from Department of Bioenvironmental Systems Engineering, National Taiwan University

Charity Flea Market

On October 4th and 5th, 2019 a charity flea market/ blood drive was held at the lobby of TPKA Building. Proceeds from the second-hand goods sold at this indoor market were donated to Taiwan Fund for Children and Families. Patrons at this market were also encouraged to express their love by joining the blood drive. This is a demonstration of how FERD engages and cares for the society while supporting the disadvantaged from the local community. FERD invited the Banqiao Bakery of Children Are Us Foundation to set up a stall selling confectionery made by children with developmental disabilities. The act of kindness helps these children acquire confidence and independence.



Stalls at Charity Flea Market

Foreign Press at New Taipei City Government

Department of Information, New Taipei City Government invited 21 foreign correspondents from 20 news agencies on an industry tour on July 25th, 2019. The City also promotes economic development and international tourism during the event. With Tpark being the exemplary model of economic development and intelligent green park in New Taipei City, we supported the City and served as the first stop of the site visits. The event kicked off with Mayor Yu-Ih Hou welcoming all press members to the City, followed by FERD's presentation on the design and planning of Tpark. The subsequent events include a panel discussion with the Mayor, a tour through Tpark, and another panel discussion on startups. International press agencies represented at the event include The Asahi Shimbun from Japan, Sin Chew Media from Singapore and UNTV from the Philippines.



Mayor Yu-Ih Hou of New Taipei City with representatives of Tpark and foreign press

2019 New Taipei City Reading Festival - Reading Marathon

On May 4th, 2019, Tpark helped New Taipei City Library host 2019 New Taipei City Reading Festival, a key event jointly held with 2 additional governmental entities in New Taipei City – Education Department and Cultural Affairs Department. Tpark joined the festivity by offering the North Park as the venue, helping New Taipei City Government share the joy of reading with the diverse programs offered.



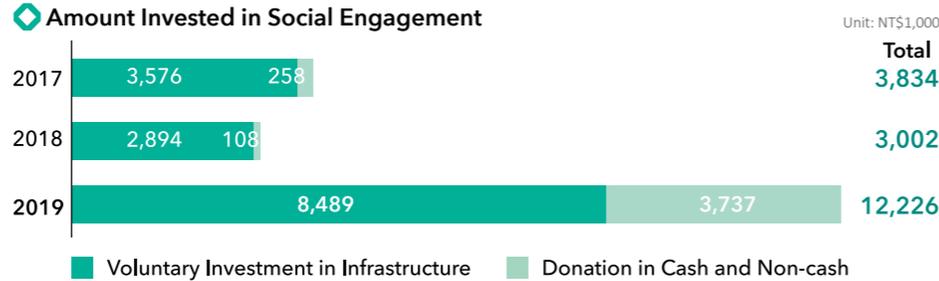
**Words from Jin-Hua Wang
Director of New Taipei City Library**

During the 2019 New Taipei City Reading Festival, the City Library held one of the activities at the North Park of Tpark. Bonded by the spatial connection, we invite citizens of New Taipei City to savor the joy of reading, music and coffee, experiencing the ambience intertwined with culture and nature.



Creating Innovative Cluster with New Taipei City - Amazon Web Services Joint Innovation Center

It has been a little over a year since New Taipei City – Amazon Web Services Joint Innovation Center was established. The center's startup incubator has helped established 36 startups in 2 phases, and 5 of which have received funding from National Development Fund. So far, 11 startups, which accounts for 30%, have completed their fundraising.



Note:
 1. Voluntary contribution to investment in infrastructure includes the operation of ecological park, as well as the maintenance of landscaping within Tpark, the roads (sidewalks and driveways) and traffic signals.
 2. Cash and non-cash donations include social engagement and community care.
 3. The spending on landscape maintenance increased in 2019, resulting in the increase in higher contribution to voluntary investment in infrastructure comparing to past years.
 4. Cash donation increased in 2019 due to an increase in cultural and educational investment.

6.2.2 Ecological Conservation and Environmental Protection

Intelligent and Green Building Ratings at Tpark in 2019



Promotion of Smart and Green Building

Buildings at Tpark aim for green and intelligent design, creating space that offers comfort, safety and convenience while featuring energy conservation and smart technology.

Energy, Resource and GHG Management

We started replacing the metal halide lamps with LED lighting at the parking area of TPKA R&D Building in December 2019. The LED lighting is an example of applying energy-conserving technology to enhance long-term energy efficiency and protect the environment at Tpark.

Energy Consumption Unit: GJ

Location	Year	2017	2018	2019
TPKA Bulding		23,781	21,882	32,303
Construction		0	0	2,351
Outdoor Area		652	2,540	578
Total Energy Consumption of Tpark		24,433	24,422	35,232

Note:
 1. Construction contains TPKC/TPKD Buildings, TPKE Building and Residential Building Zone B.
 2. Energy Consumption refers to electricity.
 3. The total power consumption at Tpark increased in 2019 mainly due to an 18% increase in the number of occupants at TPKA.

GHG Emission Unit: t-CO₂e

Location	Year	2017	2018	2019
TPKA Bulding		3,660	3,367	4,783
Construction		0	0	348
Outdoor Area		100	391	86
Total GHG Emission of Tpark		3,760	3,758	5,217

Note:
 1. Construction contains TPKC/TPKD Buildings, TPKE Building and Residential Building Zone B.
 2. In 2019, TPKC/TPKD Buildings are completed and construction of TPKE Building began. The total GHG emissions at Tpark, therefore, increased comparing to 2018.
 3. Additional occupants relocating to TPKA Building in 2019 increased the overall GHG emissions.

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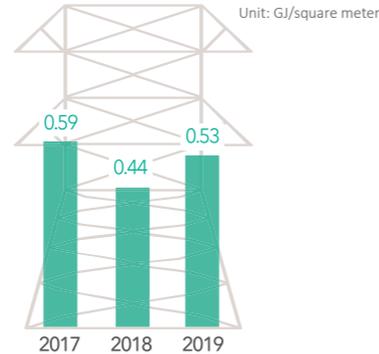
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Energy Consumption Per Unit of Area at TPKA Building



Note:

- The areas accounted for refer to the actual square meters occupied or leased.
- Only areas within TPKA Building that are occupied are included for the calculation of energy consumption.
- Monthly power consumption at TPKA Building surged by 34% in 2019 due to tenants' energy demand. Growing business results in the need for additional electricity to power the equipment rooms and for equipment testing, hence increasing the power consumption per unit floor area at TPKA Building in 2019.

GHG Emission Per Unit of Area at TPKA Building



Note:

- The areas accounted for refer to the actual square meters occupied or leased.
- Only areas within TPKA Building that are in operation are included in the calculation.
- Monthly power consumption at TPKA Building surged by 34% in 2019 due to tenants' energy demand. Growing business results in the need for additional electricity to power the equipment rooms and for equipment testing. The increase in power consumption also drives the GHG emissions per unit floor area higher at TPKA Building in 2019.

Water Resources Management

Water Withdrawal and Water Recycled and Reused

Type	Location	Year	2017	2018	2019
Tap Water	TPKA Building		35,052	31,565	43,112
	Outdoor Area		1,066	27,958	24,694
	Construction		0	0	9,516
	Total		36,118	59,523	77,322
Rainwater, Recycled and Reused Water (Condensate Water from Air Conditioning)	TPKA Building		716	1,965	838
Total			36,834	61,488	78,160

Note:

- Construction contains TPKC/TPKD Buildings, TPKE Building and Residential Building Zone B.
- Sources of water withdrawal are tap water and rainwater, which pose no impact on natural water source.
- The overall water demand increased due to the completion of TPKC/TPKD Buildings, TPKE Building, and Residential Building Zone B, as well as increase of tenants at TPKA Building.
- Rainwater as well as recycled and reused water share the same pipelines. Therefore, they are not calculated separately.
- Due to climate change, annual precipitation concentrated in the months between May and July in 2019, and therefore, total recycled and reused water declined.
- To mitigate the effects of highly concentrated precipitation, water withdrawal in 2018 and 2019 increased for outdoor irrigation purposes to keep the ecological pond functioning properly and maintain vegetation growth within Tpark.

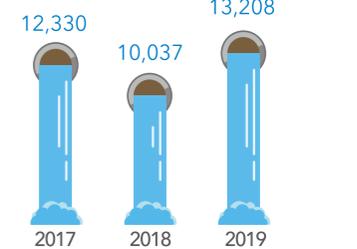
Water Withdrawal Per Person at TPKA Building



Note:

- Only operating portions of TPKA Building are accounted for.
- Only tap water is included in the calculation.
- Overall water withdrawal at TPKA Building saw an increase in 2019 comparing to the previous year. However, even with 18% higher occupancy, water withdrawal per capita at TPKA Building reduced by 5.7%.

Tpark Water Discharge Volume



Note: The predominate source of wastewater at Tpark is domestic wastewater from TPKA Building. Comparing to 2018, wastewater discharge in 2019 increased due to 18% higher occupancy at TPKA Building.

6.2.3 Emergency Response and Warning

The Disaster Prevention Center is located at B1 of TPKA Building. Emergency Response Plan is also in place to address emergencies such as sudden power outage, which occurred once in 2019. FERD devotes its full attention with specific actions to minimize bodily injuries or loss of assets.

- Notify tenants through instant messaging, phone calls and official notice.
- Test all equipment operation once the power is restored.
- Keep track of power restoration progress with Taiwan Power Company.
- Monitor power generators at the Disaster Prevention Center.

Emergency Response