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6 Advocating Balanced Coexistence

Target Readers:

- ☐ Employee / Labor Union
- ☐ Business Partner (Supplier / Contractor)
- ☐ Direct Customer
- ■ External Audit Agency
- ■ Government
- ☐ Shareholder / Investor / Financial Institution

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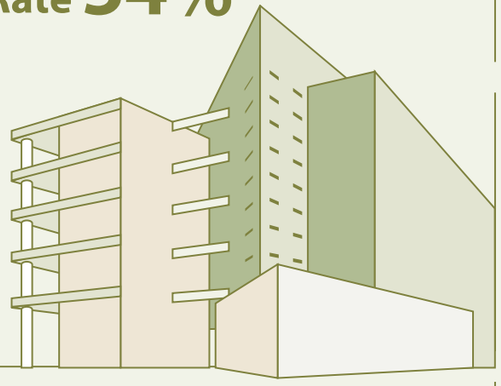
2024 Highlight

Winning **TIBA Award**

Winning New Taipei City
Exemplary Unit for Green Procurement

Automated Warehousing
Wugu **Far Eastern Logistics Center**
Completed

TPKA Energy-saving Projects
Energy Conservation Rate 54%



Creating Tenant
Carbon Emission Dashboard

Assisting New Taipei City Government With
New Taipei Smart City Enterprise Service Integrity Platform Forum

Participating in Eco Fair at Daan Forest Park
Promoting **Ecological Conservation** and **Green Building**

Hosting **Tpark Christmas Charity Market Record High Revenues for Charity**

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Target and Progress

	Increase in Proportion of Green Building Floor Area	Reduction of Electricity Consumption per Unit of Floor Area
2035 Target	Reaching **65%**	↓ **25%**
2030 Target	Reaching **63%**	↓ **20%**
2025 Target	Reaching **60%**	↓ **17%**
2024 Target	Reaching **50%**	↓ **2%**
2024 Progress	Reaching **59%** Achieved	↓ **16%** Achieved
Action Plan	• Stay informed on green building regulations and trends • Send applicable staff to undergo training regarding green building labels	• Identify the sources of electricity consumption and implement customized reduction measures to tackle each source • Replace equipment with low energy efficiency • Promote energy conservation to building tenants or occupants

Note: 1. The boundary of GHG inventory for "Increase in Green Building Floor Area" covers the buildings with titles registered under FERD with 2022 as the base year.
2. The boundary of GHG inventory for "Reduction of Electricity Consumption Per Unit of Floor Area" is adjusted to cover the FERD office and public areas within TPKA R&D Building in Tpark. The base year is 2022. Tpark is continuing tenant engagement in the leased areas to promote energy reduction.
3. In 2022, FERD established the short-, mid- and long-term carbon reduction targets. Hence, 2022 is set as the base year for "Reduction of Electricity Consumption Per Unit of Floor Area."

Sustainability Issues

Land Resources Management

Significance and Purpose of Management for FENC

To revitalize and utilize its properties throughout Taiwan, FENC entrusts FERD with affairs in real estate development and management. Through integrated planning by professional managers, the Company continues to experience steady growth in its real estate business and asset performance.

Management Approaches and Effectiveness Evaluation Mechanisms

- Align property planning with the latest regulations and market demand.
- Procure green building materials and construction methods that minimize pollution.
- Establish standard operating procedures with tracking mechanisms for the construction environment and process.

Authority

- FERD

Sustainable Community

Material

Significance and Purpose of Management for FENC

FERD holds a strong conviction in sustainable management. All operations, which span from land planning and development to real estate management are approached with environmental protection and low carbon as the ultimate objective. By leveraging advanced technology, FERD is on track to create a smart and green park campus that fosters sustainable development to strike a dynamic balance between the mankind and environment.

Management Approaches and Effectiveness Evaluation Mechanisms

- Enhance GHG inventory, management and reduction.
- Embody green building concepts in new constructions and aim for obtaining green building labels.
- Expand the channels and formats of stakeholder engagement.

Authority

- FERD

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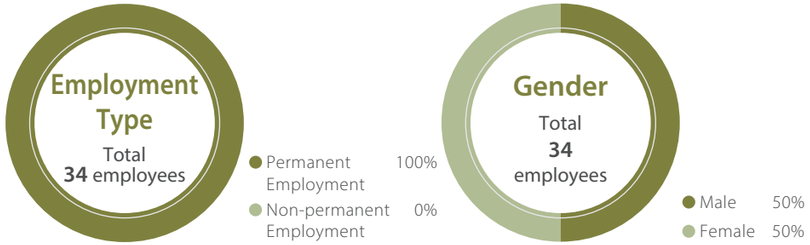
6.1 Optimizing Land Resources

6.1.1 About FERD

Far Eastern Resources Development Co., Ltd. (FERD) is a wholly owned subsidiary of FENC. With a visionary mindset that embodies innovation and sustainability, FERD consolidates and manages nearly 66 hectares of property and large-scale development projects, charting a blueprint for urban development that fosters prosperity. Overseeing real estate development, leasing and sales, as well as operational management, FERD aims to improve resource efficiency and investment performance through its Development Operation Department, Administrative Management Department, Property Management Department and Engineering Department.

Administrative management and internal control, as well as risk management and response at FERD are conducted in accordance with the rules and measures set forth by its parent company. There are no significant changes made to its organizational structure, ownership, supply chain and headcount. In 2024, FERD paid NT$87.6 million in house tax and NT$470 million in property tax.

2024 Structure of Manpower at FERD



6.1.2 Key Development Projects

Taipei Far Eastern Telecom Park (Tpark)

Banqiao District is where Far Eastern Group (FEG) began its journey as a textile company. As the industry evolved, so did FEG and its base in Banqiao, which was transformed into Taipei Far Eastern Telecom Park (Tpark), the first digital communications industry zone in Taiwan. Occupying approximately 24 hectares, Tpark has a masterplan that is fully integrated with the surrounding land-use, providing well-connected infrastructure and functions. Positioned as a research, development and innovation hub for top ICT companies home and abroad, Tpark is driving the next wave of industrial development in Taiwan. Sustainability is at the core of its DNA. Aside from housing an ecological park that is nearly four hectares in size, Tpark is also home to iconic green office buildings. While providing comfort, the development offers a built environment that is low-impact. As the world embraces net zero, Tpark has also initiated multiple energy conservation measures facilitated through a sustainable management platform, creating a smart, green telecom park of international caliber that will usher in a sustainable future through partnerships with its tenants.

Exchange on Smart and Sustainable City Management With the U.S. Delegation From San Gabriel, California

On July 23, 2024, the mayor of San Gabriel, California, led a delegation on a visit to New Taipei City, where he signed a partnership agreement with the Banqiao District Office to foster a deeper relationship and exchange between the two jurisdictions.

At the invitation of the New Taipei City Government, Tpark was scheduled as a key stop for the delegation. FERD received the guests and shared its ecological design during their visit, including a stormwater management system for flood control and a number of environmental protection programs, underscoring FERD's commitment to sustainable development. With declining labor force participation and soaring costs, Tpark is responding by adopting smart technologies for property management to reduce the demand in manpower and improve operational efficiency.

As a benchmark for international smart telecom parks, Tpark shared its experience in developing ecological design within an urban environment and technological governance with the city of San Gabriel. While strengthening the bond between the two jurisdictions, Tpark has also promoted the exchange and cooperation between Taiwan and the international community.

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Development Progress at Tpark

R&D Office

TPKA

Completed in 2010, TPKA Building is the first R&D office building at Tpark.

The office space at TPKA Building was 100% leased in 2024 with an average satisfaction rate of 98% among its tenants.

Green Building Label (Taiwan)- Qualified

TPKD

TPKD Building was completed in January 2020. In January 2021, Google officially opened its doors at Tpark. The building is Google's first and largest hardware development center outside the U.S.

Green Building Label (Taiwan)- Diamond

Green Building- Gold
Leadership in Energy and Environmental Design (LEED) from U.S. Green Building Council-Gold

TPKE

TPKE Building was completed in the fourth quarter of 2022 as the fourth R&D building in Tpark, and the occupancy permit was obtained in January 2023. Its tenant, Google, announced its opening in April 2024.

Green Building Label (Taiwan)-Gold

Green Building Label (Taiwan)-Bronze

Green Building-Gold
Leadership in Energy and Environmental Design (LEED) from U.S. Green Building Council-Gold

Note: TPKC R&D Building is currently under the management of Far EasTone Telecommunications Co., Ltd. Since 2021, its sustainability performance has been disclosed in Far EasTone Corporate Sustainability Report.

Residential Building Zone

Eco Park Zone A
(Residential Building Zone C)

The demolition and building permits were obtained in May 2021 and the application for design modification is pending approval.

Parking Facility

TPKP Parking Garage

TPKP Parking Garage began operations in the fourth quarter of 2023.

High Distinction Award for Architecture, 2022 Taiwan Concrete Institute (TCI) Concrete Construction Award.

Note: The construction of Residential Zone B of Eco Park was completed at the end of 2022 and sales has begun. Its operation and management are now under the property management unit, and its sustainability performance is excluded from the scope of the Sustainability Report effective in 2023.

Other Development Projects

1. Spa Resort

The 10-hectare project is located in Jiaoxi Township, Yilan County. Approval has been obtained for the zoning change, traffic impact study and urban design review. The building permit was obtained in May 2021 and the application for design modification in pending approval.

The project takes advantage of the scenic mountain and ocean views as well as the local hot springs, offering spacious guest rooms and villas with amenities and recreational facilities that cater to health, shopping, vacation and business needs for all guests.

2. FE International Conference Hall

FE International Conference Hall is located in Zhongli District, Taoyuan City. Designed by world-renowned Spanish architect Santiago Calatrava, this architectural masterpiece will house three landmark buildings, an international convention center, Yu-Ziang Memorial Hall and an art center, which will be pivotal in the advancement of the local arts and culture, charity and academic disciplines, making its imprint as an international landmark in Taiwan. The groundbreaking ceremony was held on April 12, 2021, and construction for Yu-Ziang Memorial Hall started in April 2022.

3. New Century New Vision

New Century New Vision is a residential development adjacent to Tpark. The demolition of existing structures was completed In April 2022, and the building permit was obtained in May. The application for design modification is currently pending review.

4. Far Eastern Logistics Center

With Wugu Interchange as a main transportation access, the logistics center is adjacent to Wugu Industrial Park and close to the consumer markets in Taipei City, New Taipei City and Taoyuan City. The construction began in 2023, and the use permit for the main building was obtained in January 2025.

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Far Eastern Logistics Center, the Next-generation Smart Logistics Center

Developed and built by FERD, Far Eastern Logistics Center satisfies the warehousing and logistics needs for the business-to-customer and business-to-business operations at FEG. It is also positioned as a next-generation smart logistics center.

Far Eastern Logistics Center is a steel structure built on a 12m-by-12m grid. The development is protected by robust firefighting and safety management systems integrated with smart technologies to enhance sustainability. Its central and operations control room performs energy management as well as fire and smoke detection over the entire premise, creating a smart factory that balances safety and efficiency. With human-robotic collaboration at the core of the operation, the logistics center optimizes efficiency with an automated warehousing system supported by the conveyor and intelligent sorting systems. Its infrastructure also includes a 5G private network, which provides stable high-speed transmission, and a smart license plate recognition system, offering quality service with enhanced efficiency during vehicle dispatch.

While the use permit for the main structure has been issued in January 2025, Far Eastern Logistics Center has also been certified as a green building candidate. Incorporating features such as green design, rainwater harvesting, energy-efficient lighting and eco-friendly building materials, this development is aiming for the Silver Green Building Label for enhancing energy efficiency and environmental sustainability.

The pristine white exterior of the completed Far Eastern Logistics Center makes it stand out among the clusters of logistics operations along the expressway. The logistics center will be leased to and operated by Arcoa Communication Co., Ltd. under Far EasTone Telecommunications Inc., providing diversified options and total solutions to customers with warehousing and logistics needs.

6.1.3 Construction Safety and Sustainability

Contractor Information and Construction Management

Worker safety is a vital element of and a top priority for construction management at FERD. When it comes to contractor selection, it is mandatory that candidates comply with safety standards and the current laws and regulations in Taiwan. In addition to providing a safe environment, FERD also improves construction safety by stressing the self-awareness among all who are involved in a construction project. Therefore, contractors are required to provide occupational, safety, health as well as construction site management training to equip all workers with proper safety knowledge and skills. In addition, when it comes to contractor monitoring, FERD stays vigilant in order to warrant the implementation of training and compliance, minimize human-induced hazards and ensure construction and workplace safety.

In 2024, there were no occurrences of injuries in the line of duty, or severe occupational injuries during the construction within Tpark.

2024 Information on Contractor Staff

Note: All staff are nationals of the 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.

Occupational Injuries Among Contractor Staff at Tpark

	2021	2022	2023	2024
Number of Occupational Injury Cases	0	1	0	0
Number of Work-related Deaths	0	1	0	0
Injury Rate (IR)	0.00	0.23	0.00	0.00
Rate of Work-Related Deaths	0.00	0.23	0.00	0.00

Note:
1. Injury rate (IR) = total number of occupational injuries × 200,000, which is equivalent to process safety total incident rate (PSTIR) in the SASB standards for the chemical industry.
2. Rate of Work-related Deaths = Number of Work-related Deaths ÷ Total Work Hours × 200,000.
3. IR, LDR and Rate of Work-related Deaths indicate the percentage of every 100 workers with 40 work hours a week, 50 weeks a year.
4. Occupational injuries include premature deaths, permanent total and partial disabilities, temporary total disabilities and minor injuries that result in no more than one lost day. Traffic accidents that occur during employees' commute to and from work are excluded.

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6.2 Building Sustainable Community

6.2.1 Eco-friendly Development

Tpark is committed to creating a built environment that is eco-friendly. As a platform for the research and development of cutting-edge technologies, Tpark has amassed powerful momentum that allows it to introduce a continuous stream of advanced technologies, smart management mechanisms and innovative low-carbon development solutions. Tpark provides comfort while implementing low-carbon management strategies with efficiency. Through its green projects, digital models and intelligent systems reinforced by science-based analysis, the development is lessening the burden on the natural environment as it takes action towards decarbonization. Tpark also puts immense focus on promoting the green supply chain. Its measures include low-impact green procurement, such as purchasing chillers with a level-one energy efficiency rating. These efforts were recognized by the Department of Environmental Protection of New Taipei City Government, which presented Tpark with the title, exemplary unit for green procurement among private enterprises and organizations in 2024. The focus on smart management will continue at Tpark to elevate its green business model. With steady steps, Tpark is progressing through its net-zero transformation, setting a benchmark for cultivating the coexistence of economic development and environmental sustainability.

Energy and Carbon Reduction Projects

1. Air-conditioning System Enhancement

In July 2023, FERD launched an improvement project to boost the efficiency of the air-conditioning system at TPKA Building with the ultimate goal to cut down GHG emissions. The project entailed the update of multiple air-conditioning facilities, such as the chiller, and the improvement of energy efficiency.

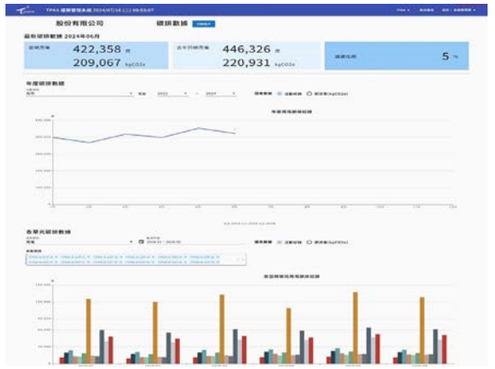
Based on the load curve, the chiller of the air-conditioning system at TPKA Building would switch on and off frequently, which shortened the system life span and resulted in energy waste. The improvement zeroed in on the chiller and its energy-efficient auxiliaries with practical needs in mind. The chiller was replaced by one with a level-one energy efficiency rating. The water pump and cooling tower fan were also replaced and a variable frequency drive control was added to the system. The results are listed below:

- Improvement of energy efficiency: Energy consumption was cut by 510 MWh per year, a 54% electricity-saving rate; carbon emissions were down by 253 tCO2e, bringing in NT$4.33 million in subsidy from the Energy Administration.
- Reduction of maintenance costs: The new chiller has significantly improved the system stability and addressed the frequent starts and stops at night. It is estimated that the improvement reduced the annual maintenance costs by NT$500,000.

2. Visitor Management System

Visitor management is crucial to facility security. It is also critical to ensuring the flow of service and visitor satisfaction. To enhance safety and convenience, FERD optimized its visitor management system in 2024. Visitors may now complete the registration and have their identities verified in advance. Once the registration is completed, the system automatically notifies the individuals they intend to visit, which ensures that all safety regulations are met. Visitors may also gain direct elevator access to the intended floor by registering through a QR Code, which improves elevator and energy efficiency. Visitor records are digitized to facilitate real-time update and traceability. While effectively managing the visitor flow, the visitor management system also monitors and supervises internal security, supporting the full implementation of corporate governance and risk management.

3. Tenant Carbon Emission Dashboard



FERD created the carbon emission dashboard in 2023 to tabulate the construction and operational carbon footprints of buildings within Tpark. The dashboard also allows the property management units to quickly access carbon emission data for monitoring and decision-making. FERD started collecting the energy consumption data from its tenants in 2024, and the dashboard automatically calculates the carbon emissions with visual analysis on information such as the current and previous energy consumption; quantified carbon reduction; electricity consumption trends. With the ability to monitor and identify electricity usage and efficiency, companies can respond by taking effective energy-saving measures. The visualized carbon emission data also encourages tenants to take action towards decarbonization. The dashboard will continue to be optimized and integrated with AI to provide carbon emission forecasts and carbon reduction recommendations with added precision.

Energy Efficiency Management

Energy Consumption of R&D Office

Unit: GJ

	2021	2022	2023	2024
TPKA	36,587	37,544	38,184	36,791
TPKD	28,019	34,268	36,228	34,835
TPKE	-	-	19,871	72,730
Total	64,606	71,812	94,283	144,356

Note:
1. The energy use comprises mainly non-renewable energy purchased from the electricity company as the power supply for office buildings.
2. The real estate space in TPKD and TPKE Buildings are for lease only, and the waste and resource management is under the responsibility of the tenants' operational teams. The disclosure in this report regarding both buildings is also provided by the tenants.
3. TPKE Building began operating in April 2024, resulting in the increase in energy consumption.

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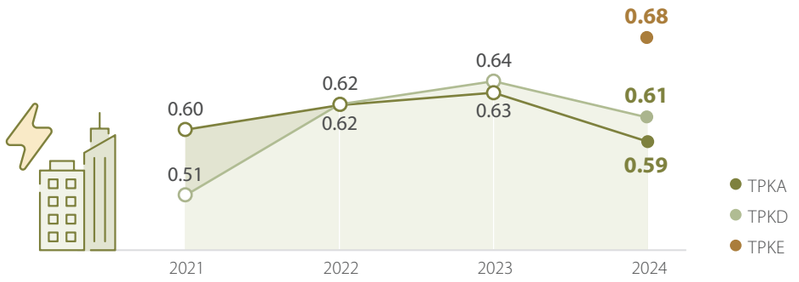
Energy Consumption per Unit Floor Area of R&D Office

Unit: GJ / m_2



Note:
1. The floor areas accounted for refer to the actual square meters occupied or leased.
2. The real estate space in TPKD and TPKE Buildings are for lease only, and the waste and resource management is under the responsibility of the tenants' operational teams. The disclosure in this report regarding both buildings is also provided by the tenants.

GHG Management

FERD incorporated the ISO 14064-1 standards for GHG inventory in 2023, which are applicable to scopes 1 to 3 activities within Tpark, and the GHG emissions from the 2023 and 2024 disclosures have been 100% third-party verified.

Direct and Energy Indirect GHG Emissions

Unit: tCO_2e

		2023		2024	
		Emissions	Proportion	Emissions	Proportion
Direct Emissions	Scope 1	255	31%	275	34%
Energy Indirect Emissions	Scope 2	567	69%	542	66%
Total		822	100%	817	100%

Note:
1.The consolidation approach for emissions is operational control.
2. The boundary of GHG inventory covers Tpark, including the TPKA, TPKD and TPKE Buildings, TPKP Parking Garage and other outdoor areas.
3. The main types of GHG included in the inventory include CO_2,CH_4, N_2O, HFCs, SF_6, NF_3 and PFCs.
4. Scope 1 emission sources include water coolers, air conditioners, freezers, cooling equipment and fire extinguishers. Scope 2 emission sources are purchased electricity.
5. The emission factor is based on the GHG emission factor table (version 6.0.4) published by the Ministry of Environment, and the 2023 electricity carbon emission factor published by the Energy Administration, Ministry of Economic Affairs on April 26, 2024. The values are converted to carbon dioxide equivalents using the global warming potential (GWP) for each emission source, and the value of GWP is based on the 6th assessment report issued by Internal Governmental Panel on Climate Change (IPCC).
6. FERD incorporated the ISO 14064-1 standards for GHG inventory in 2023. Therefore, the year 2023 is the base year for scopes 1 to 3 emissions.

Other Indirect GHG Emissions (Scope 3)

Unit: tCO_2e

	2023		2024	
	Emissions	Proportion	Emissions	Proportion
Fuel- and Energy-related Activities	115	52%	112	50%
Waste Generated in Operations	79	36%	91	41%
Business Travel	1	1%	2	1%
Employee Commuting	25	11%	17	8%
Franchises	0	0%	0	0%
Investments	0	0%	0	0%
Total	220	100%	222	100%

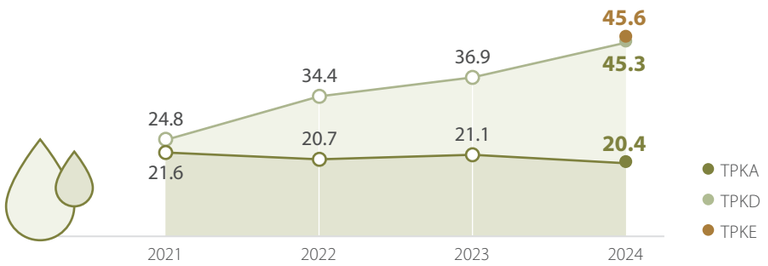
Note:
1. The consolidation approach for emissions is operational control.
2. The boundary of GHG inventory covers Tpark, including the TPKA, TPKD and TPKE Buildings, TPKP Parking Garage and other outdoor areas.
3. Significant indirect GHG emissions are identified in accordance with ISO 14064-1:2018 and divided into 15 reporting categories based on the GHG Protocol.
4. The GHG emission generated from the processing, Purchased Goods and Services, Capital Goods, Upstream Transportation and Distribution, Upstream Leased Assets, Downstream Transportation and Distribution, Downstream Leased Assets are excluded due to the lack of materiality based on the principles for assessing significant indirect GHG emissions in ISO 14064-1:2018.
5. FERD does not engage in franchising and investing, thus without GHG emissions under "franchises and investments."

Water Resources Management

Water resources management has long been a priority matter at Tpark. During the site planning stage, the world-renowned Ramboll Studio Dreiseitl, which specialized in urban hydrology, was brought in as a consultant. Tpark now has a stormwater management system that covers the entire development, and the system mitigates the impact of heavy and concentrated rainfall by incorporating infiltration basins, green roofs, permeable paving and ecological retention ponds. The rainwater is also recycled for irrigation purposes or replenishing the landscape ponds. The water supply for the office areas and during construction was provided by the Taiwan Water Corporation, and the sewage system was completed in 2021.

Water Consumption Per Capita at R&D Office

Unit: kiloliters / person



Note: The real estate space in TPKD and TPKE Buildings are for lease only, and the waste and resource management is under the responsibility of the tenants' operational teams. The disclosure in this report regarding both buildings is also provided by the tenants.

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Water Withdrawal and Reuse

Unit: megaliter

		2021	2022	2023	2024
Tap Water (TDS ≤ 1,000 mg/L)	TPKA Building	44.8	43.8	48.5	45.9
	TPKD Building	32.2	61.1	66.5	68.0
	TPKE Building	-	-	4.8	114.1
	TPKP Parking Garage	-	-	1.1	2.3
	Outdoor Area	13.5	0.2	4.6	3.9
	Construction	12.3	18.2	2.5	1.3
	Total	102.8	123.3	128.0	235.5
Rainwater and Reused Water (Condensate Water from Air Conditioning)	TPKA Building	1.0	1.0	2.3	1.5
	TPKD Building	-	4.6	6.8	1.7
	TPKP Parking Garage	-	-	-	1.2
	Total	1.0	5.6	9.1	4.4
Total		103.8	128.9	137.1	239.9

Note:
1. The sources of water withdrawal are tap water and rainwater, which pose no impacts to water sources.
2. Rainwater and reused Water enter the same pipelines. Therefore, the calculation is combined.
3. The real estate space in TPKD and TPKE Buildings are for lease only, and the waste and resource management is under the responsibility of the tenants' operational teams. The disclosure in this report regarding both buildings is also provided by the tenants.
4. The 2021 construction projects within Tpark include TPKE Building, Eco Park Residential Zones A and B as well as TPKP Parking Garage. The 2022 projects include TPKE Building, Eco Park Residential Zones A and B, TPKP Parking Garage and New Century New Vision. The 2023 projects include Eco Park Residential Zone A and TPKP Parking Garage, which has a data collection period from January to July. The 2024 project is Eco Park Residential Zone A.

Waste Management

Waste generated at Tpark is broken down to construction and general waste. Construction waste includes materials such as construction debris and reinforced concrete from construction projects, which are disposed of in accordance with regulatory requirements. Waste avoidance is also implemented with the Green Building Label requirements as guidance. General waste includes domestic and kitchen waste generated by construction and office workers. Efforts to promote waste avoidance and recycling continues at Tpark are ongoing through tenant and employee engagement. The commercial buildings at Tpark are for office purposes only, and no hazardous waste is generated.

Waste Quantity by Construction Project

	2021	2022	2023	2024
Construction Waste (Unit: Cubic Meter)	30,849	20,568	0	0
General Waste (Unit: Metric Ton)	480	599	66	0

Note:
1. Construction waste includes construction debris, bricks or the mixture of reinforced concrete, soil and gravels. The reporting of construction waste has been conducted in accordance with the regulatory and inspection standards from governmental agencies such as the local public works department and filed based on the volume of earthwork measured in cubic meters. General waste includes domestic and kitchen waste generated by construction workers measured by weight in metric tons.
2. The 2021 construction projects within Tpark include TPKE Building, Eco Park Residential Zones A and B as well as TPKP Parking Garage. The 2022 projects include TPKE Building, Eco Park Residential Zones A and B, TPKP Parking Garage and New Century New Vision. The 2023 projects include Eco Park Residential Zone A and TPKP Parking Garage, which has a data collection period from January to July. The 2024 construction project, Residential Zone A of Eco Park, is currently under design modification. No construction activities took place during the reporting year.
3. All waste generated during construction was removed from the construction site and disposed of by qualified waste management companies. The waste materials were sent to legal resource storage and treatment facilities to be temporarily stored, piled, landfilled, transferred, recycled, classified, processed, calcinated or reused.

Quantity and Treatment of General Waste Generated From Operations

Unit: metric ton

		2021	2022	2023	2024
Incinerated	TPKA Building	128	145	171	198
	TPKD Building	75	129	162	174
	TPKE Building	-	-	-	206
	TPKP Parking Garage	-	-	-	4
	Total	203	274	333	582
Recycled	TPKA Building	23	27	24	69
	TPKD Building	14	32	40	166
	TPKE Building	-	-	-	58
	TPKP Parking Garage	-	-	-	0
	Total	37	59	64	293
Total		240	333	397	875

Note:
1. The real estate space in TPKD and TPKE Buildings are for lease only, and the waste and resource management is under the responsibility of the tenants' operational teams. The disclosure in this report regarding both buildings is also provided by the tenants.
2. All construction waste is disposed of from the construction site by qualified waste management companies.

6.2.2 Ecological Conservation

FERD advocates the protection, preservation, restoration and improvement of the natural environment. Its land development projects thus integrate biodiversity as one of the guiding principles. FERD adheres to this principle by adopting design elements such as ecological ponds, landscaping and large green space.

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Recycling and Reuse of Tree Debris

The trees within Tpark require regular pruning and trimming to maintain healthy growth and avoid safety hazards due to decay or collapse. In the past, most of the tree debris was incinerated, which produced carbon emissions and air pollution. To refine its waste disposal, recycling and reuse operations, Tpark is using crushers to convert the debris into wood chips, which can be used as compost or mulches. While lessening environmental burdens and carbon emissions caused by incineration, the approach also replenishes the soil by transforming tree debris into nutrients, achieving environmental sustainability by greening the environment. The major benefits are listed below:

Waste reduction and resource reuse

1. The wood chips are used as compost to improve the soil condition for newly planted shrubs, such as coffee and Aristolochia debilis. The wood chips increase soil organic matter, hence reducing the need for and cost of purchasing organic compost or fertilizers.
2. In addition to being used as compost or fertilizers, the crushed tree debris can also be turned into mulches to cover the flowerbeds and tree planting holes, which reduces the cost of transporting and processing organic waste.

Ecological benefits

1. The approach increases the soil organic matter at Tpark, which boosts plant growth while minimizing the need for irrigation and the use of chemical fertilizers.
2. The approach cuts down the total amount of incinerated refuse and carbon emissions.

Eco Fair at Daan Forest Park

FERD was invited to participate in the 2024 Eco Fair at Daan Forest Park on November 2 to celebrate its 30th anniversary. The event was co-hosted by the Park Management Division of the Department of Public Works under the Taipei City Government and the Friends of Daan Forest Park Foundation. Through a series of programs and the eco-market, the 2024 Eco Fair aimed to call public attention to environmental issues.

FERD also participated by putting the EEWH Green Building Certification into creative use, developing an interactive game using the nine indicators from the certification system to enhance public understanding towards green buildings. FERD also provided a lively display showing butterflies and caterpillars to illustrate how Tpark built a butterfly-friendly environment. A green wall was also installed on site to simulate the effect of office greening and demonstrate the multi-faceted benefits of green buildings. In addition, Tpark prepared reusable cups made of wheat straw fibers as gifts to echo the environmental theme and help the participants adopt a green lifestyle.

Tpark's involvement underpinned the significance of green buildings in ecological conservation and inspired a probe into ways of incorporating sustainable design in one's own environment.

6.2.3 Smart Innovation

Smart innovation is a key driver of corporate growth. Through the use of technology, it ensures operational stability and sustainable development for the long haul by enhancing operational efficiency and resource allocation. FERD has committed tremendous efforts to the development and application of smart innovation, facilitating efficient management, improving the physical environment and enhancing user experience to maintain Tpark's long-term competitiveness and reach the ultimate goal of sustainable operation.

Innovative Intelligent Building Technologies and Applications at Tpark

In 2023, the Tpark development project received the Gold Award from the 16th Intelligent Living Space Design Competition held by the Architecture and Building Research Institute, Ministry of the Interior. The project integrates low-carbon design and intelligent technologies such as the IoT, system integration, BIM and data application, fostering sustainability with green operation and management.

To promote the application of innovative technologies in the architecture and construction disciplines, and to encourage exchanges between field professionals and researchers, the Architecture and Building Research Institute of Ministry of the Interior held the Intelligent Building Innovation and Technology Seminar at Tpark on June 21, 2024. The event kicked off with speeches by Xing-Long Chen, Deputy Director General of the Architectural and Building Research Institute, and Sophia Yiin, Vice President of FERD. FERD followed with a case study featuring Tpark and specifically focused on the development process and technologies involved. The participants also visited TPKP Parking Garage, which incorporated BIM during construction, and learned about its operation. Through peer exchange and site visits, the participants gained insights into the innovative technologies deployed in intelligent buildings, which will spark future innovations.

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Platinum Design Award From 2024 TIBA Performance Award

During the 2024 TIBA Award held by the Taiwan Intelligent Building Association (TIBA), Tpark was honored with the Platinum Design Award, the highest honor in the Performance Award category. TIBA is a pioneer in promoting intelligent buildings in Taiwan. It also co-founded the Asia Pacific Intelligent Green Building Alliance (APIGBA) with several Asian regions. Every two years, TIBA selects and recommends top intelligent building projects and products from Taiwan as contenders for the APIGBA Award the following year.

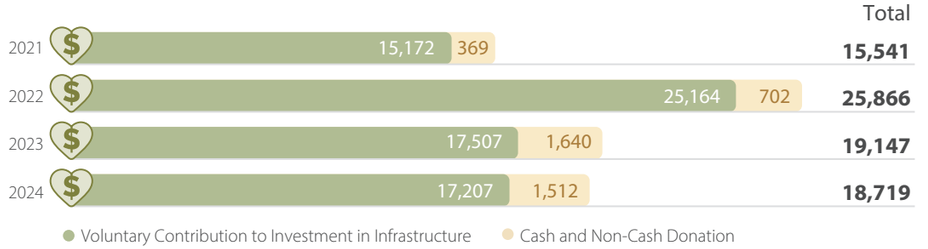
Considerations for the Performance Award category include not only visionary design concepts. The execution of a project along with modifications and improvements are also crucial elements that set the contender apart from fierce competitors. Tpark applied innovative thinking from construction to operation by integrating a management platform that facilitates low-carbon operation with digital technologies. From the building information modeling (BIM) during the construction phase to the facility management and building automation systems during the operation stage, its intelligent management platform integrates functions across systems such as accounting, logistics, administration and supplier management. The platform reduces deficiencies and the time required for layering the drawings and data during construction. It also documents the facility history and provides the digital information needed for the subsequent operation and maintenance, hence creating an intelligent and sustainable building management model with efficiency.

6.2.4 Mutual Prosperity

To FERD, driving community development is its corporate mission. Leveraging its business capabilities and operational strategies, FERD actively involves itself in community engagement and non-profit causes, developing diverse engagement programs to meet the needs of local communities. Among them are the fifth consecutive annual Christmas Charity Market, educational tours for local non-profit organizations and collaborations with the government to promote anti-corruption and sustainability issues. FERD is steering positive changes through its social influence. By joining hands with the communities, FERD is supporting the sustainable development goals and co-creating a brighter future.

Social Engagement Investment

Unit: NT$ thousands



Note:
1. Voluntary contribution to investments in infrastructure in 2024 includes the maintenance of landscaping within Tpark and the roads as well as the operation of the ecological ponds at the north and south parks.
2. The cash and non-cash donation made in 2024 included social engagement (hosting and co-hosting charitable events) and community engagement.

Co-hosting Children's Camp With Taiwan Fund for Children and Families

Taiwan Fund for Children and Families (TFCF) is an international non-profit organization that supports vulnerable children and families. On July 14, 2024, the New Taipei Branch of TFCF held a one-day children's camp, taking approximately 50 children in foster care to explore the outdoor environment and green buildings at Tpark, and getting them acquainted with ecological conservation and its significance. Tpark provided illustrated guide maps and learning sheets especially prepared for these children. They observed and interacted with the plants and animals, such as aquatic plants and common moorhens. They also learned to shield pomelos with protection bags. As they engaged in these activities, the knowledge of environmental and ecological preservation was taking root. Tpark also showed these children the industrial chimney from the former textile factory, a remnant from the past that gave them a preliminary understanding of industrial and economic development as well as the connection between environmental sustainability and human activities.

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2024 Tpark Christmas Charity Market– Tpark Healing Clinic

FERD held the 2024 Tpark Christmas Charity Market on December 19. With “healing” as the theme, FERD arranged a series of heartwarming activities and interactive programs designed to help those who work at Tpark to take a moment out of their busy schedule, experience the healing energy and share it with others.

The 2024 charity market was held in partnership with Synology Inc., a company stationed at Tpark. The market also attracted ten charity booths. Those who met the spending threshold at these booths were treated with their own caricature or a tarot reading. The art and soulful guidance brought a healing atmosphere to Tpark and put a smile on peoples’ faces. They also supported the charity booths financially by encouraging participation and spending for a good cause, contributing collectively to charity.

Taiwan Dr. Dog was also invited to the event, and the organization sent the adorable and well-trained Dr. Dog to volunteer healing services, inspiring and comforting the “patients” through companionship and therapy.

The 2024 Christmas Charity Market set a record in revenue growth, which soared by 64% compared with 2023. The turnout is attributed to Tpark’s enduring commitment for the charity booths, which have also boosted the sustainability growth of charitable organizations.

Promoting the New Taipei City Enterprise Service Integrity Platform at Tpark

Tpark assisted the New Taipei City Government and the Agency Against Corruption, Ministry of Justice during the New Taipei Smart City Enterprise Service Integrity Platform Forum held on July 18, 2024 to discuss corporate integrity and sustainability. The forum was an opportunity for exchange, which strengthened partnerships between the public and private sectors to help corporations further enhance ethical governance, regulatory compliance and sustainable management. The forum drew over 200 participants, who worked collectively towards building a healthy, ethical and sustainable investment and corporate community in Taiwan.

During the event, New Taipei City Mayor You-yi Hou emphasized the importance of integrity and ethical governance, and gave an overview of the New Taipei Smart City Enterprise Service Integrity Platform. He also acknowledged the long-term efforts that FERD has invested in New Taipei City. Tpark has been chosen by many major global corporations as their base, making it a driving force of economic development. After the forum, Mayor Hou visited Tpark, where Vice President Sophia Yiin of FERD introduced the low-carbon and sustainable features as well as smart technologies incorporated at the development, demonstrating the determination to internationalize and reach net-zero.

Li-Chi Chen, General Counsel of FENC was invited to the forum to share his field experience in corporate compliance and governance. Also among the attendees were Chung-Shu Wu, Chairman of Taiwan Institute of Economic Research, who discussed corporate ESG and sustainable development, and Yesin Chen, Director of Yesin Law Firm, who spoke on corporate ethical management. In addition, officials from the New Taipei City Government shared policy directions on net-zero transformation and carbon emission management, as well as resource integration strategies at New Taipei City. Participants across a wide range of disciplines gathered at Tpark, working together towards corporate integrity and sustainable development.