



SUSTAINABILITY REPORT 2024

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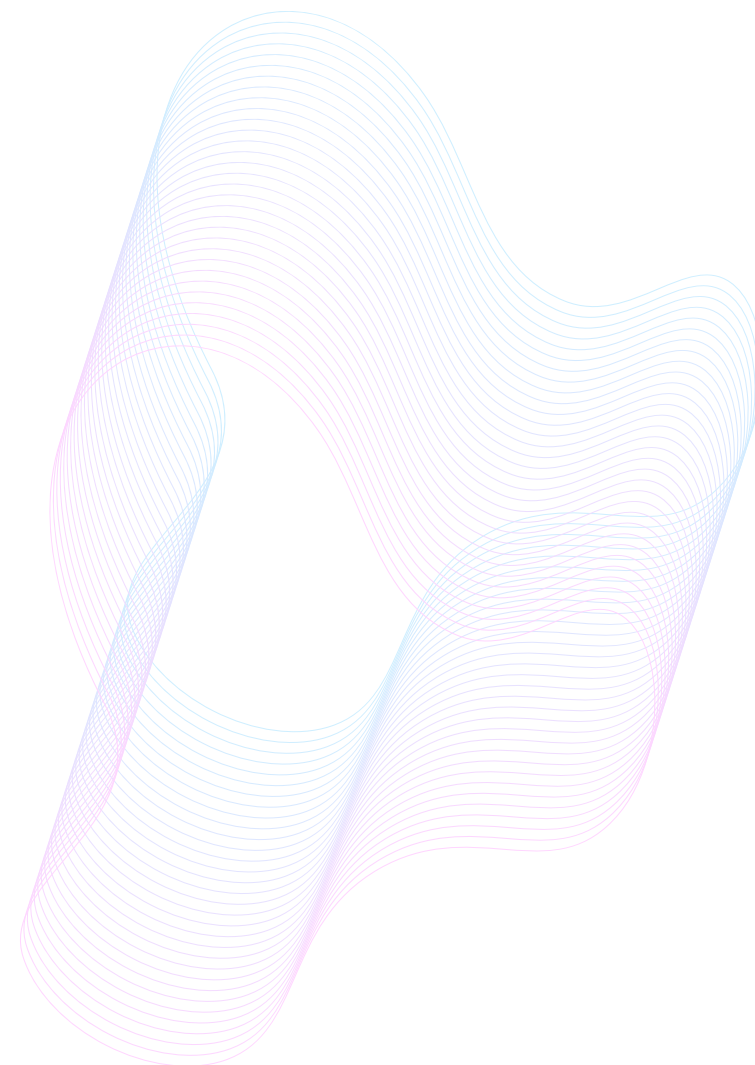
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About This Report

This report is the third sustainability report issued by Sweeten Real Estate Development Co. (hereinafter referred to as Sweeten Real Estate Development), outlining its practical actions and ongoing efforts across the three dimensions of environmental, social, and governance (ESG). Sweeten Real Estate Development values dialogue with stakeholders. Through this report, the Company presents the progress of its sustainability development over the past year, responds to concerns from various parties, and continues to enhance management mechanisms and information transparency. Building on a foundation of sound operations, the Company strives to create long-term value for all stakeholders.

Report Boundary

The information disclosed in this report covers the period from January 1, 2024 to December 31, 2024 and includes concerns raised by various stakeholders as well as the Company's performance in governance, environmental sustainability and social commitments. The report boundary is set to focus on Sweeten Real Estate Development and does not include operating data from subsidiaries. If any content spans operational activities across different years or regions, it will be explained separately within the text of this report. The financial data aligns with the Company's parent company-only financial statements. During 2024, Sweeten Real Estate Development did not experience any significant changes in size, structure, ownership, or supply chain. Any reorganization of information within the topics of this report will be noted in the corresponding sections.



Report Writing Principles

This report is structured according to the Global Reporting Initiative (GRI) Sustainability Reporting Standards 2021 (GRI Universal Standards 2021) and complies with the Taiwan Stock Exchange's regulations on "Preparation and Filing of Sustainability Reports by TWSE Listed Companies." An index of the GRI standards is provided in the appendix to this report for the reference of stakeholders.

Information Quality of the Report

The data and information in this report are collected and organized by colleagues from various departments. After a preliminary review by department heads, the information is submitted to the Report Working Task Force for further review. In addition, we have engaged an external team of professional consultants to provide recommendations for revisions. Once all data and information is confirmed to be complete and accurate, it is reviewed at various levels by department heads and ultimately approved for publication by the Chairman.

Report Publication Date

An ESG sustainability report is released annually, and the complete electronic version of the report can be downloaded from Sweeten Real Estate Development's website.

Sweeten Real Estate Development Website:
<https://www.sweeten.com.tw/>

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Contact Details

Company Address: 3F, No. 201, Sec. 2, Wenxin Rd., Xitun Dist., Taichung City

ESG section:
<https://www.sweeten.com.tw/interested-parties>

Contact Person: Yeh Hui-Ling
Contact person's email: sweeten@sweeten.com.tw
Tel: 04-22595777 ext. 1107

Message from the Chairman

Entering its 38th year, Sweeten Real Estate Development upholds the core spirit of “mother nature & human being,” adhering to the founding belief of “things are constructed to be great.” The Company continues to cultivate its presence in central Taiwan while steadily expanding into northern regions. We believe that only by building dreams with professionalism and creating homes with dedication can we deliver a sustainable performance that is steady, sincere, and aligned with the future amid the evolving dynamics of the times and the market. Looking back on 2024, in the face of intensifying global climate change as well as rapidly evolving building regulations and market demands, we demonstrated proactive responses and innovative actions across five key dimensions: construction quality, green practices, financial stability, social care, and governance resilience.

Grounded in Architectural Expertise, We Deliver Outstanding Quality to Meet Society’s Expectations.

In 2024, the “Sweeten Grand Garden” project received five honors at the Taiwan Real Estate Excellence Awards, including the Comprehensive Achievement Excellence Award, the Gold Award, and three Excellence Awards. The project was highly recognized by professionals for its planning and design, construction quality, environmental and cultural integration, as well as management and maintenance. This project not only represents the continuation of Sweeten’s architectural excellence but also embodies our commitment to realizing and deepening the values of architectural professionalism and the spirit of community sustainability.

In addition, the “Sweeten Tian Yue” community in Taichung was honored with the 2023-2024 Taichung Nice Living Place Award Biennial Prize, recognizing its innovation and execution in resident co-governance, vertical greening, ecological gardens, and urban farming. The project has become a model of new residential community governance, reflecting Sweeten Real Estate Development’s dedication and commitment to creating living spaces where people and nature coexist in harmony.

With Green Thinking at the Core, We Strengthen the Sustainable Value of Architecture and Our Commitment to the Environment.

The Company continues to promote building transformation through the nine major strategies of green building design, advancing energy conservation and carbon reduction, resource circulation, and healthy environments in parallel. In 2024, “Sweeten Grand Garden” officially obtained the Green Building Label. The project achieved a green coverage area of 2,582.3 square meters, with a greening ratio of 51.08%, and a total carbon sequestration from vegetation amounting to 2,025,871 kilograms—significantly surpassing the statutory benchmark.

In the same year, the “KING’ S ROAD” project also received a Candidate Green Building Certificate, with a carbon sequestration of 2,232,544 kilograms. Upon completion, the project will apply for the official certification, aiming to establish a model of low-carbon architecture in Taichung. We recognize that in the face of the national goal of achieving net-zero emissions by 2050, the role of building developers extends beyond construction—they are environmental advocates and lifestyle leaders.

Rooted in Sound Management, We Continuously Create Shared Economic and Social Value

In terms of operations, Sweeten Real Estate Development achieved a revenue of NT\$2.787 billion in 2024, primarily driven by the completion and recognition of “Sweeten Grand Glory” and “Sweeten Grand Uran – Villa” projects, along with stable rental income from its real estate portfolio. Despite market fluctuations,

Sweeten remains committed to both quality and regulatory compliance, strengthening employee compliance training and on-site construction management, demonstrating resilience to risks and the results of stable operations.

We regularly review management objectives and strategies, implement digital marketing and business analytics tools to support project promotion and product adjustments, and utilize mid- to long-term budgeting mechanisms to ensure interdepartmental alignment and effective resource utilization.

Guided by Sound Governance, We Strengthen Transparent Systems and Sustainable Decision-Making Capabilities

In the current year, the self-assessment scores of the Board of Directors, the Audit Committee, and the Remuneration Committee all exceeded 94 points, demonstrating the maturity and robustness of the Company’ s governance framework. In 2024, directors and governance executives completed a total of 102 hours of continuing education. The courses not only enhanced professional knowledge but also covered topics such as climate change, carbon trading mechanisms, and risks associated with generative AI. This represents not only an accumulation of knowledge but also a preparation for action in facing future corporate transformation challenges.

At the same time, the Company had no legal violations or penalties, reflecting Sweeten’ s commitment to regulatory compliance and integrity, and its integration of good governance into corporate culture.

Guided by a Commitment to Social Care, We Cultivate a Foundation for Community Well-Being and the Sustainability of Culture.

We firmly believe that the value of a company lies in responding to societal expectations and the needs of local communities. In 2024, Sweeten Real Estate Development contributed to 17 public welfare initiatives, with a total donation amount of NT\$2.487 million, covering areas such as education, arts and culture, child care, and community activities. Beneficiaries included events such as the “Children’s Book House Charity Run,” the “Run for Our Planet,” and the “105th Anniversary of National Chung Hsing University,” demonstrating the Company’s commitment to connecting with the community and promoting health and cultural participation.

Under the Sweeten Education and Culture Foundation, “THE 201 ART Sweeten Architecture, Culture, and Art Center” continues to curate interdisciplinary exhibitions, strengthening the dialogue between architecture, art, and local culture, supporting the development of mid-career artists, and extending the Company’s mission in environmental and cultural aesthetics.

Guided by a People-Centered Philosophy, We Create a Diverse, Inclusive, and Sustainable Workplace.

Sweeten places great importance on employee career development and harmonious labor-management relations. In 2024, 37 employees received promotions, representing a promotion rate of 64.9%. Four labor-management meetings and six employee welfare committee sessions were held to strengthen communication and participation mechanisms. In addition, the Company has established a human rights policy, as well as sexual harassment prevention and grievance mechanisms. In 2024, no cases were reported, reflecting the effectiveness of our efforts in fostering a friendly workplace and gender equality.

We have also integrated net-zero transformation into our operational mindset, initiating the application of BIM (Building Information Modeling) and enhancing building energy efficiency. Whether by implementing sprinkler cooling systems at business sites or introducing renewable energy and energy-saving facilities in community planning, these measures lay the foundation for future smart buildings and climate-resilient development.

On the Path Forward, We Move from “Architecture” Toward “Sustainability.”

Architecture is not merely a combination of structures; it is also a response to life, and to the relationship between people and the land. Sweeten Real Estate Development believes that the value of a “home” lies in fulfilling a “life,” while the value of a company lies in creating diverse and sustainable possibilities. Looking ahead, we will continue to integrate green building, smart building, sustainable governance, and net-zero transformation initiatives, connecting cities, communities, the environment, and culture to create urban landscapes that are more resilient and human-centered.

We thank all stakeholders who have placed their trust and support in us. Sweeten Real Estate Development will continue to respond to this commitment with professionalism and dedication, steadily advancing toward a sustainable future of shared prosperity.

Chairman

柯興樹

Awards and Recognition

Sweeten Grand Garden wins multiple honors at the 2024 National Real Estate Excellence Awards, showcasing comprehensive architectural achievements

Guided by the philosophy of “mother nature & human being,” Sweeten Real Estate Development balances quality, safety, aesthetics, and sustainability throughout the building development process. The Company continuously enhances planning, design, and construction management by incorporating the highest building standards, contemporary aesthetics, and international expectations for environmental sustainability and net-zero carbon reduction, creating high-value, livable environments. In 2024, the "Sweeten Grand Garden" project participated in the Taiwan Real Estate Excellence Awards and received the Comprehensive Achievement Excellence Award, three Excellence Awards, and one Gold Award, recognizing achievements across planning and design, construction quality, and environmental and cultural aspects.



Top right: Group photo of the award-winning units.

Bottom left (1): Sweeten Real Estate Development's General Manager Lin Bing-Shen delivers a speech.

Bottom left (2): Photo of Vice President Bi-khim Hsiao and General Manager Lin Bing-Shen.



Comprehensive Achievement Excellence Award:

Sweeten Real Estate Development Co., Ltd. Sweeten Grand Garden Housing Category

Awards Category:

- Excellence Awards The Best Planning & Design Sweeten Real Estate Development Co., Ltd. Housing Category
- Excellence Awards The Best Construction Quality Sweeten Real Estate Development Co., Ltd. Housing Category
- Excellence Awards The Best Environment & Culture Sweeten Real Estate Development Co., Ltd. Community Building Spaces Category
- Gold Awards The Best Management & Maintenance Sweeten Real Estate Development Co., Ltd. Housing Category

Sweeten Tian Yue Awarded the 2024 Taichung Nice Living Place Award Biennial Prize

The Sweeten Tian Yue was awarded the 2023-2024 Taichung Nice Living Place Award - “Outstanding Award in the Emerging Community Group” and the “Community Operation Promotion Award,” demonstrating excellence in autonomous community planning and sustainable development. The Sweeten Tian Yue has introduced vertical greening and energy-saving designs, while the management committee and residents jointly promote eco-garden and urban farming projects to create a living environment in harmony with nature.



SDGs

Sweeten Real Estate Development leverages its core business strengths and social responsibility to actively respond to the SDGs. From the age-friendly care and social housing planning in the Xinyi Erfu A1 Project (SDG 3, 11), to the promotion of smart building and green building technology innovations (SDG 9, 13), and the adoption of construction material waste reduction and energy-saving designs (SDG 12), the Company demonstrates concrete actions in integrating sustainability into its core business. The Company also advances education through its cultural and educational foundation (SDG 4), implements human rights policies and workplace safety (SDG 5, 8), strengthens compliance governance and integrity management (SDG 16), and collaborates with communities and public sectors to promote urban renewal (SDG 17), continuously moving toward the development goals of inclusive, safe, and low-carbon cities.

SDG 3 Good Health and Well-being



- Sweeten Real Estate Development established an elderly day care center and a residential long-term care facility in the Xinyi Erfu A1 Project, realizing senior care space planning.
- Daily toolbox meetings and hazard communications are conducted at construction sites to strengthen safety education for high-risk operations and enhance health risk management.

SDG 5 Gender Equality



- Female members continue to participate on the Company's Board of Directors, and the Company has established gender-friendly policies, such as parental leave and unpaid leave arrangements, to support employees in balancing work and family life.
- Internal policies explicitly prohibit gender discrimination and workplace harassment, and, in alignment with the Human Rights Policy, promote gender equality and a safe working environment.

SDG 4 Quality Education



- Through the Sweeten Culture and Education Foundation, promote urban architectural aesthetics and public art education to enhance social spaces and cultural cultivation.

SDG 6 Clean Water and Sanitation



- The project incorporates rainwater infiltration design and on-site water retention features to enhance groundwater recharge and reduce surface runoff.
- Water-saving devices and wastewater treatment designs are implemented to improve water use efficiency and enhance the quality of living environment hygiene.

SDG 7 Affordable and Clean Energy



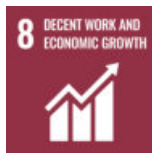
- Multiple projects have implemented solar energy systems to power common area lighting, reducing reliance on public electricity and increasing the use of renewable energy.
- Energy efficiency is enhanced through the use of LED lighting and variable frequency equipment, while common area air conditioning systems are integrated with automatic controls to reduce energy waste.

SDG 9 Industry, Innovation and Infrastructure



- Integrate BIM design and VDC simulation are implemented to enhance building information transparency and construction accuracy.
- The case has obtained certifications for green building, smart building, and performance building, embodying the principles of intelligent, high-performance, and sustainable construction.
- SA-grade couplers, high-strength rebar, and staggered splicing methods are applied to enhance seismic performance of the structural system.
- The construction sites implement OPEN SPACE and Streetscape systems for schedule and quality management, enhancing on-site control efficiency.

SDG 8 Decent Work and Economic Growth



- The Company continuously implements operational safety management in accordance with occupational health and safety regulations, and, through high-risk work notifications, on-site inspections, and training programs, strives to create zero-incident construction sites.
- A Human Rights Policy and labor-management communication platform have been established to safeguard employees' freedom of association and fundamental labor rights.

SDG 11 Sustainable Cities and Communities



- Multiple projects adopt low building coverage and base greening designs, incorporating rooftop gardens, sky gardens, and green walls to provide shading, carbon sequestration, and habitats, thereby enhancing urban green coverage.
- Multi-functional shared spaces, such as community lobbies, fitness activity areas, and accessible pathways, are planned to strengthen residents' social interaction and neighborhood connections.

SDG 12 Responsible Consumption and Production



- Energy-efficient and green building materials, lightweight construction designs, and recycled resources are adopted to reduce building resource consumption.
- Construction sites implement building waste segregation and reduction measures to strengthen circular economy practices.

SDG 13 Climate Action



- Energy-efficient insulation designs and passive energy-saving strategies are adopted to effectively reduce building carbon emissions.
- Building facades integrate recessed balconies, double-layer shading, and vegetated walls to mitigate the urban heat island effect.

SDG 16 Peace, Justice, and Strong Institutions



- An Ethical Corporate Management Best Practice Principles and whistle-blowing system have been established, with dedicated reporting channels and grievance procedures, to uphold a culture of organizational integrity.
- The Board of Directors has a well-established governance structure, including a Compensation Committee and an Audit Committee, and conducts regular performance evaluations and professional development.

SDG 17 Partnerships



- The Company participates in urban renewal, publicly-led redevelopment, and youth social housing projects, collaborating with government agencies and local communities.
- Through public welfare activities and its educational foundation, the Company establishes long-term partnerships with various social welfare, cultural, and educational organizations.

Stakeholder Communication and Material Topic Analysis

Stakeholder Identification and Communication Channels

Sweeten Real Estate Development recognizes that stakeholders' opinions and expectations are a key driver for advancing corporate sustainable operation. Through diverse communication channels, we actively listen to and respond to stakeholder voices, incorporating their input into organizational decision-making and strategic adjustments, serving as a foundation for strengthening operational resilience and sustainability initiatives.

To gain a comprehensive understanding of Sweeten Real Estate Development's stakeholders, we invited representatives from each department to identify groups that interact with, influence, depend on, or have responsibilities to the Company. We also consulted best practices from industry leaders to ensure a comprehensive approach. The Company complies to the GRI Standards and the AA1000SES Stakeholder Engagement Standard. Using five assessment factors—dependence, responsibility, influence, diverse perspectives, and tension—the Company conducted discussions and selection processes to identify six key stakeholder groups: Shareholders/investors, government agencies, clients, employees, suppliers/contractors, and community residents are engaged through targeted communication approaches and response measures, continuously strengthening trust and collaboration with all stakeholders toward a sustainable future.

Stakeholder	Importance to the Company	Issues	Communication Channels/Frequency	2024 Communication Effectiveness
Customer	Customers are the Company's primary source of revenue. The Company considers quality and customer service to be its highest commitment to its customers. Maintaining a high level of customer satisfaction will help the Company continue to gain customer recognition.	<ul style="list-style-type: none"> Corporate governance Legal compliance Operating performance Customer privacy Customer service and satisfaction 	<ul style="list-style-type: none"> Toll-free customer service hotline, email, messaging software/ad-hoc Sweeten Nice Family APP/Ad-hoc Repair questionnaire/Annual Community circuit repair/Ad-hoc Community events/Ad-hoc 	<ul style="list-style-type: none"> Customer Handover Satisfaction: Satisfied - Very Satisfied reaches 80% Maintenance Satisfaction: Satisfied - Very Satisfied reaches 94%
Shareholders /Investors	Shareholders are the Company's investors. The Company should protect the rights of shareholders and treat all shareholders fairly, ensuring that shareholders have the right to be fully informed about, to participate in, and to decide on important company matters.	<ul style="list-style-type: none"> Operating performance Corporate governance Risk management Legal compliance Integrity management 	<ul style="list-style-type: none"> Shareholders' meeting/Annual Board of Directors/Quarterly Earnings conference call/Annual Annual report/Annual Telephone, fax, email/Ad-hoc Company website/Ad-hoc 	<ul style="list-style-type: none"> An annual shareholders' meeting is held each year to report on the Company's operational performance in the previous year, with disclosures published on the Market Observation Post System and the company website. Annual investor briefings are held each year to present the Company's operational performance and future outlook. Quarterly financial reports, audited by CPAs, are disclosed each quarter and published on the Market Observation Post System and the Company website. Monthly revenue figures are disclosed on the Market Observation Post System.

Stakeholder	Importance to the Company	Issues	Communication Channels/Frequency	2024 Communication Effectiveness
Government agencies	Government agencies oversee and audit companies' compliance practices with various regulations.	<ul style="list-style-type: none"> Corporate governance Occupational health and safety Legal compliance Energy management Greenhouse gas emissions reduction 	<ul style="list-style-type: none"> ICorrespondence/Ad-hoc IPublic hearings, review meetings, and informational briefings/Ad-hoc IIn-Person visits/Ad-hoc Telephone, email/Ad-hoc 	<ul style="list-style-type: none"> Actively participating in public hearings, review meetings, and informational briefings. The Company participates in seminars on building materials and construction methods organized by public associations, monitoring material-related regulations to ensure that materials used in projects comply with standards.
Suppliers /Contractors	The Company maintains long-term, positive relationships with its suppliers. The Company's products and services rely on numerous suppliers to provide raw materials and technology in a stable manner. In addition, the Company uses its influence in the industry to work with suppliers to reduce environmental pollution and incidents of labor rights violations.	<ul style="list-style-type: none"> Operating performance Risk management Occupational health and safety Sustainable supply chain 	<ul style="list-style-type: none"> In-Person visits/Ad-hoc Telephone, fax, email, meetings/Ad-hoc Supplier evaluation and interviews/Ad-hoc Ongoing communication/Regular, ad-hoc 	<ul style="list-style-type: none"> Supplier evaluations conducted more than 50 times. Suppliers are evaluated on project sites, and those receiving low scores are provided with support and guidance for improvement; suppliers failing to meet requirements thereafter will no longer be engaged.
Employee	Employees are the indispensable foundation of the Company's operations. The Company is committed to providing a working environment that is conducive to the physical and mental well-being of its employees, as well as their diverse development, allowing them to work without worry.	<ul style="list-style-type: none"> Integrity management Operating performance Compensation and benefits Labor relations Occupational safety 	<ul style="list-style-type: none"> Email/Ad-hoc Internal network information system announcements/Ad-hoc Management meeting/Weekly Business review meeting/Monthly Labor-management meeting/Quarterly Welfare committee/Quarterly Performance evaluation/Regular 	<ul style="list-style-type: none"> Hold 4 labor-management meetings and 6 Employee Welfare Committee meetings.
Community residents	The Company fosters positive relationships with the local communities where it operates and actively makes social contributions.	<ul style="list-style-type: none"> Community relationship management Social welfare 	<ul style="list-style-type: none"> In-Person visits/Ad-hoc Telephone communication/Ad-hoc 	<ul style="list-style-type: none"> A total of 17 charitable projects were supported, with a combined donation amount of NT\$2.487 million.

Management of Material Topics

Sustainable business practices are one of the long-term goals pursued by the Company and serve as a driving force for growth. Effective communication and interaction with stakeholders contribute to sustainable development. Therefore, the Company listens to the ideas of employees, customers, suppliers, and shareholders while also paying attention to current social and environmental issues. Important sustainability challenges are identified, and goals and strategies are formulated to implement improvement plans that address stakeholder needs. The Company actively fulfills corporate social responsibility and collaborates to pursue a sustainable future. The Company follows the GRI and AA1000 SES stakeholder engagement standards to establish a systematic process for managing material sustainability issues and targets.

Evaluation Process

Step 1: Identification and Gathering

❖ Identify Stakeholders

This report identifies six key stakeholders - shareholders/investors, government, customers, employees, suppliers/contractors, and community members - based on the five principles of the AA1000 SES Stakeholder Engagement Standard: dependency, accountability, influence, tension, and diverse perspectives.

❖ Gathering Sustainability Issues

Based on the GRI standards, the United Nations Sustainable Development Goals (SDGs), internal development goals, and industry-specific issues, the Company identified potential internal and external factors that could impact the Company's sustainable operations. Through a questionnaire, internal experts provided feedback that allowed us to consider the issues of concern to stakeholders and the associated impacts and benefits to the Company. Finally, the Company compiled a list of sustainability issues of concern to our stakeholders.

Step 2: Analysis of the Materiality of Sustainability Issues

❖ Analysis of Operational Impact

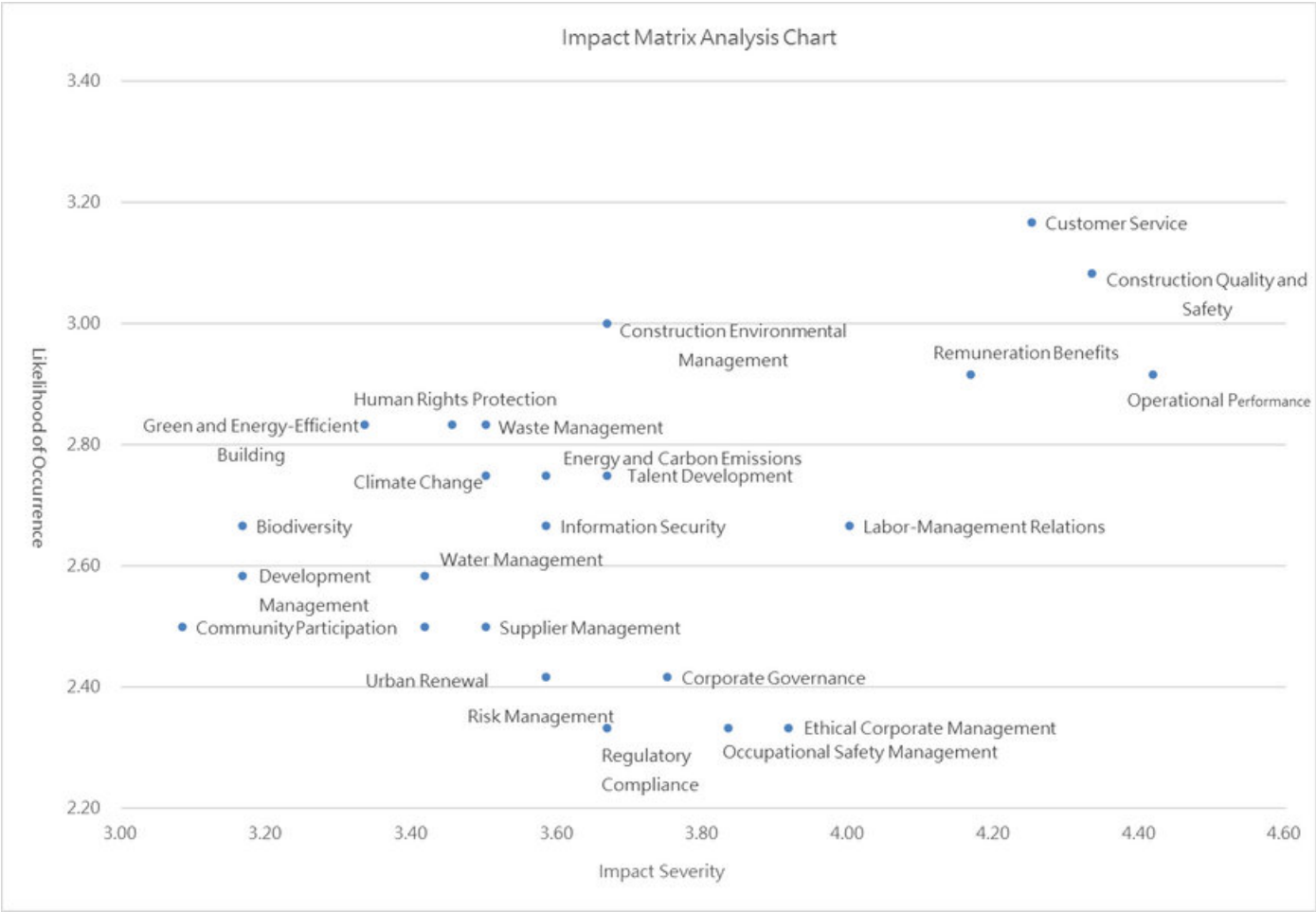
The ESG Sustainability Report Preparation Task Force will consolidate the sustainability issues raised by all stakeholders into a "Sustainability Issue Impact Assessment Table." This table includes 24 sustainability issues, each analyzed by external consultant experts regarding their potential positive, negative, actual, and potential impacts on the environment, economy, and people (including human rights). Internal department heads are required to review and understand the impact analysis for each issue. They will then assess the "impact level" and "likelihood of occurrence" for both the positive and negative impacts of each issue and assign ratings accordingly. The total score for each major issue will be calculated by adding the scores for positive and negative impacts, with each score determined by multiplying the "impact level" by the "likelihood of occurrence" and then summing the results.

Step 3: Confirmation of Material Topics

❖ Decision to Disclose Material Matters

Based on the severity of their impact, the ESG Sustainability Report Preparation Task Force, in consultation with senior management, has identified 4 material issues for the year 2024. Sweeten Real Estate Development has identified these four material topics as key issues for stakeholder communication in this report. For each topic, the company will disclose specific actions, including management policies and annual performance, to address the needs and expectations of all stakeholders.

Materiality Matrix Chart



Management Guidelines of Material Topics

Policies, commitments, goals, management, and evaluation mechanisms

Material topics	Policy/Commitments	Core objectives	Performance outcome	Action plan	2025 goals	Medium to long term goals
Operating performance	Sweeten Real Estate Development, guided by a service philosophy of "professionalism and dedication" and a business principle of "things are constructed to be great," delivers high-quality construction products and comprehensive after-sales service in the Taichung and Greater Taipei areas The Company leverages its diverse business experience and utilizes digital marketing tools to precisely target customers and continuously promote its brand to build brand strength. In product planning and design, Sweeten Real Estate Development invests in research and development resources, utilizes an international team, and strives for innovation and rapid response to market demands. This enables us to continuously create high-value-added products and strengthen our brand image as the first choice for customers.	<ol style="list-style-type: none"> With the spirit of the professionalism and dedicated services in sustainable, we provide the most premium and all-rounded services, fulfilling the management philosophy "things are constructed to be great" in the Company's high-quality building products and after-sale services. Integrate the experience of various business formats, take root in the metropolitan areas of Taichung and greater Taipei, lead the market with product strength, master digital marketing tools, accurately talk to target customers, and accumulate brand strength through continuous promotion. The Company will integrate multiple business types and build prestigious brand image in the market, and incorporate relevant experiences businesses of residential community projects. It will also propose differentiated development plans and products featuring aesthetics, lifestyle, and sustainability, based on market conditions, environmental characteristics and customer needs, by integrating the resources in the industry. We establish a significant brand image in the field of high-end custom residential communities. The Company will keep abreast of the housing market and lead the prevailing trend with product capability in response to market changes. Ensure the operating results with accurate product positioning and marketing strategy. Taking into account capital, human resources and cash flow efficiency, the Company focuses on investing in medium to large projects. This strategy aims to achieve zero inventory, control costs, increase the equity ratio, strengthen the financial structure, and continuously generate profits for shareholders. 	The Company's 2024 operating revenue was approximately NT\$2.787 billion, which was generated from the completion of the "Sweeten Grand Glory" and "Sweeten Grand Uran – Villa" project, the "Sweeten Plaza" commercial building and the rental income from the "Huan Hotel & Residence" property.	<ol style="list-style-type: none"> Perform a thorough evaluation of development projects, develop a comprehensive analysis of investment returns and pricing, and enhance internal management to minimize raw material expenses. Thoroughly review contracts and advertising content in compliance with legal provisions to safeguard consumer rights and interests. Improve employee training to ensure that employees are familiar with relevant regulations and to prevent operational errors. In accordance with the principle of integrity, our objective is to enhance the control and management of housing design and construction quality. We strongly emphasize the importance of construction quality and closely monitor the progress of delivery to prevent any potential housing disputes. 	The projects, such as "ONE 33" and "Sweeten The Fortune", expected to be completed in 2025, will be recorded according to the sales progress and property transfer time.	<p>Medium term goals:</p> <p>Currently under construction are projects such as "ONE 33," "KING'S ROAD," "Sweeten The Fortune," "Grand Urban - Jindian Villa" and others, with an estimated total sales value of approximately NT\$19.1 billion.</p> <p>Long term goals:</p> <p>Taichung Area: Plans to launch the "MRL," "Nantun Yongfeng Section Project," and the "288 land parcel in Beitun Renping Section" are expected to generate total sales of approximately NT\$12 billion.</p> <p>Taipei Area: The total sales amount for the Xinyi District Urban Renewal Project of Children's A1 Welfare Base is approximately NT\$7.1 billion.</p>

Material topics	Policy/Commitments	Core objectives	Performance outcome	Action plan	2025 goals	Medium to long term goals
Customer service	Mother Nature & Human Being, Probity & Purity, Perfectionism, Sustainable Operation.	1.To provide customers with better and higher quality services, realizing the ideal of "things are constructed to be great." 2.Customer satisfaction is measured to determine whether customers are satisfied with the Company's products and services.	1.Customer Handover Satisfaction: Satisfied - Very Satisfied reaches 80%. 2.Maintenance Satisfaction Survey: Satisfied - Very Satisfied reaches 94%.	1.The Company provides comprehensive pre-delivery services, including payment reminders, pre-sale customization changes, and construction inspections with comprehensive third-party testing to ensure the quality of the homes. 2.The Community Circuit Repair Service addresses equipment issues that are beyond their warranty period, thereby enhancing residents' living comfort. 3.Sweeten Nice Family APP provides functions for reporting repairs, events and group purchases, while ensuring the security and privacy of personal data.	1.Proactively analyze the latest regulations and ensure compliance to provide customer service. 2.Maintenance Satisfaction Survey: Satisfied - Very Satisfied reaches over 93%.	Medium term goals: 1. Complying to international standards to ensure high-quality customer service. 2. The Company has built a strong reputation, resulting in customer referrals and an average maintenance service satisfaction rate of over 93%. Long term goals: The Company has built a strong reputation, resulting in customer referrals and an average maintenance service satisfaction rate of over 94%.
Building Quality and Safety	Positive: Implement strict construction quality management and control to ensure that building structural safety, seismic resistance, fire protection, environmental performance, and comfort all comply with relevant regulations and standards. An annual supplier evaluation process is conducted, involving rigorous screening, audits, and guidance. Resources are shared to collaboratively improve sustainability performance with suppliers. All supplier contract contents will include corporate social responsibility clauses. Negative: Failure to properly manage construction quality and supplier evaluations may lead to product safety risks and increased remediation costs, thereby affecting the Company's reputation and financial performance.	1. Replicate successful experiences based on standardized design principles to enhance product quality. 2. Implement communication and three-level quality control management during pre-construction, construction, and post-construction meetings. 3. The Company ensures product quality control and enhances customer satisfaction, thereby improving the Company's image and performance, by providing three major product warranties: 15 years for structural safety, 3 years for waterproofing, and 1 year for renovation materials and equipment.	1. Zero major product safety-related incidents. 2. The Sweeten Grand Garden project received the Taiwan Real Estate Excellence Awards (Best Construction Quality, Best Planning & Design, Best Management & Maintenance, and Best Environment & Culture.)	1. Conduct regular audits of major suppliers. 2. Annual growth rate of the green procurement amount increased. 3. Establish a construction supplier evaluation form. 4. Promote the engineering quality management procedures. 5. Conduct monthly inspections of construction quality and occupational health and safety at each construction site.	1. Maintain zero major product safety-related incidents. 2. Ongoing inspections of construction quality and occupational health and safety are conducted on a case-by-case basis. 3. 1 completed project participated in the Construction Quality Award.	1. Maintain zero major product safety-related incidents. 2. Ongoing inspections of construction quality and occupational health and safety are conducted on a case-by-case basis. 3. At least 1 completed project participated in the Construction Quality Award annually.
Compensation and benefits	Employees are the foundation of any business organization and represent the Company's most valuable asset. Recognizing the importance of the partnership between employees and the Company, the Company shares its operating profits and performance with its colleagues, thus achieving the concept of mutual growth and sustainable development. To safeguard employee rights and promote labor-management harmony, regular labor-management meetings are held to establish effective communication mechanisms and achieve harmonious labor-management relations.	1. Establish a human rights policy. 2. Motivate talent retention, evaluate employee promotions, and manage employee travel. 3. Labor-management meetings: 4 times/year; Employee Welfare Committee meetings: 6 times/year. Sexual Harassment Cases: 0.	1. A human rights agreement is in place and all new employees are required to sign an internal confidentiality agreement regarding material information. 2. Following an evaluation, 37 colleagues were promoted in March 2024, representing a promotion rate of 64.9%. 3. The labor-management meetings for the year 2024 were successfully held in January, April, July and October. 4. The Employee Welfare Committee meetings for the year 2024 were successfully held in January, March, July, September, November, and December.	1. Based on internationally recognized principles of human rights protection, the Company has formulated its Human Rights Policy. 2. Employee promotions are evaluated in the first quarter based on factors such as peer performance and market competition. 3. Plan for overseas travel in the fourth quarter. 4. Hold labor-management meetings and Employee Welfare Committee meetings.	1. In response to market conditions and competition for talent, the Company actively evaluating the possibility of adjusting employee salaries. Our goal is to exceed the rate of increase for government salaries. 2. Hold at least one labor-management meeting and one Employee Welfare Committee meeting each quarter.	Medium term goals: 1. Strengthen the link between employee compensation and benefits and individual, departmental, and organizational performance to achieve the goal of talent retention. 2. Continually promote employee benefits. Long term goals: Develop remuneration and benefits policies that outperform the market and evaluate the integration of ESG performance metrics.

1

Integrity Transparency Responsible Governance

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1. Integrity Transparency Responsible Governance

1.1 Organizational Overview

Since its establishment, Sweeten Real Estate Development has been dedicated to creating livable, safe, and high-quality residential spaces. Adhering to the core philosophy of "things are constructed to be great," the Company regards construction as a long-term endeavor that serves life and responds to societal needs. Building on a long-term foundation in residential development, Sweeten Real Estate Development's business has expanded to encompass commercial real estate, industrial park development, urban renewal, and land consolidation, continuously broadening and deepening its real estate operations.

Adhering to the belief that "talent is the foundation of corporate sustainable development," Sweeten Real Estate Development places great importance on the long-term cultivation and professional development of human resources. The Company aims to respond to customers' expectations for residential products and living environments through the dual enhancement of talent and service quality. Since 2011, Sweeten has established "THE 201 ART Sweeten Architecture, Culture, and Art Center" within its headquarters building. In 2014, it further founded the "Sweeten Culture and Education Foundation," which has long promoted dialogue and exchange between architecture, art, culture, and society. The foundation aims to deepen the social value of architecture through humanistic cultivation, realizing the integration and coexistence of spatial and spiritual dimensions.

Sweeten Real Estate Development builds not only houses but also aspires to realize the ideal homes in the hearts of every resident. With a pragmatic and steady approach, it advances toward architectural development that is more sustainable and beneficial to society.

Name:	Sweeten Real Estate Development Co., Ltd.
Date of Establishment	November 28, 1987
Company Address	3F, No. 201, Sec. 2, Wenxin Rd., Xitun Dist., Taichung City
Chairman	Ko Hsin-Sui
General Manager	Lin Bing-Shen
Paid-in Capital	NT\$2,972,947 thousand
Number of Employees (End of December 31, 2024)	57
Industry Category	Building Material and Construction
Main Products and Services	<ul style="list-style-type: none">• The Company engages contractors to construct residential and commercial buildings for lease and sale.• Industrial building development for lease and sale• Development of specialized zone• Urban renewal development• Office building for rent
Location of Operations	3F, No. 201, Sec. 2, Wenxin Rd., Xitun Dist., Taichung City
2024 Revenue	NT\$2,786,859 thousand

❖ Vision, mission, core values, business philosophy



Align with Nature, Respond to Humanity By upholding the principles of harmony with nature and human ethics, and serving the community, the Company aims to create a high-quality living environment and achieve our corporate mission.



Integrity in management, steady growth. With a pragmatic management approach, the Company avoids short-term gains and opportunism and focus on solid and steady development.

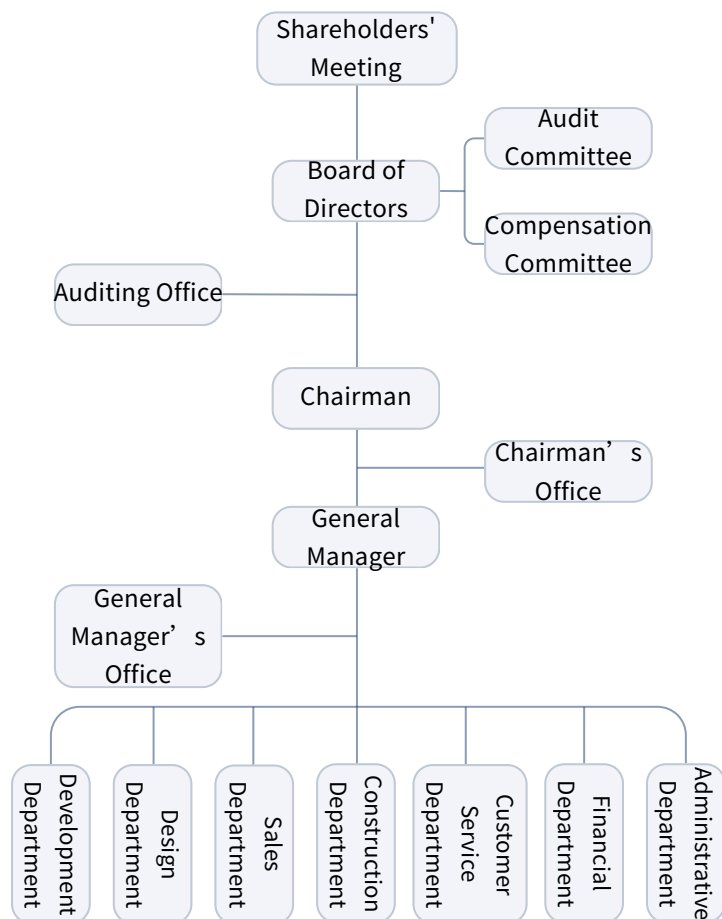


Meticulously crafted, striving for perfection. Man-made environments shape people. A quality living environment not only provides safety and comfort but also cultivates and nurtures excellent character for the benefit of society.



Corporate sustainability, responsibility sustainability. Sustainable management is a commitment and an ongoing responsibility to the Company, society and the environment.

❖ Organizational chart



❖ Departments

Department	Functions
Chairman's Office	The formulation of the Company's business policy, to assist the Board of Directors in reviewing the short, medium and long-term business plans, to assist the Board of Directors and the chairman in reviewing the appointment and removal of each department supervisor, and to assist the chairman in reviewing other important matters of the Company.
General Manager's Office	To manage the overall affairs of the Company, assess and evaluate the performance of the organization's operations, assist the personnel of each department to fulfill their responsibilities, and audit to confirm the correctness of their work in order to improve organizational effectiveness. Office Building Leasing Business.
Auditing Office	In charge of conducting audits of the internal control system and evaluating, monitoring, and making improvement recommendations for the performance of operations in each department.
Construction Department	Comprehensive construction project management encompasses various tasks, including construction planning, budgeting, and cost analysis, project scheduling, construction supervision, procurement and contracting, construction management, execution planning for customer change requests, and evaluation of project quality.
Development Department	Responsible for land resources survey, analysis, evaluation, development, industrial zone development, and urban planning.
Design Department	Responsible for the design and planning, inspection and correction of construction drawings of the building structure of each project.
Customer Service Department	The responsibilities include collecting installment payments, providing engineering change services, registering property transfers, delivering properties, and offering after-sales services and other related business operations.
Sales Department	Responsible for market research, product positioning, house sales, pricing management and advertising planning and other related business.
Financial Department	Responsible for capital allocation and planning, cost analysis and control, contract management, loan operations, Accounting and cashier accounting treatment, taxation and stock affairs and other related business. Evaluate, analyze, and tracking of the reinvestment business.
Administrative Department	We handle the management of manpower demand and recruitment, general affairs and office supplies, salary administration, office building management, and computer information services.

❖ History

Year	Key Milestones
1997	<ul style="list-style-type: none"> Introduced CIS to unify the corporate identity system and establish a good corporate image. Approved by the Securities and Futures Bureau of the Ministry of Finance for a public offering of shares
2000	<ul style="list-style-type: none"> Officially listed on the stock exchange on May 22.
2004	<ul style="list-style-type: none"> Applied for transfer from OTC to a listed company during the year and was officially listed on November 26.
2011	<ul style="list-style-type: none"> Leased the educational property from the Ministry of Education in the Huikuo Section of Xitun District, Taichung City, and completed the construction of the "Sweeten Plaza" commercial property. Sweeten Real Estate Development relocated to the new site and continued its leasing operations. Established "THE 201 ART Sweeten Architecture, Culture, and Art Center."
2015	<ul style="list-style-type: none"> The Company invested in and established "Shun Ding Construction Co., Ltd." with a 55% shareholding, whose main business was the development and construction projects in Sanchong District, New Taipei City, Taiwan. Implemented EIP computer system operations, create e-forms and computerized work.
2020	<ul style="list-style-type: none"> Launched the B3 and 15-storey residential building of "Sweeten Grand Glory" in Tanzi District, Taichung City, built on the Company's own land. This was Sweeten's first urban redevelopment project.
2021	<ul style="list-style-type: none"> Launched the "ONE 33" project in Nantun District, Taichung City, which included B1/4 and 5F villas, as well as B4/15F residential buildings, all self-built on the Company's land. The "Sweeten Park Museum" was completed, and the houses were handed over one after another. "16 parcels of land including No. 6, Section 1 of Yaxiang, Xinyi District, Taipei City (Children's Welfare Center A1 Base) Urban Renewal Project" has completed the comprehensive evaluation and has been awarded the status of "Most Qualified Applicant."
2022	<ul style="list-style-type: none"> Launched "The Fortune" project in Taiping District, Taichung City, consisting of 4F villas and B2/14F residential buildings built on the Company's own land. The "Sweeten Green Vision" has been completed, and the houses have been handed over one after another. Launched the "KING'S ROAD" project in Beitun District, Taichung City, consisting of B3/19F residential buildings built on the Company's land. An urban renewal project for 10 lots, including Lot No. 13 in Section 5 of Donghu Area, Neihu District, Taipei City.
2023	<ul style="list-style-type: none"> The "Sweeten Grand Garden" was completed and the houses were handed over one by one. Launched the "Grand Urban" in Taiping District, Taichung City, which included 4F villas and B3/14F residential buildings, constructed using a self-owned land and self-built approach with some joint development.
2024	<ul style="list-style-type: none"> The "Sweeten Grand Glory" was completed, and the houses were handed over. The "Grand Urban" 4F villas were completed, and the houses were handed over one by one. Launched "Grand Urban Jindian Villa" project in Taiping District, Taichung City, consisting of 4F villas built on the Company's own land. The "Sweeten Grand Garden" project received five honors at the Taiwan Real Estate Excellence Awards, including the Comprehensive Achievement Excellence Award, the Gold Award, and three Excellence Awards.

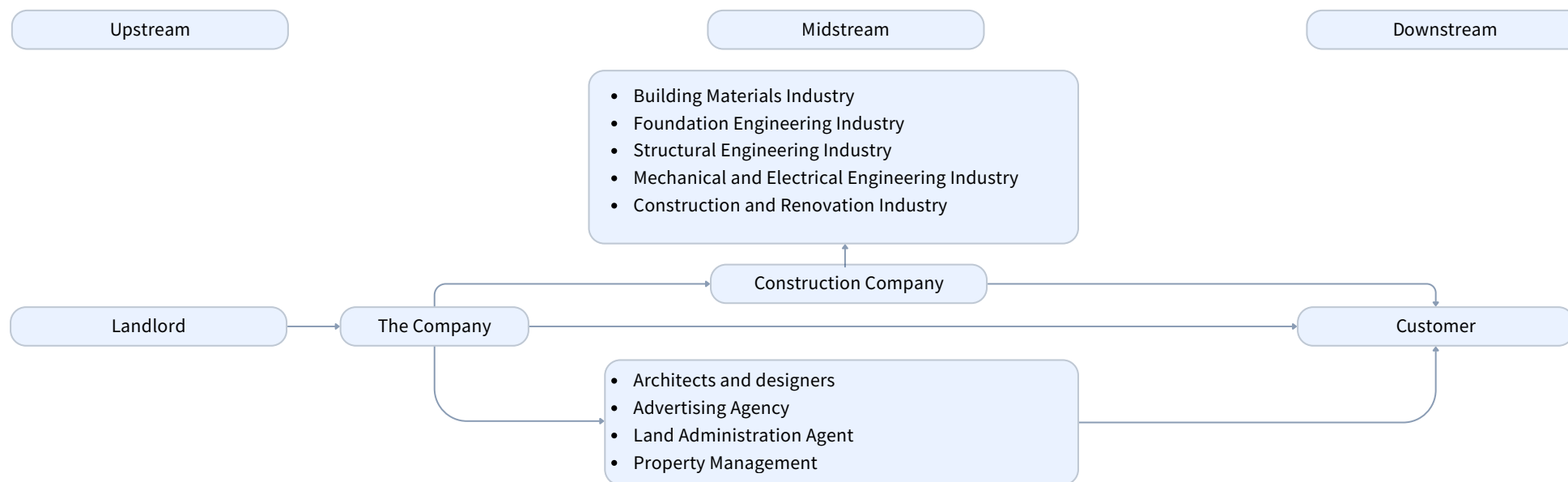
❖ Activity value chain

Under the overall changes in the economy and industrial structure, the construction industry continues to play a key role in Taiwan's economic system. From land development and building construction to the final sale of houses, construction companies span the entire industry chain, connecting critical segments such as land acquisition, building material supply, project execution, and end sales, thereby forming a highly interdependent and intertwined industrial network.

The upstream supply system for land acquisition includes methods such as private transactions, joint development cooperation, land auctions, as well as revitalizing old areas through urban renewal and reconstruction of aging buildings.

The midstream sector encompasses materials, specialized engineering technology and construction method innovations, as well as marketing promotion and real estate transactions, including real estate brokerage, land administration agents, and loan financial services. The materials aspect involves basic raw materials such as rebar, cement, and ready-mixed concrete, along with engineering demands for structures, electromechanical systems, and interior decoration. The stability of supply and price fluctuations of these materials are critical to the overall construction project schedule and cost control. In 2024, under the influence of global inflation and raw material cost pressures, construction material prices remained high. Additionally, the increase in labor and equipment rental costs has continued to intensify operational pressures on the construction industry. Professional engineering technology and construction method innovations encompass initial design, construction integration, the implementation of Building Information Modeling (BIM), and the application of new technologies to enhance environmental protection and seismic resistance standards. In response to the imminent implementation of the carbon fee, the construction company must simultaneously strengthen its energy-saving design and material selection strategies to adapt to the operational adjustments brought about by the policy changes.

The downstream sector involves the integration of services such as customer relationship management and after-sales support. In 2024, Taiwan's real estate market gradually stabilized under the combined influence of policy and market forces. The government continued to promote the Youth Home Purchase Program, urban renewal incentives, and social housing policies, which stimulated first-time homebuyers to enter the market. At the same time, measures such as the Multi-house Tax 2.0 are implemented to uphold housing justice, encourage the market to return to rationality, and drive the improvement of residential products and the transition of design thinking.



❖ Involvement in public associations

Sweeten Real Estate Development has long been actively involved in real estate-related associations and industry organizations. Through this participation, the Company gains insight into industry trends, deepens its understanding of policies, and strengthens communication and cooperation with peers in the industry. By participating in various association affairs and policy communication platforms, we are able to respond promptly to regulatory amendments, market trends, and industry challenges, and provide concrete recommendations, thereby contributing to the creation of a sound industrial environment. Furthermore, through interactions with the industry, government, and academia, Sweeten Real Estate Development actively shares practical experience and business management perspectives. This not only helps enhance the overall professional competence and sustainability awareness of the industry but also reinforces the Company's role as a corporate citizen.

Organizations	Roles
Taichung Real Estate Development Association	Director, Member
Taipei Real Estate Development Association	Members
TCQCA	Members
Taichung Architecture Development Association	Members
Cross-Strait CEO Summit	Members

❖ Financial performance

The operational achievements of Sweeten Real Estate Development are demonstrated through steady growth in operating revenue and continuously improving profitability. This not only serves as the core basis for the Company's commitment to sustainable operation but also represents a concrete response to the expectations of various stakeholders. Through stable financial performance, we clearly demonstrate corporate value, further strengthening the confidence of shareholders and investors in the Company. At the same time, we create a positive economic cycle and shared benefits for stakeholders including government agencies, customers, employees, suppliers/contractors, and community residents.

To enhance the foresight and implementation of the business plan, Sweeten Real Estate Development conducts a review and update of operational goals and strategies at the end of each year. This process involves a comprehensive assessment of domestic and international economic conditions, market dynamics, and company resource allocation to establish the overall management policy for the following year. Each department, based on the overall strategy, formulates detailed business plans and resource budgets, conducts medium- to long-term planning and annual goal management, and conveys the management direction and action plans concretely to all employees through a top-down governance structure.

Furthermore, the budget system is utilized to continuously track and supervise the execution of objectives. Supervisors at all levels regularly review performance outcomes and make timely adjustments to ensure that all operational actions are highly aligned with the Company's long-term vision. In this way, Sweeten Real Estate Development continues to advance toward the dual objectives of stable management and sustainable development, creating long-term, stable, and resilient value returns for stakeholders.

Unit: NT\$ Thousands

Item	Detail	2022	2023	2024
Direct economic values generated	Operating income	2,891,660	4,433,122	2,786,859
Economic values distributed	Operating costs	2,116,844	3,447,971	2,010,717
	Employee remuneration and benefits	117,837	131,279	124,157
	Payments to investors	79,377	396,887	336,560
	Payments to government	44,970	171,780	56,925
	Community investment	2,230	4,400	2,668
Retained economic value		648,239	412,084	379,989

Note: In 2024, the Company did not receive any financial support from the government.

1.2 Corporate governance

Sweeten Real Estate Development adheres to the principles of prudent management and integrity governance, committed to establishing a comprehensive corporate governance framework. To enhance the quality of corporate governance, the "Corporate Governance Best Practice Principles" have been established and disclosed on the Market Observation Post System in accordance with regulations, thereby strengthening information transparency and shareholder trust.

In the implementation of governance practices, we adhere to the principles of corporate governance, encompassing five core principles: compliance with laws and regulations, protection of shareholder rights, strengthening the functions of the Board of Directors, respect for stakeholder rights, and enhancement of information transparency. The Company, in accordance with the "Regulations Governing Establishment of Internal Control Systems by Public Companies," designs and implements an internal control system that aligns with the actual operations of the organization. Each year, the Board of Directors and management evaluate and review the system based on audit reports and risk assessment results compiled by the internal audit unit, ensuring the effective execution and continuous improvement of the system.

In addition, Sweeten Real Estate Development has established a corporate governance officer responsible for assisting the Board of Directors and Functional Committee in communication and operations, as well as handling governance-related matters such as compliance, information disclosure, and continuous education for directors. Through proper governance personnel allocation and institutionalized operational processes, continuously strengthen the operational effectiveness of the Board of Directors and the implementation of governance practices, enhance management transparency and accountability mechanisms, to ensure that the rights and interests of all stakeholders are respected and protected, and to advance toward the goal of the Company's long-term stable development.

❖Continuing education status of corporate governance supervisors:

Date of Training	Corporate Governance Officer	Unit	Course	Hours
2024.05.30~2024.05.31	Zheng Fu-Yue	Securities and Futures Institute (SFI Taiwan)	Sustainable Disclosure Workshop	9
2024.07.03	Zheng Fu-Yue	Taiwan Stock Exchange	2024 Cathay Sustainable Finance and Climate Change Summit	6
Total hours of the corporate governance officer				15 hours

1.2.1 Board of Directors

The Board of Directors of Sweeten Real Estate Development is the highest governing body of the Company, responsible for formulating overall business strategies and supervising the execution performance of the management team to ensure the Company's stable operation and sustainable development. To strengthen governance functions, the Board of Directors has established two major functional committees: the Audit Committee and the Remuneration Committee. These committees operate in accordance with the "Audit Committee Organization Charter" and the "Remuneration Committee Organization Charter," respectively. They are responsible for assisting the Board of Directors in reviewing financial supervision, risk management, internal control systems, and senior executive compensation policies.

Sweeten Real Estate Development has established the "Board of Directors Meeting Rules" to ensure that the operation of the Board of Directors is systematic and transparent. Each year in the first quarter, the Board of Directors and its Functional Committees conduct self-assessments of the previous year's performance based on pre-established performance indicators. Through an institutionalized performance evaluation mechanism, we are able to continuously improve the operation of the Board of Directors and further enhance decision-making efficiency.

Sweeten Real Estate Development will continue to implement sound corporate governance structures to ensure the protection of shareholders' rights, strengthen the functions of the Board of Directors, and enhance information transparency. These principles aim to promote trust and cooperation between the Company and all stakeholders, establishing a solid and forward-looking foundation for sustainable operations.

❖ Board of Directors organization






To establish a sound governance system for the Board of Directors, Sweeten Real Estate Development continuously strengthens the supervision and management of the Board. In accordance with the "Corporate Governance Best Practice Principles" and the "Rules for Election of Directors," it promotes diversity and independence in the composition of Board members. Based on the Company's operational model and future development needs, it formulates a Board diversity policy covering two main aspects: basic background (such as gender, age, nationality, culture, etc.) and professional expertise (such as law, accounting, finance, industry, marketing, technology, etc.), thereby enhancing the overall functionality and decision-making quality of the Board.





In terms of professional competence, board members should possess key functions including operational judgment, financial accounting analysis, business management, crisis handling, industry knowledge, international perspective, leadership, and decision-making abilities to ensure effective fulfillment of their responsibilities.

As of 2024, the Board of Directors of Sweeten Real Estate Development consists of a total of 13 members, including 3 independent directors, accounting for 23%, and 3 directors with employee status, also accounting for 23%. In addition, there is currently 1 female director on the Board of Directors, accounting for 8%. In the future, efforts will continue to promote gender diversity and balance, aiming to achieve a more inclusive governance structure.

In 2024, the Board of Directors held five meetings, with an overall average attendance rate of 83.1%. During the operation of the Board of Directors, members actively participate in the review of proposals and company operational decisions, demonstrating a strong sense of accountability and professional competence.

❖ Information on the 13th Board Members (Term: June 8, 2022, to June 7, 2025)

Director	Ko Hsin-Sui 	Education	Department of Business Masters in Management, National Chung Hsing University				
		Current position	Sweeten Real Estate Development Chairman, Jingle Construction Chairman, China Electric MFG Corporation Director, Lelon Electronics Corp. Director, Universal Microelectronics Co., Ltd. Chairman				
Director	Wang Li-Ching 	Name of the represented legal entity	Tian Qi Investment Co., Ltd.				
		Board of Directors diversity and core competencies	Management	Executive decision	Industry Knowledge	Financial accounting	Marketing
Director	Wu Wen-Chieh 	Education	Department of Finance and Economics, National Taiwan University; University of Wisconsin Madison MBA				
		Current position	Senior Qualification Examination of Realty Appraiser Qualification; Sweeten Real Estate Development Department Manager				
Director	Wu Kuo-Hsiang 	Name of the represented legal entity	Chao Da Investment Co., Ltd.				
		Board of Directors diversity and core competencies	Management	Executive decision	Industry Knowledge	Financial accounting	Marketing
Director	Wu Kuo-Yu 	Education	Sweeten Real Estate Development Supervisor				
		Current position	City Resort International Management Consulting Co.,Ltd Chairman				
Director	Wu Kuo-Yu 	Name of the represented legal entity	Chong You Investment Co., Ltd.				
		Board of Directors diversity and core competencies	Management	Executive decision	Industry Knowledge	Financial accounting	Marketing

Director	Lin Yi-Jen 	Education	Dept. of Drafting Technology, Taichung Municipal Dongshih Industrial High School Sweeten Real Estate Development Deputy General Manager				
		Current position	Jingle Construction Supervisor				
Director	Ko Qi-Yu 	Name of the represented legal entity					
		Board of Directors diversity and core competencies	Management	Executive decision	Industry Knowledge	Financial accounting	Marketing
Director	Chen Xiu-Hui 	Education	Department of Business Administration, National Taichung College of Business; Overseas Master of Cross Strait Senior Executives Operation Management College of Management, National Chi Nan University				
		Current position	Da Ying Investment Chairman				
Director	Lin Tzu-Nung 	Name of the represented legal entity					
		Board of Directors diversity and core competencies	Management	Executive decision	Industry Knowledge	Financial accounting	Marketing
Director	Ko Qi-Sin 	Education	University of San Diego MBA; Sweeten Real Estate Development Special Assistant				
		Current position	Tian Sheng Investment Co., Ltd. Chairman				
Director	Age: 64	Name of the represented legal entity					
		Board of Directors diversity and core competencies	Management	Executive decision	Industry Knowledge	Financial accounting	Marketing
Director	Age: 52	Name of the represented legal entity					
		Board of Directors diversity and core competencies	Management	Executive decision	Industry Knowledge	Financial accounting	Marketing
Director	Age: 62	Name of the represented legal entity					
		Board of Directors diversity and core competencies	Management	Executive decision	Industry Knowledge	Financial accounting	Marketing
Director	Age: 74	Name of the represented legal entity					
		Board of Directors diversity and core competencies	Management	Executive decision	Industry Knowledge	Financial accounting	Marketing
Director	Age: 49	Name of the represented legal entity					
		Board of Directors diversity and core competencies	Management	Executive decision	Industry Knowledge	Financial accounting	Marketing

Independent Director	Zhang Zhi-Sheng	Age: 65	M	Education	Accounting and Statistics, National Taichung College of Business; Master of Graduate Institute of Plastic Arts, Dayeh University; CPA						
				Current position	Lan-Jai CPAs Firm CEO						
				Name of the represented legal entity							
				Board of Directors diversity and core competencies							
				Management	Executive decision	Industry Knowledge	Financial accounting	Marketing	Information	Law	

Independent Director	Liao Nian-Heng	Age: 77	M	Education	Department of International Business, Feng Chia University						
				Current position	Sinon Corporation Vice Chairman						
				Name of the represented legal entity							
				Board of Directors diversity and core competencies							
				Management	Executive decision	Industry Knowledge	Financial accounting	Marketing	Information	Law	

Independent Director	Ou Zheng-Ming	Age: 80	M	Education	Department of Electrical Engineering, National Cheng Kung University						
				Current position	Chairman of Universal Microelectronics Co., Ltd.						
				Name of the represented legal entity							
				Board of Directors diversity and core competencies							
				Management	Executive decision	Industry Knowledge	Financial accounting	Marketing	Information	Law	

The Board of Directors has held 5 meetings in 2024, and the attendance of the 13 directors was as follows:

Title	Board of Directors	Cumulative number in 2024	Attendance Rate (%) for 2024
Chairman	Ko Hsin-Sui	5	100
Independent Director	Zhang Zhi-Sheng	5	100
Independent Director	Liao Nian-Heng	5	100
Independent Director	Ou Zheng-Ming	3	60
Director	Wu Kuo-Hsiang	4	80
Director	Wang Li-Ching	5	100
Director	Wu Wen-Chieh	4	80
Director	Wu Kuo-Yu	5	100
Director	Lin Yi-Jen	5	100
Director	Ko Qi-Yu	4	80
Director	Chen Xiu-Hui	4	80
Director	Lin Tzu-Nung	5	100
Director	Ko Qi-Sin	0	0

The attendance rate is calculated by dividing the total number of actual attendances by the total number of expected attendances for the 13 directors
Actual attendance rate of all directors at the Board meetings: 54/65 = 83.1%

❖Continuing education status of the Board of Directors

The continuous professional development of Board of Directors members is a crucial cornerstone for sound corporate governance. To respond to the rapidly changing operational environment and regulatory reforms, the Board of Directors regularly plans and provides continuing education courses. The content covers topics such as corporate governance, compliance practices, sustainable development, and industry trends, assisting directors in continuously enhancing their professional knowledge and governance capabilities. Through a systematic continuing education mechanism, Board members are able to strengthen their supervisory functions and decision-making quality, further enhancing the overall effectiveness of the Board of Directors, thereby promoting the Company's stable operation and sustainable development.

Training of directors:

Date of Training	Director	Unit	Course	Hours	ESG Relevant
2024.05.31	Wang Li-Ching	Securities and Futures Institute (SFI Taiwan)	Sustainable Development Practices Promotion Conference	3	3
2024.07.03	Wang Li-Ching	Taiwan Stock Exchange	2024 Cathay Sustainable Finance and Climate Change Summit	6	6
2024.09.06	Wu Wen-Chieh	Securities and Futures Institute (SFI Taiwan)	2024 Annual Conference on Preventing Insider Trading and Promoting Ethical Practices	3	
2024.11.19	Wu Wen-Chieh	Securities and Futures Institute (SFI Taiwan)	Sustainable Development Committee Meeting and Sustainable Development Executive Forum	3	3
2024.07.03	Wu Kuo-Hsiang	Taiwan Stock Exchange	2024 Cathay Sustainable Finance and Climate Change Summit	6	6
2024.07.03	Wu Kuo-Yu	Taiwan Stock Exchange	2024 Cathay Sustainable Finance and Climate Change Summit	6	6
2024.07.03	Lin Yi-Jen	Taiwan Stock Exchange	2024 Cathay Sustainable Finance and Climate Change Summit	6	6
2024.04.25	Lin Tzu-Nung	Taiwan Corporate Governance Association	Company's Compliance with Legal Regulations and the Supervisory Duties of the Board of Directors	3	
2024.08.08	Lin Tzu-Nung	Taiwan Corporate Governance Association	Corporate Governance and Securities Regulations	3	
2024.10.18	Ko Qi-Sin	Securities and Futures Institute (SFI Taiwan)	2024 Annual Conference on Preventing Insider Trading and Promoting Ethical Practices	3	
2024.07.03	Ko Qi-Yu	Taiwan Stock Exchange	2024 Cathay Sustainable Finance and Climate Change Summit	6	6
2024.07.03	Ko Hsin-Sui	Taiwan Stock Exchange	2024 Cathay Sustainable Finance and Climate Change Summit	6	6
2024.07.20	Ko Hsin-Sui	Commerce Development Research Institute	Workshop on Corporate Governance and Sustainable Business Operations	3	

Date of Training	Director	Unit	Course	Hours	ESG Relevant
2024.10.21	Zhang Zhi-Sheng	CPA Associations R.O.C. (Taiwan)	Patterns of Money Laundering That Accountants Should Be Aware Of: An Analysis of Tax Crimes	3	
2024.12.05	Zhang Zhi-Sheng	CPA Associations R.O.C. (Taiwan)	Understanding the Key Elements of the ESG Report	3	3
2024.12.05	Zhang Zhi-Sheng	CPA Associations R.O.C. (Taiwan)	Analysis of Key Design Points in ESG Evaluation	3	3
2024.09.20	Chen Xiu-Hui	Securities and Futures Institute (SFI Taiwan)	2024 Annual Conference on Preventing Insider Trading and Promoting Ethical Practices	3	
2024.12.05	Chen Xiu-Hui	Securities and Futures Institute (SFI Taiwan)	Board of Directors and Corporate Governance Executive Series - Carbon Trading Mechanisms and Applications of Carbon Management	3	3
2024.08.09	Liao Nian-Heng	Taiwan Corporate Governance Association	The Carbon Wave Approaches: An Overview of Carbon Credit Formation and Trading Systems	3	3
2024.08.09	Liao Nian-Heng	Taiwan Corporate Governance Association	Trends and Risk Management of Generative AI	3	
2024.05.13	Ou Zheng-Ming	Corporate Operating and Sustainable Development Association	Corporate Governance and Securities Laws and Regulations - Information Disclosure System of Listed Companies and Related Regulations	3	
2024.07.20	Ou Zheng-Ming	Commerce Development Research Institute	Workshop on Corporate Governance and Sustainable Business Operations	3	
2024.07.21	Ou Zheng-Ming	Taiwan Investor Relations Institute	Functions and Prospects of the Carbon Exchange: Oversight by the Board of Directors in Establishing and Enhancing Risk Management Mechanisms	3	3
Total hours of directors				87 hours	57 hours

❖ Board of Directors performance evaluation

In 2024, the Board of Directors and functional committees of Sweeten Real Estate Development completed performance evaluations based on the internal self-assessment mechanism. The average self-assessment scores for the Board of Directors and individual board members were 96 and 94 points, respectively. The Audit Committee and the Remuneration Committee's self-assessment scores were 95 and 96 points, respectively. The evaluation results indicate that all governance bodies are operating effectively, possessing the capability to efficiently execute supervisory and decision-making responsibilities. A report was submitted to the Board of Directors on March 10, 2025, serving as a reference for subsequent improvements in governance effectiveness.

1.2.2 Remuneration Committee

Sweeten Real Estate Development established a Remuneration Committee on December 5, 2011. The Committee is responsible for defining the remuneration structure and regulations for the Company's highest governance body, senior management, and all employees. These policies were evaluated based on a number of factors, including the Company's business objectives, the competitive and changing economic environment, employee performance and the well-being of employees' families. After evaluation, the Remuneration Committee submits the proposal to the Board of Directors for discussion, deliberation, and implementation.

The Remuneration Committee of Sweeten Real Estate Development consists of 3 members. The term of the fifth committee is from June 8, 2022, to June 7, 2025. Two meetings were held in 2024, with 100% attendance (including those attending on behalf of others).

❖ Remuneration Committee responsibilities

This Committee shall, with the care of a prudent person, diligently perform the following duties and present its recommendations to the Board of Directors for discussion:

1. Establish and periodically review policies, systems, standards, and structures for the performance goals and remuneration of directors and executive officers.
2. Regularly assess the achievement of performance targets for directors and executive officers and determine the content and amount of their individual remuneration.

❖ Information on Remuneration Committee members

Title	Name	Professional Qualification and Work Experience	Other Position Concurrently Held at the Company and Other Companies
Convener Committee Member	Zhang Zhi-Sheng	Accounting and Statistics, National Taichung College of Business Master of Graduate Institute of Plastic Arts, Dayeh University Lan-Jai CPAs Firm CPA and CEO	Asia Tech Image Inc. Independent Director
Committee Member	Liao Nian-Heng	Department of International Business, Feng Chia University Sinon Corporation Vice Chairman	Sinon Corporation Representative Director (Legal Representative) Director of Lelon Electronics Corp.
Committee Member	Ou Zheng-Ming	Department of Electrical Engineering, National Cheng Kung University Universal Microelectronics Co., Ltd. Chairman	Universal Microelectronics Co., Ltd. Chairman Lelon Electronics Corp. Independent Director

Note: All of the aforementioned committee members meet the independence requirements stipulated in Article 6 of the Regulations Governing the Establishment and Exercise of Powers of the Compensation Committee.

Attendance is as follows:

Title	Name	Attendance in Person	Attendance by Proxy	Attendance Rate (%)
Convener	Zhang Zhi-Sheng	2	0	100%
Committee Member	Ou Zheng-Ming	2	0	100%
Committee Member	Liao Nian-Heng	2	0	100%

Note: The 2024 Remuneration Committee meetings are scheduled for January 30 and May 31.

1.2.3 Audit Committee

Sweeten Real Estate Development's Audit Committee is composed entirely of independent directors, with a minimum of three members. One member serves as the convener and at least one member must have accounting or financial expertise. The Audit Committee of Sweeten Real Estate Development consists of 3 members, with the term of the second committee running from June 8, 2022, to June 7, 2025. Five meetings were held in 2024, with 100% attendance (including those attending on behalf of others).

❖ Audit Committee responsibilities

The primary purpose of this committee is to oversee the following matters:

1. Appropriate presentation of the Company's financial statements.
2. Selection (Dismissal) of CPA and their independence and performance.
3. The effective implementation of the internal control system within this Corporation
4. Compliance with relevant laws and regulations by this Corporation.
5. Management and control of the existing or potential risks of this Corporation

❖ Audit Committee member information

Title	Name	Professional Qualification and Work Experience	Other Position Concurrently Held at the Company and Other Companies
Convener Independent Director	Zhang Zhi-Sheng	Accounting and Statistics, National Taichung College of Business Master of Graduate Institute of Plastic Arts, Dayeh University Lan-Jai CPAs Firm CPA and CEO	Asia Tech Image Inc. Independent Director
Independent Director	Liao Nian-Heng	Department of International Business, Feng Chia University Sinon Corporation Vice Chairman	Sinon Corporation Representative Director (Legal Representative) Lelon Electronics Corp. Director
Independent Director	Ou Zheng-Ming	Department of Electrical Engineering, National Cheng Kung University Universal Microelectronics Co., Ltd. Chairman	Universal Microelectronics Co., Ltd. Chairman Lelon Electronics Corp. Independent Director



The attendance of independent directors is as follows:

Title	Name	Attendance in Person	Attendance by Proxy	Attendance Rate (%)
Independent Director (Convener)	Zhang Zhi-Sheng	5	0	100%
Independent Director (Committee member)	Ou Zheng-Ming	3	2	60%
Independent Director (Committee member)	Liao Nian-Heng	5	0	100%

Note: Dates of the Audit Committee meetings in 2024: March 13, May 13, August 12, November 11, and December 26

1.3 Integrity management

❖ Integrity management

Sweeten Real Estate Development upholds integrity as the core value of its corporate management. To ensure the implementation of relevant policies and codes of conduct at all organizational levels, the Company has established the "Code of Ethics for Employee Integrity" and the "Code of Ethical Conduct" as behavioral guidelines to be jointly followed by all directors, managers, and employees. The management leads by example, promoting a culture of integrity that takes root throughout the organization. Through daily management and training programs, the ethical awareness and professional competence of all employees are deeply cultivated. In addition, the Company has established trustworthy partnerships with suppliers and contractors, working together to uphold the sustainable principles of fair trade and industry prosperity.

In 2024, the Company did not incur any penalties from regulatory authorities for violations related to corruption, anti-competitive behavior, monopolistic practices, or other breaches of integrity standards, demonstrating the effectiveness and enforcement capability of the Company's integrity governance mechanisms. The relevant rules and regulations have been fully disclosed to assist employees in thoroughly understanding the Company's stance, policies, and risk management measures regarding integrity in business operations. Additionally, the consequences of violations are reiterated to enhance vigilance.

To establish an effective institutional foundation for preventing and addressing misconduct, the Company has established the "Procedure for Handling Reports of Illegal, Unethical or Dishonest Conduct," providing employees, customers, and partners with formal channels for reporting. The reporting mechanism incorporates confidentiality and protection measures. The receiving unit conducts investigations with rigor and impartiality. Those found to be truthful upon investigation are appropriately rewarded to encourage integrity and the cultivation of a culture of whistleblowing. This further strengthens organizational transparency and the trust foundation of stakeholders.

❖ Legal compliance

Sweeten Real Estate Development consistently adheres to relevant laws and regulations, ensuring that all business operations comply with legal requirements, thereby demonstrating the Company's commitment to lawful management and risk control. In 2024, the Company has not violated the Company Act, the Securities and Exchange Act, or any matters related to information disclosure, environmental, and social issues.

1.4 Risk management

Sweeten Real Estate Development, in order to strengthen operational resilience and enhance risk control effectiveness, not only requires each unit to implement daily business management but also introduces systematic goal management and risk management mechanisms. The Company classifies and manages risk events based on their levels and potential impact scope. Each department regularly inventories possible risk scenarios encountered during operations and proposes specific response strategies and improvement plans.

All risk response measures are incorporated into the internal review and tracking mechanisms. Through departmental self-assessments and management-level audits, control measures are adjusted on a rolling basis to ensure the effective implementation of preventive mechanisms. By enhancing early identification and warning capabilities, Sweeten Real Estate Development is able to effectively reduce operational disruptions, financial losses, and reputational risks, thereby ensuring stable business operations and promoting the achievement of sustainability goals.

<u>Risk Category</u>		Potential Risk Issues	Risk Management Measures
Governance	Corporate governance	Policy change risk	Continually refine sales strategies and construction methods to reduce construction time and minimize risk.
Economic aspect	Finance	Regulatory risk	<ol style="list-style-type: none"> 1.Employee: Establish guidelines for employees to follow during business operations, ensuring strict adherence to the "Code of Ethics for Employee Integrity." 2.Education and training: Employee education and training programs are planned based on legal categories and include both internal and external training. 3.Environment, health and safety: Employees strictly comply with occupational health and safety, environmental protection laws and regulations, and other requirements of relevant authorities.
Environment	Operations	Fluctuating market conditions and an imbalance between labor supply and demand have led to a downward trend in the overall quality of labor, resulting in inconsistent engineering quality. Reduced supply and price volatility in the broader market have led to an increase in material costs.	<ol style="list-style-type: none"> 1. Use a significant number of negotiation terms to suppress costs. 2. Actively seeking alternative materials. 3. Explore alternative construction methods to identify opportunities to reduce the number of work types and processes.
	Environment	Excess materials cannot be recycled, resulting in an inability to reduce waste, while energy prices continue to rise	<ol style="list-style-type: none"> 1. Materials used are changed to environmentally friendly and recyclable materials. 2. Introduce green building and smart home designs to enhance energy efficiency.
Society	Occupational safety	Employee attendance and the risk of accidents in the workplace.	The "Employee Handbook" outlines the necessary precautions for working in the office and entering and leaving job sites, as well as information on office fire safety and emergency evacuation procedures.
	Human resources	High employee turnover rates can negatively impact company operations.	<ol style="list-style-type: none"> 1. Periodically review the salary structure and assess whether remuneration terms need to be adjusted. 2. A variety of benefits, such as company trips and group meals, help build team cohesion. 3. Maintain close contact with employees outside the Company who demonstrate outstanding performance in the workplace, so that they can be targeted for recruitment when job openings arise.

❖ Internal audit

The purpose of Sweeten Real Estate Development's internal control system design is to strengthen corporate governance, assist the Company in sound operations, and reasonably achieve the following three management goals:

1. **Enhancing operational effectiveness and efficiency:** Through institutionalized management and process control, improve overall operational performance to ensure the smooth execution of business activities.
2. **Ensuring the reliability, timeliness, and transparency of reported information:** Assisting various departments in adhering to established guidelines and regulations during information disclosure, providing stakeholders with accurate data for informed decision-making.
3. **Implementation of compliance with relevant laws and regulations:** Internal process designs are planned in accordance with the requirements of relevant laws and regulations, and are supervised by the audit unit to ensure that the Company's actions are legal and compliant.

Sweeten Real Estate Development categorizes its primary operational activities into eight major business cycles, including: sales and collections, procurement and payments, production, payroll, financing, real estate and equipment, investments, and other management control operations. Through clear classification and mutual verification mechanisms, the Company ensures that all processes are well-controlled and responsibilities are clearly assigned.

Internal audit conducted a focused audit of specific operations/departments, including key operational cycles such as sales and collections, procurement, contracting, and payment. A total of 62 audits were conducted during the year, with a 100% compliance rate. CPAs must participate in the Audit Committee at least once a year to report their findings to the independent directors. The head of internal audit submits an audit report to the independent directors by the end of the month following the completion of each audit item. In addition, the head of internal audit presents audit reports at regular meetings of the Audit Committee.

Internal audit flowchart



1.5 Information security

Information security is one of the fundamental cornerstones of the Company's stable operations. To ensure the confidentiality, integrity, and availability of the Company's information assets, we continuously strengthen the protection mechanisms of our information systems to guarantee the stability and security of daily operations and external communications. The Company has established an information security management policy and internal control mechanisms to prevent potential risks arising from internal operational errors or external attacks through institutionalized processes. In addition, Sweeten Real Estate Development regularly conducts information security education and training to enhance all employees' awareness of information security risks and their ability to respond, thereby fostering an information security culture. Through continuous investment and system updates, we ensure the accuracy and confidentiality of information during operational processes, implement information security governance responsibilities, and safeguard the mutual trust between the enterprise and its stakeholders.

❖ Information Security Team

To strengthen information security governance, Sweeten Real Estate Development has established an Information Security Team, composed of the Chief Information Security Officer and dedicated personnel. This team is responsible for promoting the implementation of information system and information communication security management measures, as well as developing procedures for information security incident reporting and response. These measures ensure timely response and impact mitigation in the event of anomalies.

The Company adopts the OPDCA (Objective-Plan-Do-Check-Act) cycle model for its information security management framework. This approach encompasses setting objectives, formulating plans, executing operations, auditing and controlling, and continuous improvement, thereby implementing systematic information security governance and achieving the management benefits of ongoing enhancement.

The scope of information security protection encompasses seven key measures, including server management, firewall management, email security management, website security management, and physical security management. These measures comprehensively cover four major aspects: equipment, systems, environment, and personnel. This establishes a meticulous protective network to ensure the stability of the Company's information environment and maintain controllable risk levels, thereby safeguarding the information trust of the enterprise and its stakeholders.



❖ Information Security Protection and Control Measures

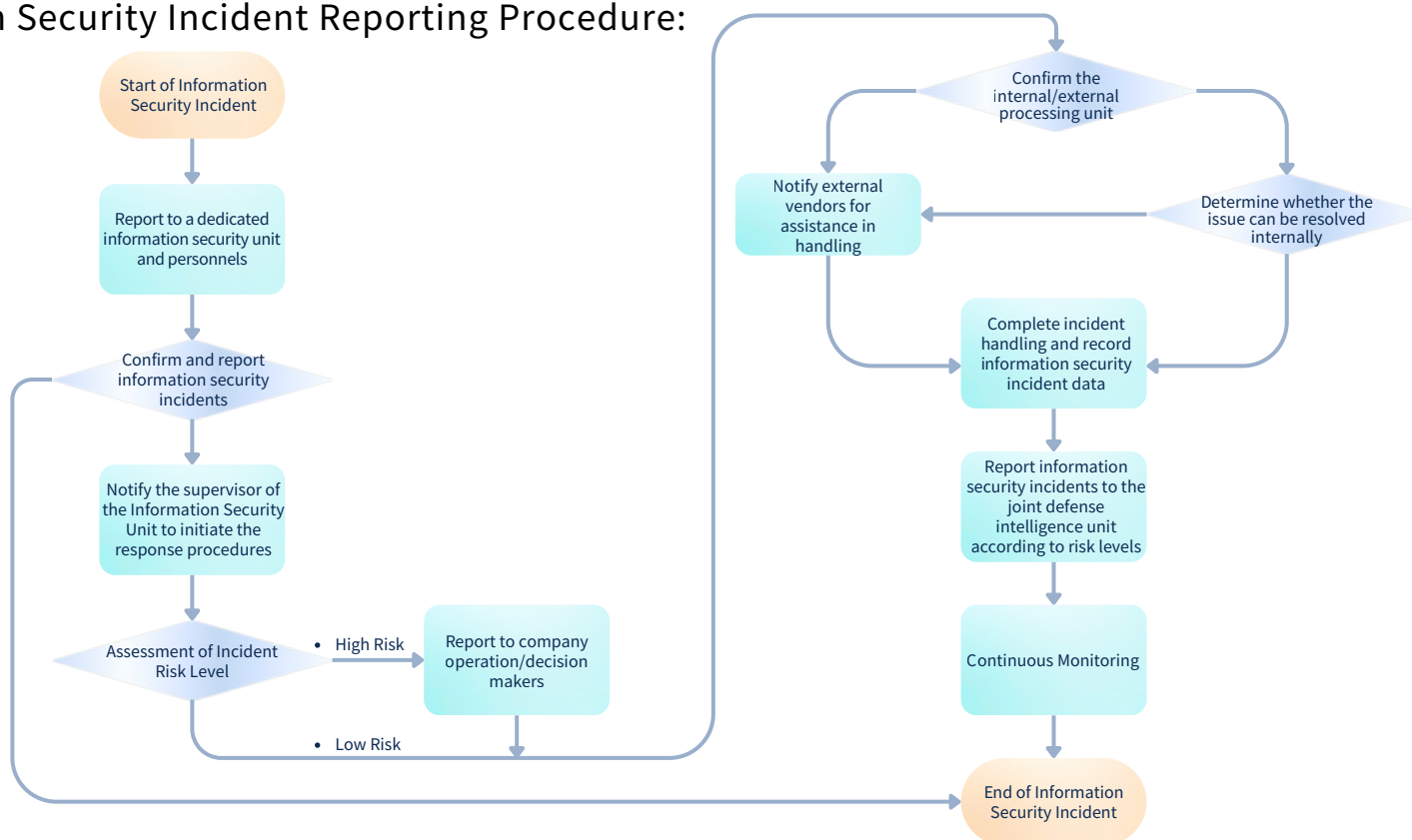
Sweeten Real Estate Development places great importance on the protection of information assets and has established a multi-layered information security protection mechanism. This mechanism encompasses the following 11 key management areas to ensure the stability and security of the Company's information systems:

1. Server Management:	Establish an information security control mechanism to ensure the stable operation of server hosts and system security.
2. Firewall Management	Establish an enterprise firewall and set connection protocols based on network usage characteristics to prevent external threats from intrusion.
3. Email Security Management	Establish an email filtering system to prevent phishing emails, spam, unsafe attachments, and malicious links, thereby enhancing the security of email communications.
4. Website Security Management	Implement security protocols by encrypting website data transmission through SSL/TLS to ensure the security of information exchange.
5. Physical Security Management	Important information equipment is allocated in a dedicated machine room, with enhanced protection for power and communication lines. Regular inspections are conducted to reduce risks.
6. Environmental Safety Management	The computer room is equipped with access control and environmental monitoring systems to maintain appropriate temperature and humidity levels, ensuring stable operation of the equipment.
7. Access Control Management	Establish access control procedures for confidential-level information assets, clearly defining the access rights of users and administrators.
8. Backup and Redundancy Management:	Regularly perform backup operations for servers and endpoint devices to enhance post-disaster recovery capabilities and ensure data integrity.
9. Virus Protection System Management	Comprehensive deployment of antivirus software and endpoint protection systems to reduce the risk of malicious program intrusions.
10. Intrusion Detection System Management	Establish an intrusion detection system to monitor network traffic and abnormal activities, enabling real-time detection and prevention of potential attacks.
11. Electronic Data and Media Destruction	For electronic data and storage media requiring destruction, a thorough inventory and destruction process is implemented. The entire procedure is supervised by IT personnel to ensure that the data is completely eliminated and cannot be recovered.

❖ Information Security Incident Reporting Procedure

Enterprises establish standardized response procedures through the information security incident reporting mechanism to enhance incident response efficiency and cross-departmental collaboration capabilities. After the incident has been resolved, a thorough post-incident analysis is conducted, and the relevant investigation results are documented to strengthen information security defense mechanisms and risk management strategies. Furthermore, the Company continuously ensures long-term maintenance of high information security resilience and reduces potential attack risks through threat monitoring, incident response handling, and information security awareness training.

Information Security Incident Reporting Procedure:



通報程序說明：

1. Start of Information Security Incident	When an information security incident occurs, the reporting procedure shall be initiated.
2. Report to a dedicated information security unit and personnels	The individual who discovers the incident shall immediately report it to the unit or personnel responsible for handling information security incidents.
3. Confirm and report information security incidents	The information security handling unit shall verify the authenticity and severity of the incident to ensure that activation of the response procedure is necessary.
4. Notify the supervisor of the Information Security Unit and initiate the response procedures	If confirmed as an information security incident, it shall be reported to the head of the information security unit, and the response procedure shall be initiated.
5. Assessment of Incident Risk Level	<p>The incident shall be assessed based on its scope and severity, and categorized as follows:</p> <ul style="list-style-type: none"> • High-risk incidents → Report to company management or decision-makers for further determination of response measures. • Low-risk incidents → Handled internally by the information security unit
6. Confirm the internal/external processing unit	Determine whether the incident can be handled internally or requires assistance from external professional vendors.
7. Notify external vendors for assistance in handling	If the issue cannot be resolved internally, notify external information security vendors to assist with the response.
8. Complete incident handling and record information security incident data	After the incident is resolved, detailed information must be recorded for future prevention and learning purposes.
9. Report to the joint defense intelligence unit according to risk levels	Report to the information security defense and intelligence unit according to the incident's risk level.
10. Continuous Monitoring	After incident resolution, continuous monitoring shall be conducted to ensure that the issue does not recur.
11. End of Information Security Incident	The incident will be officially concluded once all related measures have been fully implemented.

❖ Key measures for information security management

Sweeten Real Estate Development continues to strengthen information security management to safeguard the confidentiality, integrity, and availability of the Company's operational information, customer privacy, and internal data. The information security policy is based on the Company's established "Regulations for Information System Management" and "Cybersecurity Management." It adopts multi-layered protective measures and continuous education and training to establish a comprehensive information security defense line. In terms of system management, Sweeten Real Estate Development strictly controls the access, use, and destruction permissions of electronic data. It has clearly established regulations for the use of information equipment. Employees are required to sign the "Information Equipment Usage Agreement," which prohibits downloading illegal files, installing unauthorized software, and transmitting sensitive data without authorization. Additionally, network applications and data leakage risks are controlled through firewall management.

From a technical perspective, Sweeten Real Estate Development has implemented multiple defense systems to enhance information security protection effectiveness.

- **Intrusion Detection and Protection:** Deploying CHT Security Fleet alongside the FortiGuard IPS dual intrusion protection system enables real-time identification of malicious traffic and system vulnerabilities, and automatically executes response measures such as blocking or isolation.
- **Integrated Firewall Mechanism:** Combining multiple functions including virus protection, content filtering, email and website filtering, and anti-spam measures to uniformly prevent external threats and strengthen internal information security management.
- **Server Management Hierarchical System:** The software layer of the server is governed by the "Regulations for Information System Management," covering construction, updates, and maintenance operations; the hardware and data layers are managed in accordance with the "Information Security Management," including data transmission encryption, physical security of equipment, and environmental security management.

In addition, Sweeten Real Estate Development places great importance on the internalization of cybersecurity culture and the enhancement of employee awareness. In 2024, two company-wide information security promotion activities will be conducted, with each employee completing one hour of cybersecurity education and training. Furthermore, dedicated information security personnel have cumulatively completed 17 hours of advanced training courses to improve their professional response capabilities.

Regarding information security incidents, no customer privacy breaches occurred in 2024, and there were no incidents of personal data leakage.

Sweeten Real Estate Development will continue to advance information security governance in accordance with the OPDCA cycle management framework, implementing various information security policies and technical protection mechanisms to ensure operational stability and customer trust, while striving towards the corporate goals of digital transition and sustainable management.

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2. Innovative Breakthrough Brand Value

2.1 Construction Quality Management

Sweeten Real Estate Development adheres to the philosophy of "things are constructed to be great," regarding construction quality as the core to realizing customer trust and sustainable value. From the design phase, regulatory compliance and green building concepts are integrated, extending through construction, inspection, and subsequent maintenance. A quality management mechanism covering the entire life cycle is established to ensure that the constructed spaces possess safety, environmental friendliness, and long-term usability benefits.

During the design phase, Sweeten Real Estate Development fully complies with central and local building regulations, including structural safety, fire protection, and accessibility facility design requirements. The Company proactively incorporates green building design principles, emphasizing energy efficiency, ventilation, natural lighting, and air quality to enhance residential comfort and reduce environmental impact.

Entering the construction phase, the Company strictly selects material suppliers with certified qualifications and professional construction contractors. All building materials have undergone quality inspection and meet national standards and environmental protection requirements. To ensure construction quality and safety, critical tasks such as structural work, mechanical and electrical systems, and air conditioning are performed by professionals holding technical certifications. These efforts are complemented by on-site supervision and phased audit procedures, which include random inspections and record verification. During the construction period, emphasis was also placed on standardized construction methods and detailed operational controls to minimize potential risks.

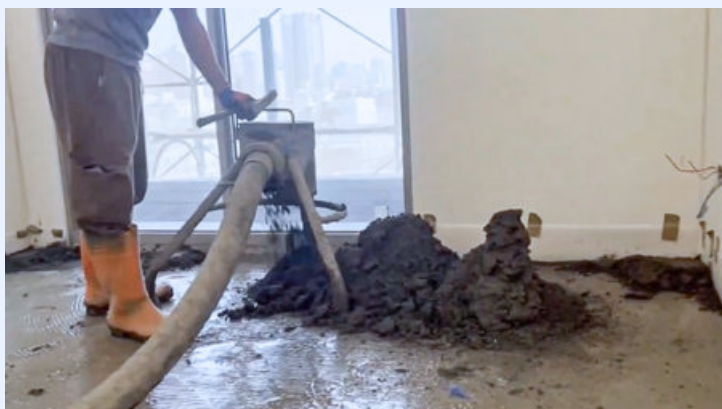
The completion acceptance phase further involves structural safety and system equipment testing conducted by a third-party inspection agency. This includes testing concrete strength, rebar tension, and the functionality of fire protection equipment to ensure that the construction results comply with regulations and design quality.

During the usage and maintenance phase, Sweeten Real Estate Development places great importance on the durability of the building and the convenience of subsequent repairs. For systems and equipment in wet areas, moisture-proof and rust-proof treatments are applied to extend their service life. For smart building projects, an energy management system has also been established to regularly monitor data such as air conditioning, lighting, water and electricity, and air quality. This system is oriented towards energy-saving management, providing early warnings and eliminating anomalies in advance, thereby enhancing building operational efficiency and user experience.

Through systematic quality control and the integration of sustainable design, Sweeten Real Estate Development not only provides safe and durable spaces but also continuously fulfills its commitment to environmentally friendly and user-oriented architecture, advancing toward the creation of high-quality, low-carbon, and intelligent modern livable buildings.

Quality Column

In 2024, Sweeten Real Estate Development introduced the high-pressure pumping method for cement mortar, replacing the traditional manual transportation and hoisting of materials with a centralized and fixed-point mixing approach. This change aims to reduce occupational safety risks associated with working at heights and the use of hoisting equipment. This construction method not only enhances construction efficiency but also, due to its precise and controllable pumping volume and speed, stabilizes the mixing ratio. It significantly reduces noise, dust, and leftover material pollution during the construction period, providing a cleaner and tidier working environment. At the same time, it strengthens the quality and consistency of work on each floor, achieving a construction model that integrates both safety and environmental protection.



❖ Establish a three-tier quality control system

Sweeten Real Estate Development implements a "three-tier quality control system" to rigorously manage construction quality.

[Level One]

Material and construction suppliers must submit their own quality control procedures, inspection frequency and inspection items. They must also supervise construction suppliers to verify and implement other suppliers' self-inspection procedures.

[Level Two]

Construction suppliers establish quality control organizations. Based on the characteristics of each project, contract drawings, and construction specifications, they develop comprehensive construction plans, quality control plans, and construction quality management standards. They also compile construction guidelines and construction schedules, draw construction drawings, prepare self-inspection checklists, establish material inspection procedures, develop defect correction procedures, and maintain quality records. This ensures effective implementation of quality control and supervision of construction sites to meet requirements for progress, safety, hygiene, environmental protection, access control, and construction quality.

In addition to architectural design and supervision, we have also engaged structural engineers, a PCM, and a team of consultants to oversee and manage the quality control of the construction unit to ensure that quality standards meet legal and contractual requirements.

[Level Three]

The Construction Department of Sweeten Real Estate Development is responsible for auditing and supervising the project management and construction supervision units in fulfilling their quality inspection duties. Subsequently, the Customer Service Department conducts internal quality checks, utilizing professionals from diverse backgrounds to identify and rectify any potential issues.

If problems are identified during the inspection process, corrective action should be taken immediately and re-inspections should be conducted until the inspection is passed. A property is delivered only after it has passed internal quality control procedures. This meticulous approach ensures the quality of the building and meets the client's expectations.

Level One

Suppliers propose self-conducted quality audits at each stage

Level Two

- Supervisory unit and structural engineer construction inspection
- Quality audit by dedicated engineers of the construction supplier
- Self-conducted quality inspections by site engineers of the construction supplier at each stage

Level Three

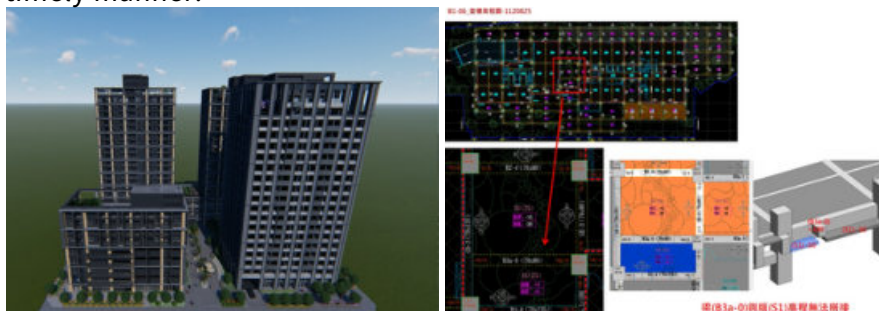
Quality inspection by the Construction Department of Sweeten Real Estate Development

2.2 Innovative Technologies

❖ Construction management

• BIM establishment before construction

1. Before construction begins, the BIM system is used to simulate the finished shape of the building. This allows for the review of spatial arrangements to identify potential conflicts. This process helps the engineering team identify problems early and correct them in a timely manner.



2. Standard construction drawings were developed, integrating materials and constructability from various suppliers. Detailed drawings were then created and followed through construction.
3. Prior to the structural work, an exterior tile plan was implemented. The three-line principle was used to review structural lines, plaster lines and renovation lines to control the use of whole and half tiles as basic shapes to minimize material waste.
4. The creation and implementation of a MOCK-UP ROOM involves the construction of a partial space, such as a restroom or stairwell, prior to the start of the main construction project. This allows for evaluation of visual aesthetics, spatial comfort, and feasibility of material detailing upon completion. Once approved, the project proceeds with the construction of the remaining spaces, adhering to the adjusted dimensions and details established during the mock-up phase.

• Project progress control

1. In addition to submitting construction progress reports, construction suppliers must also submit procurement plan progress reports. This is to avoid delays in project start due to material selection, sample selection, and material preparation time.
2. To keep the project on schedule, construction progress is regularly monitored at each stage. If any concerns arise, further adjustments are made and the detailed construction schedule is revised accordingly.



• Project implementation

1. The implementation of an OPEN SPACE system supports site management by providing a cloud-based panoramic view of the site. This allows for rapid completion of real-time records of key tasks and facilitates understanding of project progress. The ability to compare BIM models through Virtual Design and Construction (VDC) tools enables real-time comparison between the BIM model and the actual construction progress on site.



Implement Google Street View mode for on-site capture and preservation



The BIM model can be compared to the actual construction process and results to verify that the construction is being performed in accordance with the verified design conclusions.

2. Construction suppliers shall submit a progress report for each project every six months, detailing the types of construction work in progress at each stage and the scheduled progress. In addition, project engineering inspection reports, key engineering inspection checklists, material inspection records, material test reports and photographs, occupational safety and health management operations, construction record photographs, and site environmental safety assessment checklists are randomly inspected on an irregular basis.
3. Regular site meetings are held bi-weekly to address drawing integration issues and coordinate other construction issues.

❖ Seismic-resistant buildings: Safety Standards for Design Planning and Materials

Sweeten Real Estate Development ensures the safety of its buildings through rigorous seismic design and construction material requirements, providing clients with peace of mind. The less visible the details, the more attention they require. In structural design analysis, geological drilling investigations by geotechnical engineers serve as the first step in architectural planning. The Company will enhance the geological parameter report to inform structural design strength and select appropriate foundation construction methods, thereby improving the building's structural safety and mitigating the risk of soil liquefaction.

• Seismic structural foundation design

1. Raft foundation: In a raft foundation, all structural columns rest on a single large foundation slab, resulting in a more even load distribution. During an earthquake, the entire building moves as a unit, similar to a raft on the water, increasing its overall seismic resistance.
2. Pile foundation: Pile foundations extend deep into the ground, transferring structural loads directly to the underlying bearing layer, such as hard soil or rock. They provide excellent load bearing capacity and protect structures from soil liquefaction.
3. Diaphragm walls: Reinforced concrete retaining structures constructed below grade that serve as the exterior walls of building basements and provide a barrier for the structural safety of building basements.

• Seismic building materials standards

1. High-spec concrete strength:
The concrete materials used in this project use well-known cement brands such as Taiwan, Asia, Hsing Ta Cement, Lucky Cement and Universal Cement. These are combined with ready-mixed concrete from reputable domestic manufacturers such as Goldsun, Taiwan Cement and Liang Chun. The concrete materials used meet the requirement of chloride ion content below the national standard, which ensures that no sea sand is used. The cement used in the concrete materials is strictly regulated to prevent the mixing of different brands, thus ensuring the best structural quality.
2. High-tensile seismic reinforcement steel
The project utilizes vanadium-added rebar produced by a reputable steel mill. Vanadium is added during the steel bar production process to improve the mechanical properties of the reinforcing bars, including yield strength and ductility. Water quenched rebars are not used due to their unsuitability for welding and fabrication, thus ensuring the quality of the rebar structure.
All rebars meet the requirements of CNS560 for weldable rebars. Their advantages include not only meeting the yield strength requirement, but also being suitable for welding or joining. They have excellent ductility, which ensures that the structure meets the requirements of seismic design.
3. SA grade steel bar couplers
Sourced from reputable professional manufacturers, SA grade couplers offer superior ductility and toughness compared to B grade couplers. Their tensile and compressive strength should enable the connected rebar to achieve its specified tensile strength.
4. Offset splicing method for column reinforcement bars
Unlike traditional splicing methods that use a lap splice, the connector uses a layered splice approach. This prevents the connectors from being placed on the same cross-section and ensures that the splice positions do not overlap. As a result, the concrete and reinforcing steel are firmly bonded, reducing the likelihood of cross-section collapse due to strong external forces.

Column

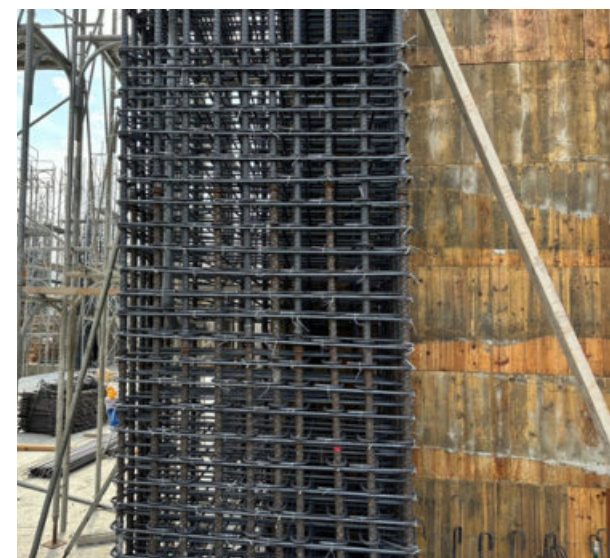
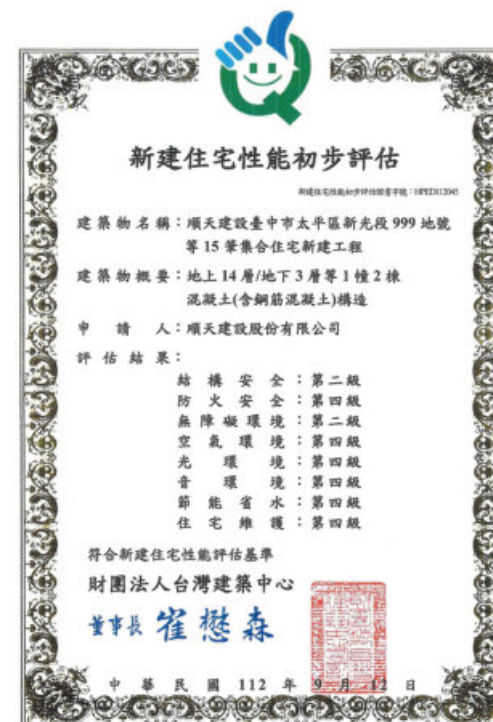
Enhancing Seismic Design: Implementing Structural Safety in the Grand Urban Residential Building Project

The "Grand Urban Residential Building" project located in Taiping Dist., Taichung City, is a residential development. From the initial design phase, it incorporated high-standard seismic design, demonstrating Sweeten Real Estate Development's strong commitment to residential safety. To ensure the structural integrity of the building and the safety of residents during an earthquake, this project employs an underground raft foundation combined with an above-ground seismic-resistant moment frame system featuring ductile beams and columns, significantly enhancing the building's seismic resistance.

Regarding building materials, the "Grand Urban Residential Building" employs SA-grade steel bar couplers and high-tensile deformed steel ($F_y \geq 4200 \text{ kg/cm}^2$), the same grade used in major projects such as Taiwan High-Speed Rail and Taipei 101. The strength and toughness of these materials exceed those of traditional intermediate tensile grade rebar. The rebar layout design places particular emphasis on seismic performance, including confinement zones with stirrup spacing in compliance with standards, enhanced ties for main reinforcement, and the use of seismic stirrups and ties with 135-degree hooks to ensure ductility and stability of the structure during earthquakes, thereby effectively reducing the risk of damage caused by concentrated forces.

This project has passed the evaluation by the Taiwan Architecture & Building Center and obtained the Level 2 Certificate for Preliminary Assessment of Structural Safety for New Residential Buildings, issued on September 12, 2023. This certificate signifies that the building's structural design and material usage exceed the basic standards, meeting the domestic expectations for high-strength building safety.

Sweeten Real Estate Development, with its professional and rigorous structural design and material application, continuously upholds the belief of "things are constructed to be great." The Company is dedicated to creating living spaces that provide long-term peace of mind and responds to the public's expectations for residential safety by delivering high-quality buildings with seismic resilience.



2.3 Customer Value

❖ Sales process

Sweeten Real Estate Development has always placed great emphasis on the management of residential product sales and customer service. From market positioning and product design to the backend sales process, it adopts rigorous and systematic operations to ensure consumer rights and enhance the home-buying experience. Based on the characteristics of the construction project and market trends, we formulate appropriate sales strategies. Through the use of floor plans, perspective drawings, architectural models, and sample houses, we concretely present the architectural space and material arrangements at a 1:1 physical scale, assisting consumers in comprehensively understanding the product content and quality details.

During the contract phase, we formulate the formal contract in accordance with the "Template of Standard Form Contract" issued by the Executive Yuan, clearly specifying the building materials, equipment, and model house configurations, and provide these for consumers' prior review. Simultaneously, case sales inquiry forms and related sales data were prepared, and professional training courses were arranged to enhance sales personnel's knowledge of building materials, design, and regulations, thereby improving the quality of customer service.

Regarding the management of sales agency cooperation, Sweeten Real Estate Development has established clear selection criteria, requiring cooperating sales agencies to possess legal registration and a good credit record. Additionally, written cooperation contracts and management regulations are stipulated. To prevent misleading information and consumer disputes, our internal planning unit takes the lead in drafting copy and reviewing advertisements. The advertising content must undergo multiple levels of scrutiny by both internal teams and sales agents before it can be released externally.

In the actual transaction process, we provide clear and transparent product information to assist clients in establishing real estate development trust accounts. We also ensure the preservation of records at each stage, including client requirements, sales responses, and delivery matters, to protect the rights and interests of both parties.

Through institutionalized operational procedures and transparent information disclosure, Sweeten Real Estate Development aims to continuously enhance customer trust and service quality, creating a safe, fair, and trust-based transaction environment.

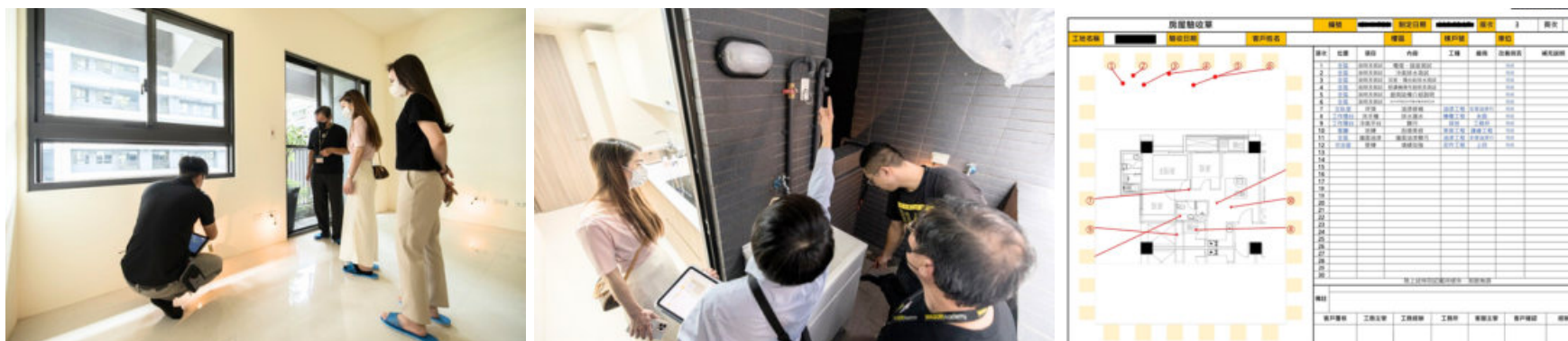
❖ Customer service

At Sweeten Real Estate Development, our customer service philosophy is "professionalism and dedication, sustainable service." We are committed to a customer-centric approach and listen carefully to our clients' needs and feedback. Through our exceptional expertise and attentive service, we provide customized solutions to help our clients achieve their dreams and aspirations.

Pre-handover services

The Company complies to a customer-centric philosophy, offering a comprehensive range of attentive services before handover. This includes payment reminders, pre-sale construction modifications, and partial material selection to effectively meet customer needs. In addition, through holding a house handover briefing or a dedicated app system, customers can more conveniently engage in dialogue, conduct property inspections, complete property handovers, and submit repair requests, increasing service efficiency and convenience. Lastly, a third-party inspection of the community is conducted to ensure the quality of the housing and provide customers with a safe and secure living environment.

Home inspection



General inspection



House Handover Briefing

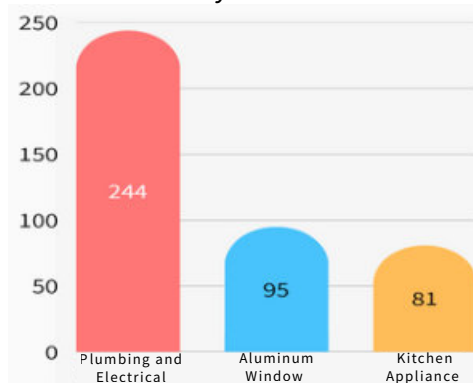
Sweeten Real Estate Development, in accordance with its established operational procedures, conducts a house handover briefing prior to the delivery of residential projects, as one of the standard service items. The briefing session is conducted by a professional team to uniformly explain the house handover process, key points of inspection, community management, and subsequent warranty matters. This assists residents in becoming familiar with relevant information before and after moving in. An on-site consultation window is also established to promptly respond to residents' inquiries, ensuring the smooth progress of the house handover phase and promoting residents' understanding and participation in living quality and community management.



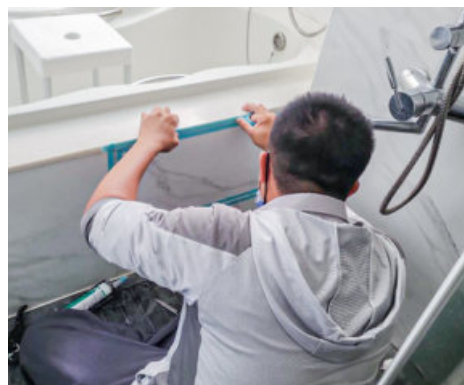
Community mobile repair service

Complying with the principles of "people-centric" and "customer-first" along with the motto "things are built to be great," Sweeten Real Estate Development has dedicated 30 years to core business, providing enthusiastic and unwavering service to customers. To ensure continuous after-sales support, especially for communities beyond warranty periods, the Company conducts "Community Mobile Service" to address wear and tear on equipment. This service offers residents the fastest and most effective home repair solutions, ensuring a more comfortable living environment.

2024 Community Mobile Service



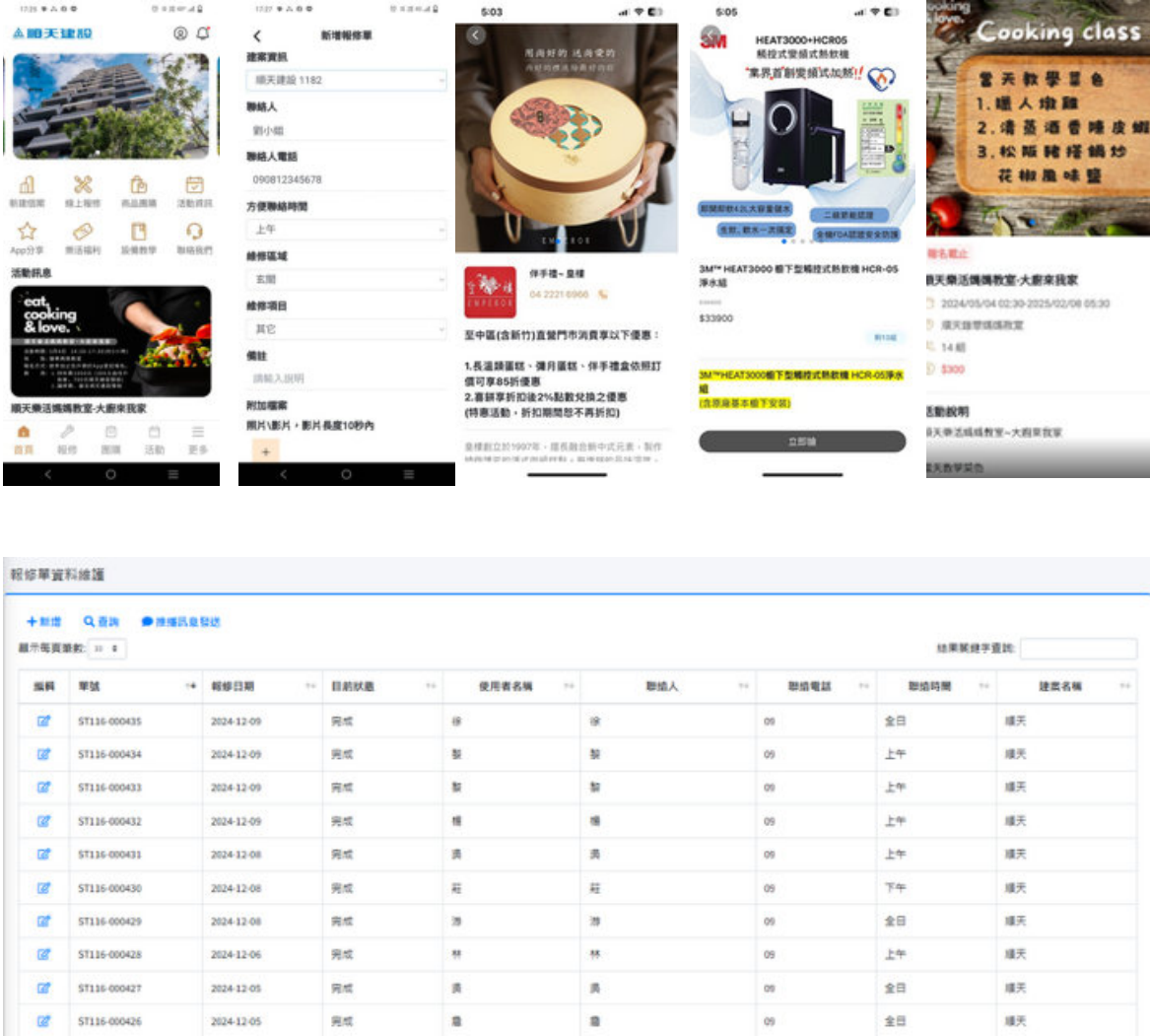
Unit: Number of Household Served



Sweeten Nice Family APP

The Sweeten Nice Family APP is a convenient service application designed specifically for residents that offers a number of convenient features, including a member center, online repair requests, event registration, and group shopping. To ensure the security of customer data, we have activated an SSL certificate and implemented SSL encryption during transmission. This provides a secure communication channel for our customers, ensuring that data is protected from any risk of modification or leakage. At the same time, we have established a strict privacy policy that clearly informs customers about the collection, processing, and use of their personal information, as well as their rights regarding their personal information and the privacy protection in place. This ensures the security and reliability of our customers' personal information.

- Member center: Provides centralized property management and allows sharing mechanisms to give tenants and family members access to the same property for management purposes.
- Online repair request: Users can submit repair requests and track their progress online, anytime, anywhere. They can also communicate with customer service representatives through the chat system, facilitating efficient resolution of repair issues.
- Event registration: Users can inquire about events hosted by Sweeten Real Estate Development or the community, complete registration, and make payments.
- Group purchases: Users can view project-specific discounts at any time and purchase discounted products as a group.
- Appointed stores: Users can enjoy preferential services at appointed stores.



Community events

Create a vibrant and welcoming community environment where residents not only enjoy comfortable living conditions, but also have access to a wide range of community activities and festival decorations. Through a variety of carefully planned events, we aim to increase communication and interaction among community residents, fostering emotional connections and improving residents' well-being and quality of life.

In addition to community activities, the annual Sweeten Lohas Cup Badminton Tournament and Sweeten Lohas Financial Literacy Summer Camp are regularly held to enhance emotional connections among residents in each community.

• Stress relief exercises



• Wellness seminar



• Lohas Storytelling



• Summer Camp



• Community Decoration



❖ Customer Satisfaction

Sweeten Real Estate Development adheres to the principle of "things are constructed to be great," continuously deepening the concept of after-sales service by offering homebuyers a commitment of "1-year warranty and lifetime service." We recognize that residential products extend beyond handover, encompassing the ongoing living experience and service support. Therefore, we are committed to establishing a comprehensive and systematic after-sales service process, enhancing customer trust and fostering long-term relationships.

After the completion and handover of each development project, the Company proactively conducts follow-up maintenance services and invites customers to complete a repair satisfaction survey, serving as a basis for evaluating service quality and driving continuous improvement. Based on statistics from the past three years, the overall repair satisfaction rate has averaged 95%, with most customers rating our service performance from "satisfactory" to "very satisfied."

Items rated as "dissatisfied" or "very dissatisfied" in the survey are incorporated by Sweeten Construction into the "Satisfaction Survey Analysis and Action Plans" for project tracking and internal review. Specific improvement measures and implementation schedules are then proposed to continuously enhance overall service effectiveness and customer experience.

To ensure that customer feedback is promptly addressed and effectively managed, the Company has established multiple communication channels, including:

- Sweeten Nice Family APP "Contact us" function
- The 0800 customer service hotline provides a toll-free channel for customers to share their feedback.
- Assistance for purchased-unit owners via messaging apps
- Community property and management committee meeting feedback mechanism

Through these channels, the Company is able to promptly capture residents’ feedback on maintenance, facility usage, and community operations, while maintaining effective communication with each project’ s management committee and property management team, thereby enhancing the efficiency of subsequent service coordination.

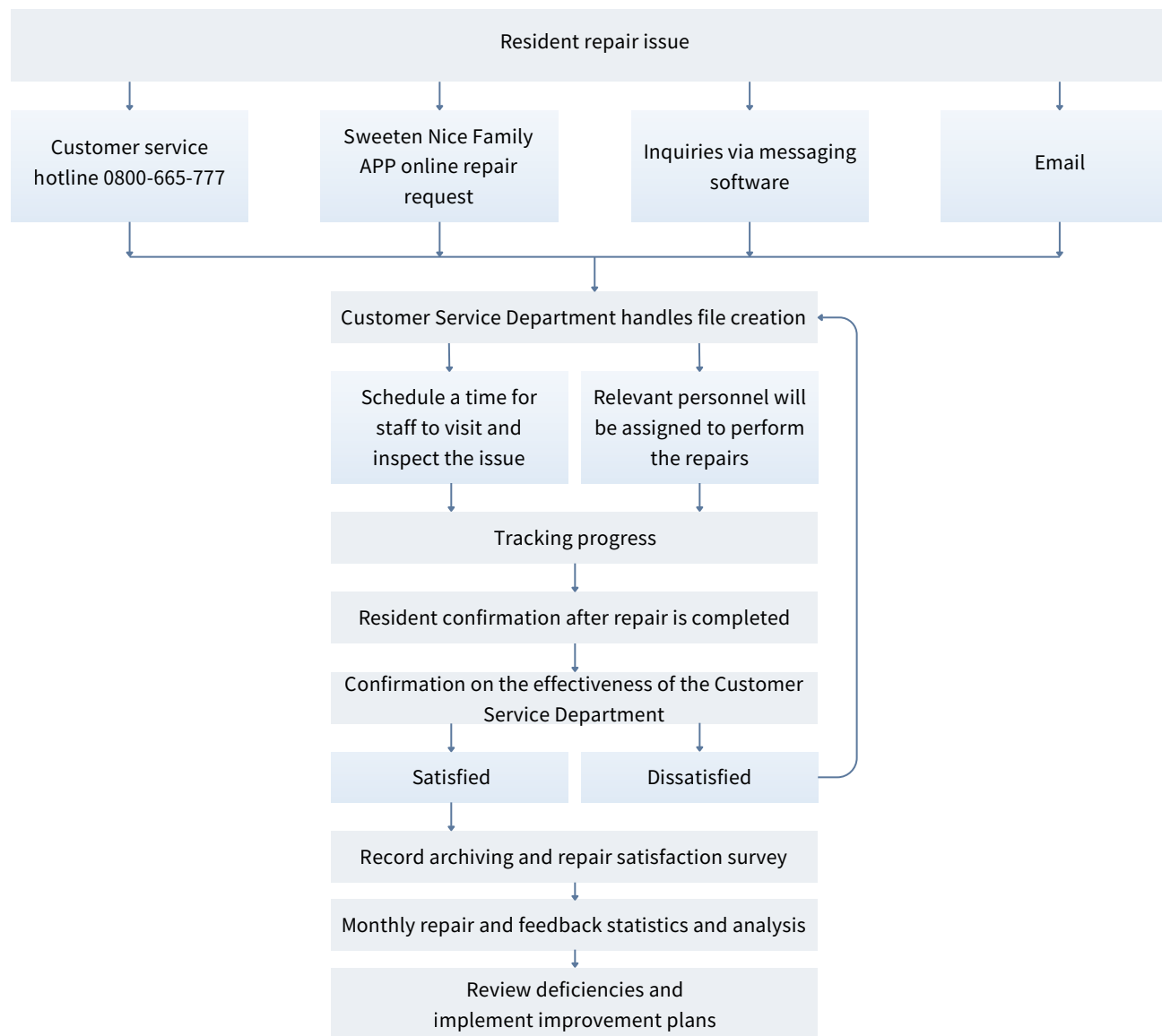
❖ Customer Privacy

To uphold the responsibility of protecting customer personal data, the Company ensures that customer information is maintained with the highest level of confidentiality and integrity. At the same time, internal information security systems are regularly updated, and the Company conducts awareness programs on personal data protection for all employees.

Regarding information security incidents, no customer privacy breaches occurred in 2024, and there were no incidents of personal data leakage.

Link	Actual Implementation Method of the Company
Collection	Information is recorded and maintained based on the data provided with the customer’ s consent.
Usage	Customer personal data contained in contracts and documents are securely stored in a dedicated contract filing room and used only with the customer’ s consent.
Storage and Changes	The Company implements responsibility-based management for case records, ensuring that customer data can only be accessed, queried, or modified by the project personnel assigned to that specific case.
Delete	Customer personal data must be destroyed or shredded upon disposal to ensure that personal information does not leak.

After-Sales Service and Maintenance Process

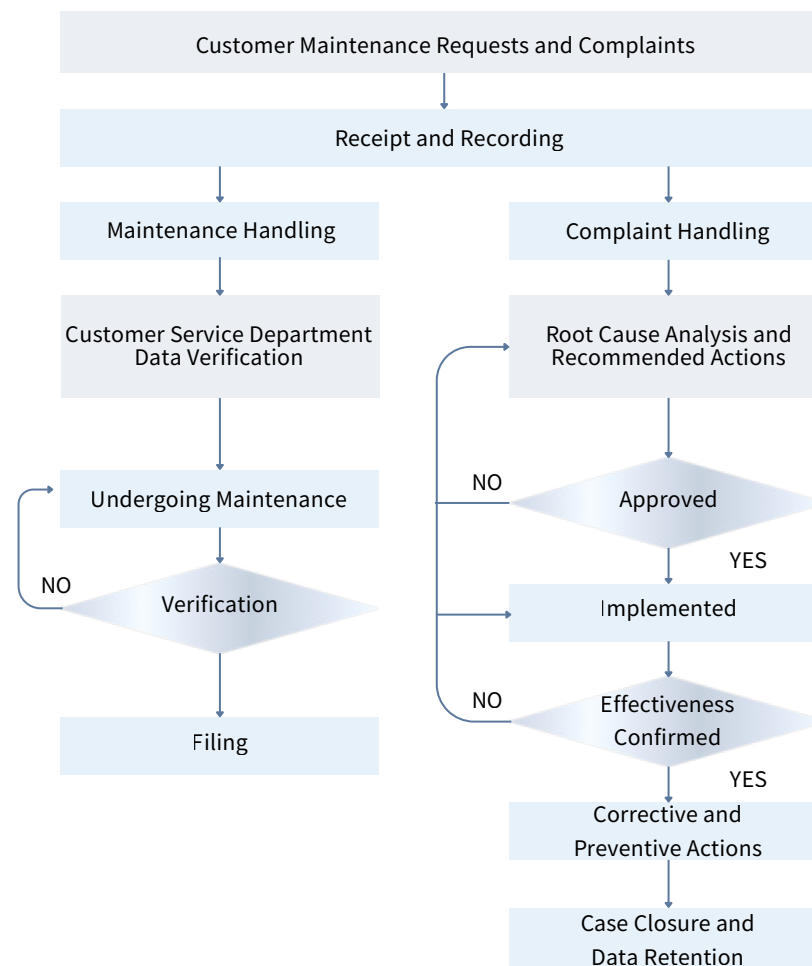


❖ Handling of customer complaints

The complaint process at Sweeten Real Estate Development is very rigorous. When a customer files a complaint, Customer Service will record the relevant information on a Complaint Handling Record Form and forward it to the appropriate unit for processing. The appropriate unit will conduct a thorough analysis of the complaint and formulate appropriate countermeasures. Upon approval by the General Manager, the appropriate unit will implement the corrective action. Upon completion, the results of the action will be recorded on the Complaint Handling Record Form.

To prevent similar problems from recurring, the responsible unit will submit a report in accordance with the "Corrective and Preventive Action Control Procedure" and implement preventive measures to address the problem. Lastly, when a complaint case is closed, the relevant forms are returned to the Customer Service Department for centralized archiving and management. Ensure that customer complaints are effectively addressed and that comprehensive actions are taken to resolve and prevent problems.

• Process



2.4 Urban renewal development

Driving Urban Renewal Through Public-Private Partnerships to Build an All-Age Inclusive Community

Sweeten Real Estate Development is participating in the "Urban renewal project of Taipei Xinyi Erfu A1 base," collaborating with the National Housing and Urban Renewal Center to jointly promote urban redevelopment. The project aims to realize a healthy, safe, and livable urban lifestyle through comprehensive residential planning for all age groups, the integration of social care resources, and spatial reconfiguration. The project is expected to be completed in 2028, encompassing a total floor area of 61,709.41 square meters and a total investment of approximately NT\$6.6 billion. It is one of the few representative large-scale urban renewal projects in Xinyi District, Taipei City.

The project base is located in the core area of Taipei City, Xinyi Dist., combining both living functionality and convenient transportation. The overall development project is divided into three main blocks based on ownership and function: the Residential Block, the City Hall Block, and the Sweeten Block. The division of labor for each building is as follows:

- **Residential Block:** Planned to feature all-age-friendly housing, medical clinics, and vibrant commercial spaces that enhance daily living, integrating healthcare services while improving community convenience.
- **City Hall Block:** Houses social housing, a senior day care center, a community activity center, and a residential long-term care facility, supporting eldercare and vulnerable population care policies.
- **Sweeten Block:** A residential complex developed by Sweeten Real Estate Development, designed to incorporate lifestyle, leisure, and greenery concepts, balancing housing quality with community integration.

Application of Green Building and Smart Building

Future architectural designs undertaken by Sweeten Real Estate Development will target Green Building Silver Certification and Smart Building Gold Certification. From the planning stage, the projects incorporate pedestrian-vehicle separation, all-age accessible spaces, and integrated green networks to enhance community safety and residential sustainability. The following key measures are implemented:

- **Greening Strategy:** Includes rooftop greening, green walls, and open space greening to enhance site water retention and rainwater recycling and reuse.
- **Energy-saving configuration:** Incorporate external shading and deep-window LOW-E energy-efficient glass along with natural ventilation design to effectively reduce air conditioning load; utilize VAV air conditioning system and high-efficiency lighting to enhance energy efficiency.
- **Sunlight simulation and building energy efficiency analysis:** Utilizing an environmental load assessment system to conduct building sunlight exposure and energy consumption simulation design, optimizing building facades and sunshade panel configurations.
- **Structural energy-saving design:** Comprehensive carbon emission control is implemented from the perspectives of structural design, material selection, and enhancement of the building envelope for energy conservation.

Construction Methods and Seismic Structure Reinforcement

Sweeten Real Estate Development also implemented high-standard seismic resistance and site control regulations during the construction phase.

- **Structural strength design:** Obtain the seismic design certification mark before the commencement of construction for building structures. This project obtained the seismic certification prior to acceptance and handover.
- **The underground structure adopts the slurry wall method, reinforced with pre-bored piles and buttress construction techniques:** To effectively address the soil characteristics of the Taipei Basin and minimize disturbances to adjacent buildings.
- **Dust reduction and purification measures:** During the construction period, tire washing platforms, road cleaning vehicles, and water spraying operations are implemented to reduce impacts on surrounding air quality and the environment.
- **Material selection:** Incorporating wall insulation design, low-emission building materials, and energy-saving insulated glass to effectively control carbon emissions and health risks throughout the building lifecycle.

Urban Co-prosperity

Sweeten Real Estate Development actively engages in urban renewal and public-interest collaboration, supporting government initiatives in social housing, long-term care, and integrated living spaces. Leveraging its expertise in architectural design, construction methods, and project execution, the Company contributes to creating safer, more inclusive, and sustainable community environments. Sweeten Real Estate Development will continue to uphold the values of “people-oriented and sustainability-centered,” further strengthening its role in corporate social responsibility in future development and renewal projects to achieve urban inclusiveness and environmental well-being.



2.5 Sustainable supply chain

❖ Supplier management

Sweeten Real Estate Development values partnerships with suppliers, considering them one of the key factors for success. We have established a stable and reliable supply chain to ensure the smooth progress of the project and maintain a high level of quality. A thorough evaluation and selection process should be conducted for potential suppliers, examining their performance in areas such as quality, environmental practices, and financial stability. Existing qualified suppliers with whom we have a collaborative relationship will be given priority contracting rights based on their performance. A list of qualified suppliers will be established. At the same time, suppliers are required to share social responsibility by protecting the environment and ensuring worker safety and well-being. Working with suppliers is not just a transactional relationship, but a partnership built on trust and shared values. We will continue to strive to maximize mutual benefits and enable sustainable development for both parties.

Suppliers have signed a Supplier Social Responsibility Commitment Statement to work with Sweeten Real Estate Development to uphold ESG principles and progressively implement sustainable development goals.

❖ Supplier evaluation

To ensure that the quality of the goods supplied remains at a certain level, suppliers are evaluated on a regular basis. This evaluation includes a weighted score based on factors such as cooperation, quality, price and company size. Suppliers are then classified into four tiers based on their scores: A, B, C and D. In addition, suppliers will be rewarded or penalized based on their performance ratings. This will encourage high performing suppliers to continue working with us, while those with ratings below Class C will be addressed. This ensures the overall quality and service level of all suppliers. We look forward to working with suppliers to implement corporate social responsibility and jointly build an inclusive and environmentally friendly industrial supply chain.

❖ Circular Economy Statistics

Facing the increasing challenges of global resource depletion and climate change risks, the construction industry, as a sector with high resource consumption and carbon emissions, has made the promotion of a circular economy a key action for enterprises to achieve sustainable transition. Sweeten Real Estate Development actively integrates energy-saving, carbon reduction, and waste recycling strategies at all stages of construction. By carefully selecting green building materials and equipment that are reusable, durable, and environmentally friendly, the Company progressively achieves sustainable goals of efficient resource utilization and waste reduction.

The Company not only procures high-performance building materials with multiple functions such as fire resistance, moisture resistance, and thermal insulation, including fiber cement boards, SPC stone-plastic flooring, and gypsum boards, but also introduces environmentally friendly materials such as carbon-reducing mortar, eco-friendly grouting agents, and low-carbon primers to enhance carbon management and quality stability at various stages of the building's life cycle. On the other hand, Sweeten has introduced high-efficiency water-saving faucets and energy-saving equipment, integrating the energy conservation and resource utilization aspects of the nine Green Building indicators to comprehensively optimize building energy performance.

Green Building Materials Statistics

Unit: NT\$ ten thousands

Product Name	Overview of Building Material Characteristics	Annual Procurement Amount
Cement Paint, Latex Paint	A coating formulated with resin of excellent water and alkali resistance, combined with covering pigments and additives.	300
Gypsum Board	With fire-resistant and seismic-resistant features to ensure home safety, excellent thermal and sound insulation to create high-quality living spaces, and energy-saving, carbon-reducing benefits to promote a sustainable and comfortable lifestyle.	450
SPC Stone Plastic Composite Flooring	Combining the advantages of plastic and wood, it offers the aesthetic appeal of wood along with the durability of plastic. Suitable for moisture-prone environments, it resists rot and insect infestation.	40
Fiber Cement Board	In addition to its high-strength, non-deforming properties, it also features fire resistance, water resistance, weather durability, compressive strength, sound insulation, and thermal insulation. High flexibility, rich in tensile strength, resistant to bending and folding, low deformation rate, and does not shrink due to water absorption.	600
Bagged Base Material	Traditional masonry relies on experience to mix sand and cement ratios on-site, which can lead to messy work environments, material wastage, and inconsistent quality. Bagged materials are rigorously controlled at every stage from raw materials to semi-finished and finished products. Quality inspections include chloride content, sieve analysis, compressive strength, and workability. The materials feature smooth application, excellent durability, and stable quality, enhancing both workability and adhesion.	3800
Mapei Grout	High-performance, featuring antibacterial and antifungal technology, excellent compressive and flexural strength, resistance to freeze-thaw cycles, tolerance to acidic and alkaline environments (pH > 3), UV resistance, stain resistance, and weathering durability.	300

Statistics of Procurement Amounts for Energy-, Water-, and Waste-Reduction Equipment

Unit: NT\$ ten thousands

Product Name	Overview of Equipment Effectiveness	Annual Procurement Amount
Bathroom fixtures with gold and standard water-saving certifications	ONE 33, KING'S ROAD, Sweeten The Fortune, Grand Urban.	2000
Public area air conditioning equipment with level 1 and level 2 energy efficiency	ONE 33, KING'S ROAD, Sweeten The Fortune.	1300

Procurement amounts for carbon-reduction raw materials

Unit: NT\$ ten thousands

Product Name	Overview of Carbon-Reduction Raw Material Characteristics	Annual Procurement Amount
Wall Primer CM190	Using a blast-furnace cement mix and kiln waste heat curing, it reduces carbon emissions compared to traditional 1:3 cement-sand mortar.	3800

Column

Promoting Green Procurement to Achieve Consistent Recycling and Regeneration

Sweeten Real Estate Development, in the process of practicing sustainable management and corporate social responsibility, continuously expands the scope of promoting green procurement. In 2024, we partnered with Shinkong Textile to procure group uniforms from their ISP (Infinity Shirt Project), demonstrating our tangible commitment to supporting the circular economy and low-carbon transition.

The ISP project is based on the concept of "Limited Resources, Infinite Regeneration." The manufacturing process employs a 100% single-material design, enabling the uniforms to be fully recycled and remanufactured into new raw materials. Used uniforms are processed through a closed-loop system of collection, shredding, pelletizing, and re-spinning, re-entering production to achieve zero waste, reduced carbon emissions, and lower resource consumption, while avoiding greenhouse gas emissions from traditional incineration or landfilling.

Through this ISP uniform procurement project, Sweeten Real Estate Development invested a total of NT\$550,000, not only enhancing the environmental value of internal uniform use but also aiming to lead the supply chain in practicing green procurement and sustainable supply management through collaboration with the supplier.



3 Sustainability • Coexistence

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3. Sustainability · Coexistence

Based on the corporate spirit of "mother nature & human being" and the philosophy of "things are constructed to be great," the planning is guided by considerations of greening, carbon reduction, energy conservation, and safety. The design and development aim to provide a sustainable and symbiotic environment, embody a sense of happy living, give back to every user, and create a beautiful home.

Sweeten Real Estate Development upholds a people-centered and environmentally friendly philosophy, incorporating green building, intelligent building, and building performance strategies into architectural planning to create safe, healthy, and sustainable living environments. In terms of green building, measures such as increased green coverage, water resource conservation, energy-efficient design, and pollution control are implemented to meet energy reduction, carbon mitigation, and environmental protection goals. Smart building strategies integrate technological platforms to enhance community management efficiency, residential safety, and convenience. Regarding building performance, based on the eight key residential evaluation criteria, structural safety, sound insulation, energy efficiency, and functional usability are reinforced to comprehensively improve living quality. Sweeten Real Estate Development has obtained multiple third-party certifications, including green building candidate certificates and labels, intelligent building certificates and candidate certifications, as well as preliminary assessments for new residential building performance, demonstrating a long-term commitment to building quality and sustainable development.

Status of Project Certifications and Candidate Certificates

● Obtained ○ In Progress

Project/Item	Green Building Certificate	Green Building Candidate Certificate	Smart Building Certificate	Smart Building Candidate Certificate	Performance Building
Sweeten Green Vision	●	●			
Sweeten Grand Garden	●	●			
Grand Urban Residential Buildings			○	●	●
KING'S ROAD	○	●			

Residential Performance

Residential performance assessment is a national policy aimed at fostering a healthy housing market. Upholding the goal of enhancing living quality and providing safe, comfortable, and convenient residential spaces, Sweeten Real Estate Development began applying for residential performance assessment for the Grand Urban residential buildings in 2022. Planning strategies were implemented according to different levels for the eight assessment criteria, and in 2023, the project successfully obtained the "Preliminary Assessment for New Residential Building Performance," demonstrating a commitment to further improving residential quality.

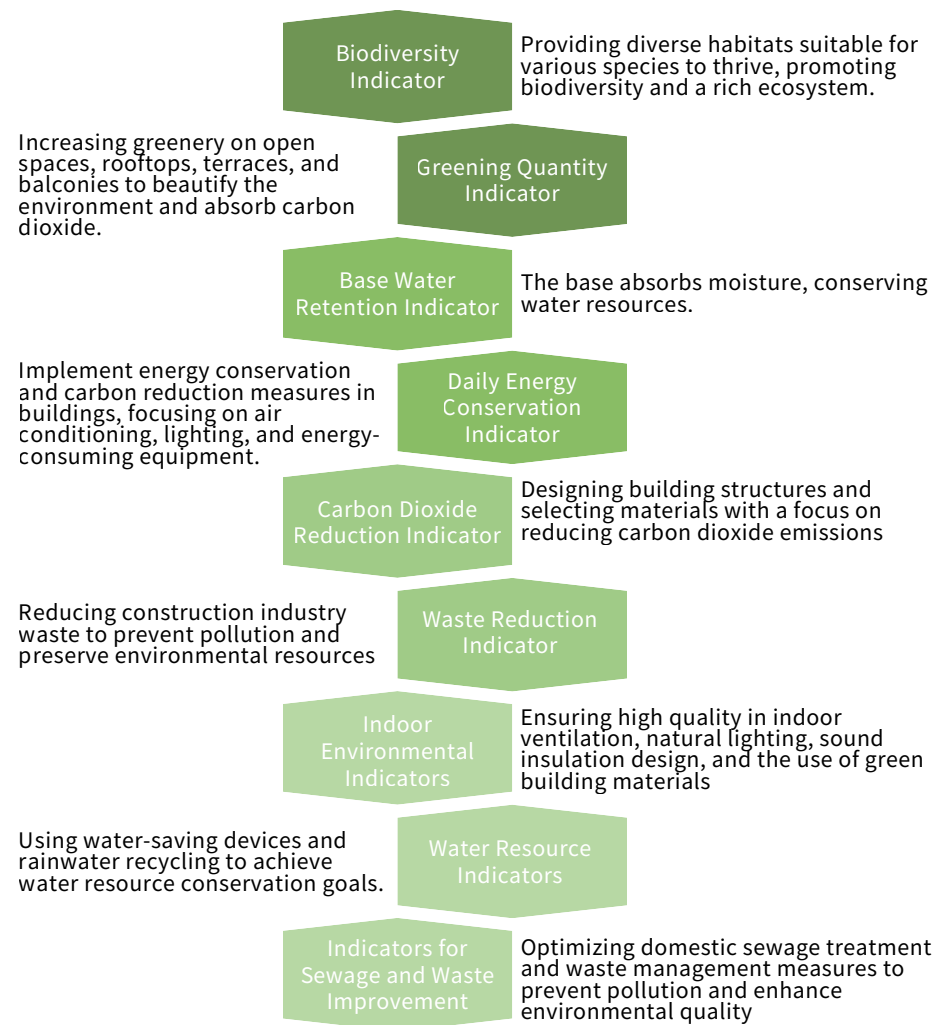
3.1 Green building

Green building design

In addition to emphasizing building safety, functionality, and refined aesthetics, Sweeten Real Estate Development further creates beautiful gardens with diverse plantings that absorb carbon dioxide and purify the air, while extensive green areas allow rainwater infiltration and resource conservation. In product conceptualization, architectural design, and engineering, measures such as thermal insulation, natural ventilation, lightweight construction, energy-efficient equipment, green building materials, renewable energy, and water conservation are adopted. During construction, pollution is minimized, construction waste is reduced, and garbage is sorted and recycled to lower carbon emissions. Furthermore, optimized wastewater and waste management facilities are implemented to thoughtfully support both residents and the surrounding community.

Guided by a people-centered and environmentally friendly philosophy, we strive to create a healthy, high-quality, and eco-friendly living environment. In alignment with energy reduction, carbon mitigation, and environmental protection goals, and with the aim of providing superior building environments, key green building design strategies are incorporated. Applications have been submitted to the Taiwan Architecture & Building Center for candidate green building certificate and label evaluation. The scope covers aspects such as landscaping, water resource conservation, architectural form, physical environment, energy efficiency, use of green building materials, waste reduction, carbon emission reduction, and pollution prevention, establishing a forward-looking and sustainable living environment.

9 Indicators of Green Building Design



Sweeten Real Estate Development continuously promotes green building design, implementing low-carbon living and environmental sustainability concepts. In recent years, multiple projects have obtained green building-related certificates, with tangible outcomes demonstrated in building coverage control, site landscaping planning, and carbon sequestration performance of vegetation.

In 2024, the "Sweeten Grand Garden" project was approved by the Ministry of the Interior and officially obtained the Green Building Certificate. The actual building coverage ratio for this project is 33.07%, with a site greening area of 2,582.3 square meters, resulting in a greening ratio of 51.08%. The total carbon sequestration of the planted trees, shrubs, and flowers amounts to 2,025,871.1 kg, significantly exceeding the benchmark value for green coverage carbon sequestration of 980,320.11 kg.

In 2023, the "Sweeten Green Vision" project also obtained the Green Building Certificate, with an actual building coverage ratio of 47.12%, a greening area of 470.1 square meters, and a greening ratio of 56.6%. The total carbon sequestration of the vegetation reaches 408,390.75 kg, nearly three times the benchmark value of 141,176.25 kg.

Additionally, the "KING'S ROAD" project has obtained a candidate Green Building Certificate issued by the Ministry of the Interior. The actual building coverage ratio is 22.41%, with a greening area of 2,199.67 square meters, resulting in a greening ratio of 52.9%. The total carbon sequestration from the planted vegetation amounts to 2,232,544.08 kilograms, which significantly exceeds the benchmark value of 1,019,322.0 kilograms. Upon completion, the project will proceed to apply for the official Green Building Certificate.



Green building design concept

To realize a vision of sustainable and livable buildings, Sweeten Real Estate Development has incorporated core green building design principles across multiple residential projects, integrating energy-saving, carbon-reducing, and environmentally friendly strategies throughout site planning, building layout, interior spaces, and public facilities. Through projects such as "Sweeten Green Vision," "Sweeten Grand Garden," and "KING'S ROAD," energy-efficient equipment, water-saving and water recycling systems, as well as healthy ventilation and the use of indoor green building materials have been implemented. These measures not only address climate change and carbon management issues but also enhance the harmony between buildings and the natural environment.

Green Beautification

By adopting low building coverage and extensive greenery, a comfortable environment is created to regulate temperature and humidity. Diverse plants are selected according to varying sunlight conditions, forming a rich ecosystem that supports the food chain of microorganisms, insects, and birds. Planting trees, shrubs, and flowers at the ground level helps absorb carbon dioxide; balconies feature small trees and shrubs to assist in carbon sequestration and cooling while providing greenery for relaxation. Terraces are designed as sky gardens, enhancing carbon storage, retaining moisture, providing rooftop insulation, and adding aesthetic value and vibrancy to the building.

Water Retention at the Base

Extensive green spaces increase rainwater infiltration to recharge groundwater and conserve natural ecological resources. Multi-layered vegetation covers and protects the soil, preventing erosion and absorbing rainwater to reduce surface runoff.

Daily Energy Conservation

Reducing Energy Consumption and Enhancing the Energy Efficiency of Buildings. First, the design of balconies and sunshades helps reduce direct sunlight entering the interior, thereby lowering air conditioning loads and saving electricity. The exterior wall materials and structure of the building comply with thermal insulation standards. The interior design considers window opening methods to enhance ventilation and reduce heat transfer. In terms of equipment, measures such as insulating hot water pipes, using IH stoves, and LED lighting can effectively save energy and reduce carbon emissions. Additionally, solar panels are installed on rooftops to power common area lighting, reducing the demand on public electricity supply. The public facilities are equipped with high-efficiency variable-frequency air conditioning to reduce electricity consumption, and automated control systems are implemented to enhance convenience and prevent unnecessary energy waste.

CO2 Reduction

The building adopts a rectangular floor plan to reduce material usage, and some facade elements and structural components are lightweighted. Exterior materials such as tiles, glass, and metals made from renewable resources are selected to reduce natural resource extraction and lower carbon dioxide emissions. The underground parking lot is equipped with public electric vehicle charging stations and multiple charging outlets for motorcycles. Additionally, cable ducts are installed to facilitate residents in arranging electric vehicle charging circuits, thereby further reducing carbon emissions.

Waste Reduction

The engineering drainage system is equipped with a sedimentation tank to prevent water pollution and maintain the unobstructed flow of drainage channels. During excavation, soil transport vehicles are washed and soil is covered to prevent pollution, while access roads are regularly cleaned to maintain cleanliness and the appearance of the surrounding environment. During the construction period, the building's dust prevention net was properly managed. The construction site was regularly cleaned and watered to reduce dust emissions and prevent air pollution.

Indoor Healthy Environment

Each room is equipped with sufficient windows to ensure ventilation and natural lighting, thereby conserving electricity used for lighting and maintaining hygiene. The bathroom is equipped with an exhaust system and windows, providing good ventilation, moisture removal, and natural lighting to maintain a hygienic environment. The design of the skylight allows for ventilation and natural lighting in the interior bedrooms and bathrooms, thereby improving the quality of the indoor environment. In addition, the interior incorporates green building materials with low volatile emissions, such as paints, tiles, and wood-pattern flooring, to create a healthy and comfortable living environment. The underground parking lot is equipped with mop basins to facilitate cleaning and maintain a clean and hygienic environment.

Water Resource Indicator

Use water-saving toilets, water-saving faucets, and public sensor faucets to conserve water resources. Install rainwater collection tanks for irrigating green spaces, reducing the direct discharge of rainwater during the rainy season, and alleviating the burden on drainage ditches. Additionally, a humidity sensor is installed, which electronically controls and adjusts the plant irrigation frequency, further achieving water conservation.

Sewage and Garbage Improvement

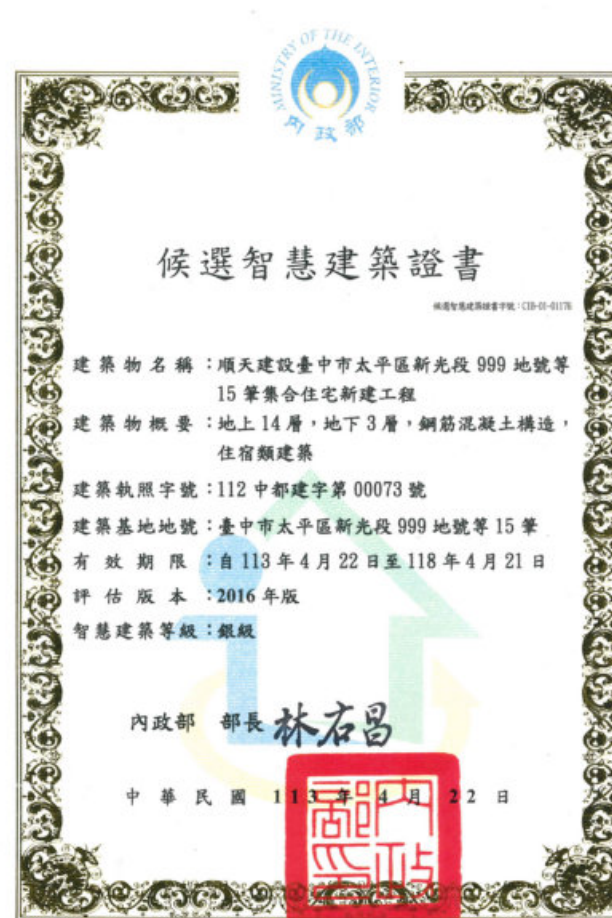
Sewage will be integrated into the public sewer system and equipped with roadside connection manholes to ensure that sewage is centrally treated to meet discharge standards, thereby preventing river pollution and maintaining public health. The environmental protection room has established a centralized waste collection area and conducts resource waste sorting to reduce waste and protect the environment. Waste is temporarily stored using refrigerated cabinets to prevent spoilage and reduce bacterial growth, thereby maintaining hygiene and protecting residents' health. The environmental protection room is also equipped with a cleaning basin for cloth trays, faucets, and ventilated louver windows to maintain cleanliness and improve air quality. All facilities, such as automatic doors and sensor-activated faucets, are designed to reduce contact transmission and protect the health of users.

3.2 Smart Building

Smart Building

In response to the diverse management needs of the community and the trend toward digital services, Sweeten Real Estate Development has implemented smart building design in the "Grand Urban Residential Building" project. This design integrates technologies such as structured cabling, information communication, and system integration to establish a facility equipment management platform and a central monitoring system, thereby enhancing the convenience of property management and resident usage. The system platform features multiple workstations, data sharing, online operations, and system reporting functions. Through the WebView interface, it integrates both the resident and property management applications, providing modular management mechanisms that include asset management, efficiency, organization, and maintenance modules. All operational support features include remote monitoring and alert push notifications, effectively enhancing management efficiency and disaster response capabilities.

The Grand Urban Residential Building passed the evaluation for the "Smart Building Label and Candidate Smart Building Certificate" in 2023, ultimately receiving Silver-level certificate.



Smart Building Features of Grand Urban Residential Building

System Integration

The integration of smart building systems is designed to assist different managers within a building to independently manage their authorized information through multiple computer human-machine interfaces. It also supports remote web-based operation and management via smartphones or tablet computers, enabling all sensors and electromechanical facilities within the building to communicate and operate intelligently. Additionally, real-time alert notifications through an app allow relevant personnel to be immediately informed of any alarms.

Information and Communication

All equipment within the building is interconnected through integrated network cabling and system command protocols, enabling various information and communication products to connect and communicate. This achieves system integration capabilities, facility management support, safety and disaster prevention handling, and energy management efficiency, thereby allowing residents within the building to live healthily and comfortably, ultimately reaching the realm of intelligent innovation.

Facility Management

The Facility Equipment Management Information System established by the Smart Building Institute enhances the quality and functionality of building usage, thereby extending the building's service life and reducing maintenance and management costs. Adopting an intelligent property management system, in consideration of user needs, the management system platform's functions provide users with an integrated professional maintenance system for building and environmental management, thereby facilitating more convenient management of various facilities and equipment.

Energy Conservation Management

All air conditioning equipment in public areas complies with the permissible energy consumption standards for ductless air conditioning units. The lighting plan incorporates schedule control and occupancy sensing control designs. Centralized monitoring includes power monitoring and demand control, allowing for the unloading of electrical equipment as needed based on demand.

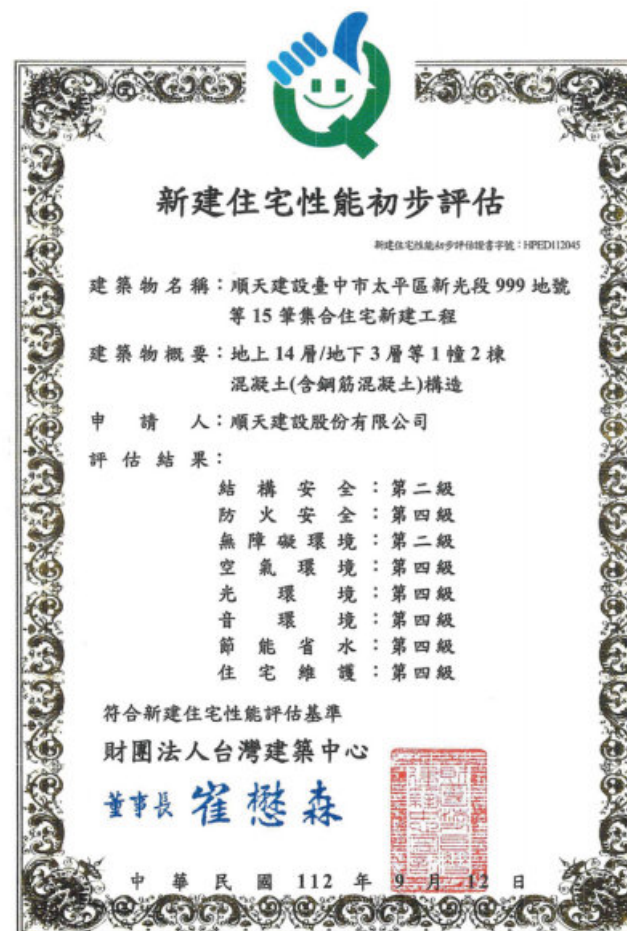
3.3 Performance Building

Residential Performance

To implement the corporate spirit of "mother nature & human being" and the brand philosophy of "things are constructed to be great," Sweeten Real Estate Development continuously integrates multiple aspects such as greening, carbon reduction, energy saving, and safety into residential planning and design. This approach aims to provide living environments that balance environmental sustainability with residential quality, thereby meeting residents' expectations for a better life.

To enhance the quality and transparency of residential housing, Sweeten Real Estate Development has implemented a residential performance evaluation system on a case-by-case basis. This system is conducted by a credible third-party organization and employs standardized procedures and quantitative indicators to scientifically analyze and rate the residential design content. This approach assists consumers in making informed decisions and also promotes the improvement of quality within the residential industry.

The Grand Urban Residential Buildings is located in Taiping Dist., Taichung City. As a case project for urban renewal and integration of old and dangerous building reconstruction, it passed the "Preliminary Assessment of New Residential Building Performance" in 2023 and obtained the certificate. The assessment covers eight major aspects: structural safety, fire safety, barrier-free design, air and lighting environment, acoustic environment, energy saving, water conservation, and maintenance management, concretely demonstrating a commitment to protecting user rights and ensuring sustainable building quality.



Performance Features of Grand Urban Residential Building

Structural Safety

The entire building adopts a reinforced concrete structure, with the beam-column system designed in a rectangular and symmetrical manner (Approved by the Taichung City Engineers Association on March 31, 2023, Document No. 111 Z.T.N.F.Z. No. 063-03).

Fire Safety

Fire alarm systems and firefighting equipment are installed in accordance with regulations. Floors above ground level are connected directly to refuge floors via staircases or emergency elevator shafts for evacuation and refuge. The floors are constructed with reinforced concrete slabs, and adjacent buildings are spaced at least 6 meters apart to prevent fire spread.

Barrier-Free Environment

Retain barrier-free elevators and stairs for the mobility impaired. At the ground level, install a dedicated anti-slip passageway with a width of 1.8 meters connecting to the planned road, ensuring safer and more convenient movement for individuals with mobility difficulties.

Air Environment

Multiple windows are designed in the indoor space; considering their ventilation properties, natural smoke exhaust windows are installed on the ground floor to enhance the ventilation and air flow between indoor and outdoor environments.

Lighting Environment

The building mass incorporates the seasonal variation of sunlight angles into the window design considerations, enhancing daylighting effectiveness while preventing west-facing sun exposure.

Acoustic Environment

Installation of reinforced glass with a thickness of 6mm or more on the exterior wall openings of the building, and the use of reinforced concrete walls for partition walls between units, to reduce sound transmission.

Energy and Water Conservation

Installation of water-saving toilets with environmental protection labels to achieve overall energy and water conservation effects for community residents.

Residential Maintenance

All mechanical, electrical, drainage, and fire protection pipelines are planned with appropriate conduit spaces. The pipelines are installed using direct routing paths, with unnecessary bends reviewed and eliminated, and the prohibition of routing pipes inside columns to prevent blockages. Maintenance access holes are also provided to facilitate future repairs.

3.4 From Land Site Selection to Sustainable Development

Land Development and Investment Evaluation

Sweeten Real Estate Development deeply understands the critical role of land development in the building development process, considering it the cornerstone of the Company's construction operations. The Company continuously promotes related activities with prudent evaluation and a long-term development perspective. Land development is not only crucial to the feasibility and quality of subsequent construction plans but also directly impacts investment returns and the efficiency of resource utilization. Therefore, we adhere to the principle of prudent investment, evaluating site conditions and market prospects to ensure that each investment generates stable and sustainable value.

Before executing land development, Sweeten Real Estate Development reviews the development potential of the site based on urban planning and relevant regulations, and manages risks through a systematized process. In addition to emphasizing legal compliance and clarity of property rights, comprehensive consideration is also given to traffic flow, living functions, school districts, and the adequacy of public facilities to ensure that land use meets community needs and market expectations.

To enhance the transparency and effectiveness of land development decision-making, the Company has also established control mechanisms in accordance with internal governance regulations. These include conducting multi-faceted analyses and providing professional appraisal opinions by a specialized team, as well as implementing risk control and information disclosure through internal resolution procedures and supervision by the Board of Directors.

Land Development Process

1. Regulatory and Development Potential Assessment

Confirm the urban planning zoning, review the floor area ratio and usage intensity according to relevant building regulations, to serve as the basis for feasibility evaluation.

2. Property Rights Review

Verify cadastral data of the application to confirm land area, ownership, other rights, and the current status of above-ground structures, ensuring clear and undisputed property rights.

3. Site Traffic and Accessibility Survey

Conduct a survey on the road width and property rights facing the site to confirm its accessibility and ensure there are no disputes over road rights.

4. Survey of Surrounding Living Functions

Conduct an on-site assessment of the transportation convenience, living functions, public facilities, and school district resources around the site to ensure that the development project meets residential needs.

5. Investment Benefit Analysis

Conduct a comprehensive financial evaluation based on land, construction, marketing management costs, and estimated revenue to confirm the overall investment feasibility and submit the findings for management review.

6. Professional Valuation and Internal Decision-Making

In accordance with the internal "Land Development Control Procedures" and "Acquisition or Disposition of Assets Processing Procedure," for cases exceeding a certain monetary threshold, a third-party professional institution is commissioned to provide a valuation report.

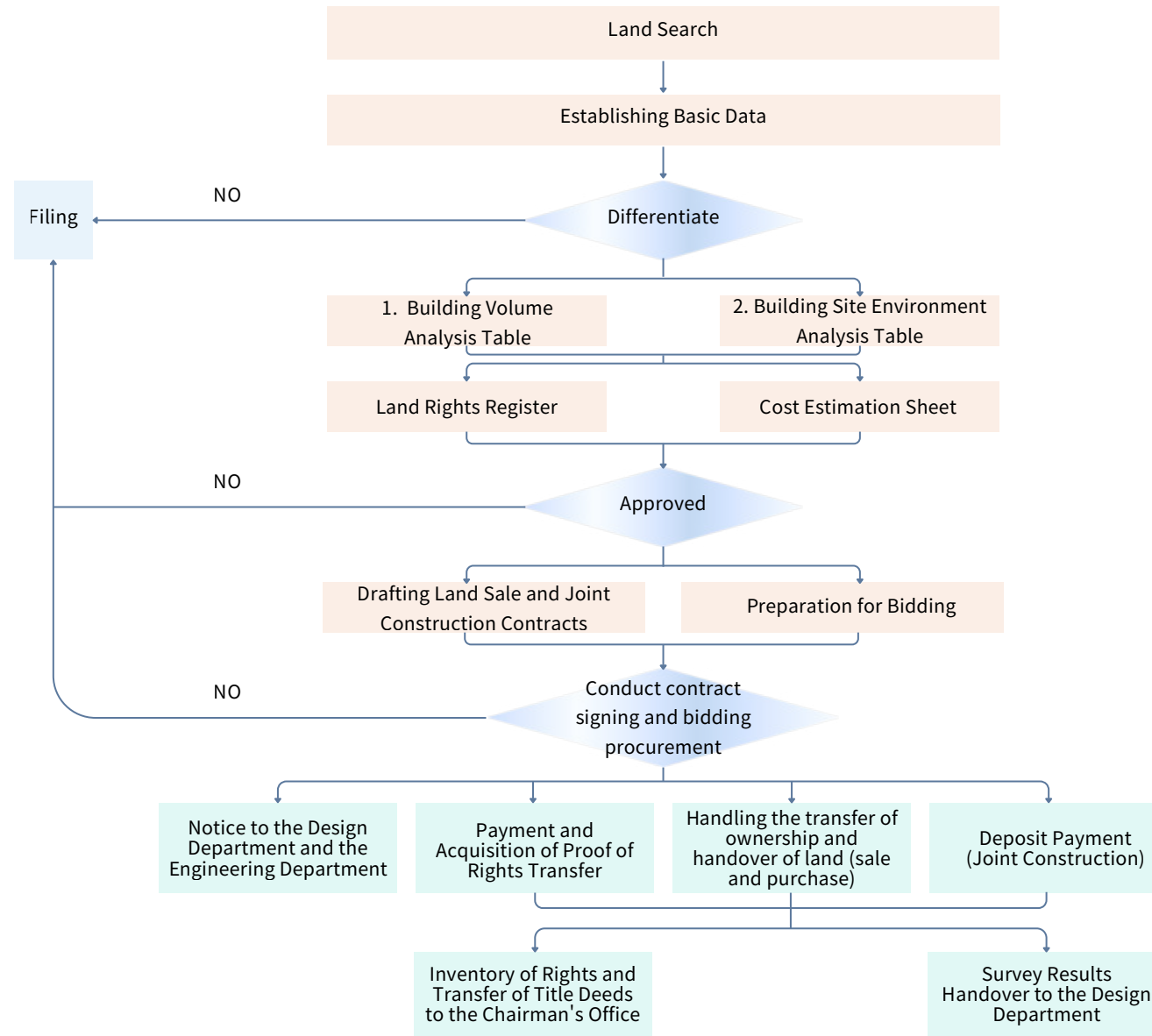
7. Contract Signing and Payment Procedures

Handle the signing of land purchase contracts and the scheduling of payment terms in accordance with the submission process of the land administration authority, ensuring procedural compliance and controlling payment risks.

8. Land Delivery and Management

After the completion of land acquisition, conduct on-site boundary verification. Once the boundary lines are confirmed to be accurate, the Company will proceed with subsequent management and development planning.

Land Development Process



3.5 Human-Centered Design in Architecture

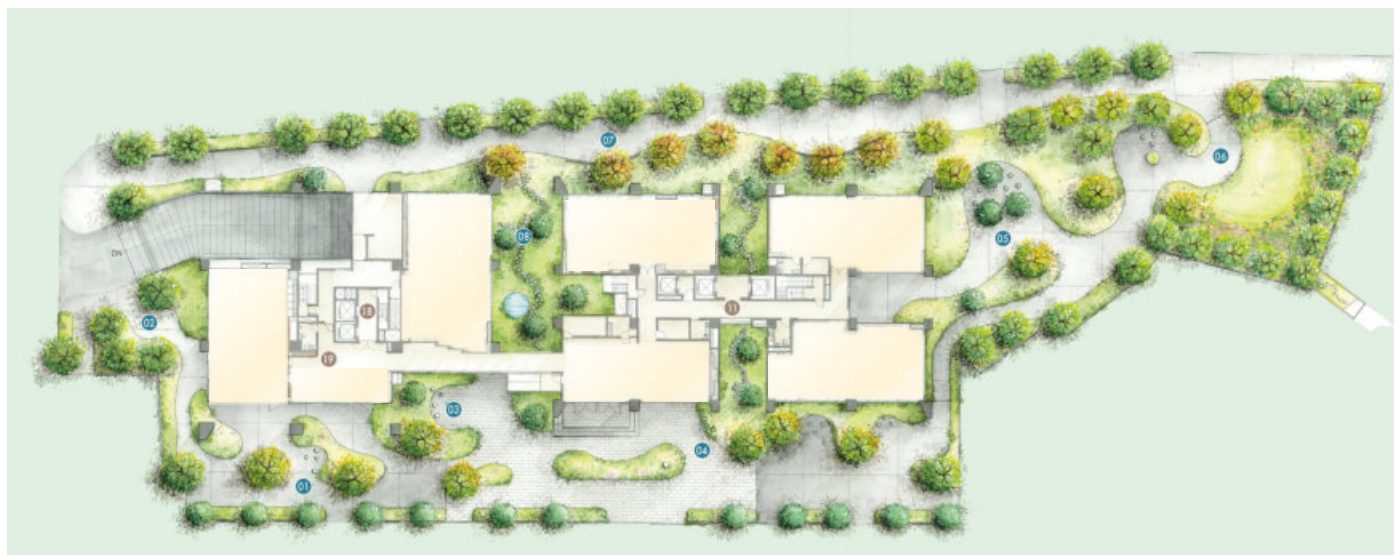
A breathing green environment

Utilizing a surrounding landscape design approach, a large number of trees and shrubs are planted to soften the rigidity of the buildings and introduce greenery. This creates a vibrant and lively ground-level space filled with lush vegetation, enhancing the living environment and refreshing air quality. It adds a green sanctuary for relaxation and breathing within the concrete urban jungle, allowing residents to shed the city's hustle and bustle as they move through the space and return to the tranquility of home.



• KING'S ROAD

- Planted 134 trees (83 of which are legally mandated)
- Planted 29,552 shrub green plants
- Greening area reached 2,199.67 m²
- Carbon reduction through greening approximately 1811.46 kg CO₂e/yr



• Grand Urban

- Planted 74 trees (37 of which are legally mandated)
- Planted 14000 shrub green plants
- Greening area reached 1928.94 m²
- Carbon reduction through greening approximately 1136.7kg CO₂e/yr

Facade Optimization, Livable Architecture

In 2019, the Taichung City Government issued the "Taichung City Encouragement Measures for the Installation and Feedback of Livable Building Facilities" to establish a distinctive and ecologically conscious urban development model. As a key player deeply rooted in the central Taiwan residential market, Sweeten Real Estate Development has been vigorously supporting and promoting this initiative. Within the concrete jungle of the city, the Company has transformed balcony facades into point-like green landscapes by incorporating vertical greening, double-layer shading, vegetative walls, and multi-layered terraces into their development projects. By integrating greenery into living spaces, these designs create a diverse and three-dimensional urban greening environment, mitigate the urban heat island effect, enhance overall living quality, and contribute to the creation of livable buildings and a livable city.



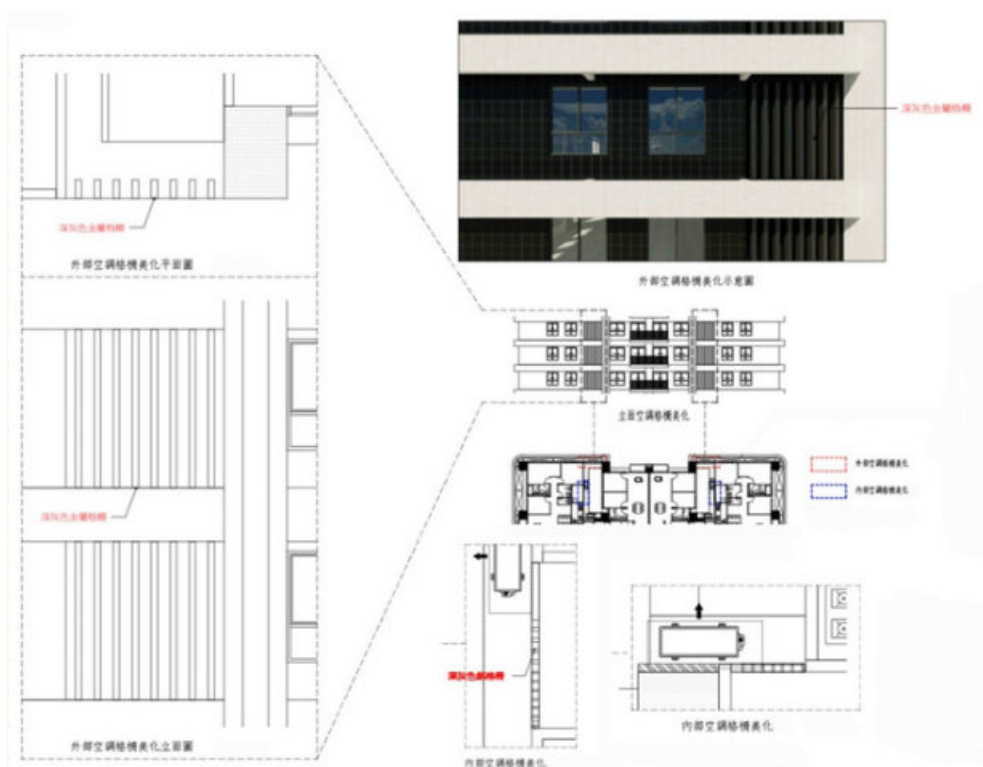
3D greening Island-hopping concept

Green wall	Staggered balcony
Vertical greening	Double-layer sunshade

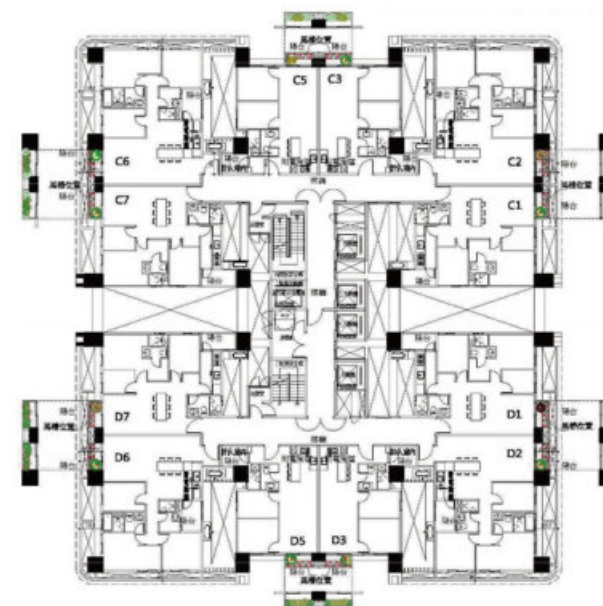
Energy Conservation and Carbon Reduction - Sunshade Design

In recent years, the world has been facing climate change and the greenhouse effect, leading to a gradual depletion of Earth's resources and increasingly severe environmental degradation. Designing low-carbon buildings that embody the concepts of sustainable development, symbiotic and friendly environments, and adaptive functions has become an urgent issue and a prevailing design trend.

I. Visual Enhancement Grille



II. Cantilevered Scenic Balcony



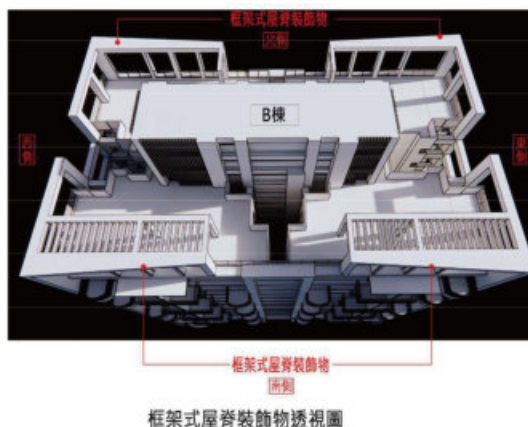
Recessed Deep Window

The facade features abundant greenery and planting, combined with recessed deep-set windows to enhance external shading; at the same time, it ensures indoor privacy, ventilation, and cooling.



Roof Structure Frame

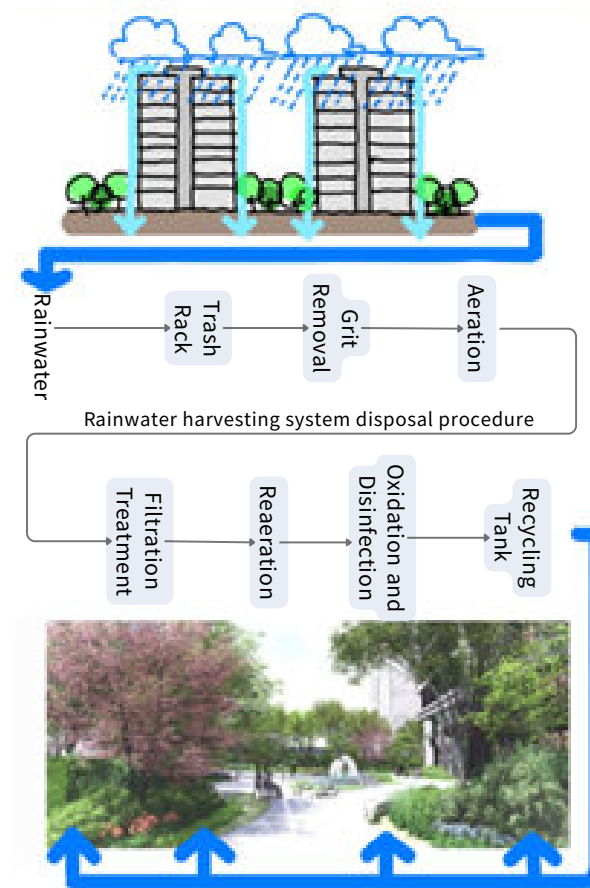
On the rooftop level, the building mass is articulated with a louvered frame design that complements the urban skyline, incorporating shading strategies while enhancing the building's thermal insulation and natural daylighting.



Energy Conservation and Carbon Reduction – Energy Conservation Planning

Rainwater harvesting system

Water is an important resource. In addition to curbing wasteful usage, it is essential to promote the concepts of conservation and recycling for reuse, in order to achieve the goals of energy saving, carbon reduction, and sustainable coexistence.



Installation of Solar Panels

Taking the Sweeten Grand Garden project as an example, a solar energy system was implemented to enhance the building's energy efficiency. A small-scale power generation facility with a total capacity of 3 kW was installed on the rooftop. The average daily sunlight duration throughout the year is 3.39 hours, with an estimated daily power generation of 10.17 kWh, resulting in an annual power generation of approximately 3,712 kWh. The system supplies power to public areas, including elevator lobbies, stairwell lighting, and indicator lights, with a total daily load of 28.43 kWh.

After comparison, the solar energy system in this case achieves an energy substitution rate of 279.55% relative to the daily power demand, effectively enhancing the energy autonomy of public spaces. According to estimates, the annual reduction in carbon dioxide emissions is approximately 3,949.6 kilograms, which is equivalent to the carbon absorption benefit of planting 329 trees. Assuming each tree has a diameter of 10 cm and covers an area of 20 square meters, the total green coverage area is approximately 6,580 square meters.



Energy conservation and carbon reduction in buildings involve not only the application of insulation and ventilation designs to the building envelope, as well as the selection and quantity control of building materials during the design phase, but also the use of energy-efficient equipment in residents' daily lives. This approach enables energy savings through repeated household behaviors, making it a direct and efficient method.

Water-Saving Smart Toilet

Public lighting employs a centralized control system and sensor-activated lighting, utilizing low-power, long-life LED light sources. The communal social and recreational spaces are equipped with variable frequency multi-split energy-saving air conditioning systems, directly conserving electricity. Regarding water resources, sensor-activated faucets and sensor-activated flushing urinals are used in public facilities. Residential units are equipped with water-saving toilets, faucets, and shower fixtures, effectively conserving water through daily practices and valuing resource preservation.



No-trash-on-the-ground policy in the environmental protection room

The garbage collection area is located on B1F, equipped with sealed garbage bins and recycling containers to prevent animal intrusion and ensure hygiene. A temporary garbage staging area has also been set up along a well-planned removal route.

- Sealed trash can



- Refrigerated, frozen or compressed waste equipment



3.6 User-Oriented Residential Function Design

Sweeten Real Estate Development, in planning its residential projects, is committed to addressing the diverse expectations of modern families regarding living quality. Starting from the actual needs of users, it incorporates multiple building materials, equipment, and functional configurations covering aspects such as health, safety, energy efficiency, and comfort, including water, electricity, air, sound, and daily life details. All equipment is not configured according to standardized specifications; instead, systems and products are custom-selected based on the actual environment and living behaviors to meet residents' expectations for quality of life. Through continuous optimization of equipment selection and detailed construction specifications, Sweeten Real Estate Development implements the core philosophy of human-centered and environmentally harmonious design in hardware execution, further establishing a livable environment that combines functionality with sustainable value.



1. KITCHEN

- System kitchen units equipped with appliances tailored to the specific project configuration, featuring high functional integration and user convenience.
- Focus on the convenience of daily user operations and cleaning efficiency to enhance the quality of home kitchen spaces.

2. BATHROOM

- Utilizing premium bathroom brass fixtures, subjected to quality inspection procedures, ensuring long service life and stable quality.
- Introduce smart toilets and bathroom fixtures featuring antibacterial, stain-resistant, and easy-to-clean properties to enhance the safety and comfort of bathroom use.
- The waterproofing layer in the bathroom was completed and subjected to a three-day water immersion test to ensure there were no leaks.

3. WATER

- Introduced German BWT high-performance water filtration equipment, effectively blocking impurities, protecting the water supply system, and enhancing drinking water quality.
- The hot water pipes are equipped with insulation design to enhance the stability of hot water supply and improve energy efficiency.
- The landscape irrigation system has been upgraded to incorporate automatic drip irrigation, balancing horticultural maintenance with water conservation.

4. AIR

- Implement the Tornex PM2.5 air purifier in the case study to enhance indoor ventilation and reduce the risks of air pollution and virus transmission.
- The use of STUDOR air admittance valves and exhaust systems effectively isolates odors and provides epidemic prevention barriers.
- Install exhaust ventilation on the same floor as the bathroom and a multifunctional warm air blower to maintain air circulation and reduce humidity.

5. SILENCE

- The thickness of the exterior walls and partition walls reaches 15 cm. According to the project plan, the floor slab thickness ranges from 15 to 18 cm, enhancing the building's sound insulation performance.
- The entire building is equipped with noise-reducing drainage pipes and lightweight partition walls to minimize operational noise from pipelines and reduce sound transmission between rooms.

6. BACTERIOSTATIC

- Use wear-resistant wooden flooring or SPC stone-plastic flooring, certified by the Green Building Material Label, with extremely low formaldehyde emissions, and antibacterial and mold-resistant properties.
- Calcium silicate boards and green building material certified coatings are applied in bathrooms and kitchens to create easy-to-clean spaces.
- Install smart toilets to reduce the risk of bacterial residue.

7. COMFORT

- The environmental protection room has installed automatic doors, automatic sensor-activated water faucets, and automatic sensor-activated lighting to reduce contact contamination.
- Install garbage refrigeration equipment to enhance the convenience of waste management and improve community cleanliness, thereby reducing odor disturbances.

8. ENERGY

- Provide an efficient power supply system to accommodate the use of modern electrical appliances and equipment, enhancing energy efficiency and power stability.
- The case involves the installation of energy-efficient air conditioning equipment and the design of air circulation and ventilation systems in public spaces, aimed at reducing the air conditioning load.

9. SAFE

- The building adopts 135-degree stirrup reinforcement, SA-grade rebar couplers, and window frame reinforcement design to enhance seismic resistance and windproof performance.
- Equipped with gas and carbon monoxide detection devices, along with uninterruptible power supply (UPS) for community-wide monitoring, enhancing overall safety protection.

10. HEALTH

- The interior walls use low-emission paint certified with the Green Building Material Label, effectively reducing harmful chemical substances in the air.

Low Carbon Circulation 4 Impact Mitigation

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4. Low Carbon Circulation

Impact Mitigation

Sweeten Real Estate Development recognizes the potential impacts of energy use on the environment and society. Over the long term, the Company has continuously strengthened its energy-saving and carbon-reduction management mechanisms, extending the concept of energy efficiency from the stages of architectural design and construction to daily operational management. The Company not only fully complies with environmental protection regulations but also actively implements high-efficiency energy-saving equipment, such as energy-efficient air conditioning, lighting, and water and electricity systems. Additionally, it promotes electronic operational processes to reduce resource waste and carbon emissions.

Furthermore, to enhance the effectiveness of energy management, we conduct regular inspections and maintenance of various operational equipment, and continuously optimize construction methods and management processes to reduce energy consumption intensity from the source. At the same time, environmental awareness is integrated into daily procurement policies, prioritizing the purchase of products that have obtained government-certified environmental labels, thereby implementing the spirit of green procurement.

In 2024, Sweeten Real Estate Development's office locations reported green procurement expenditures totaling NT\$450,950. The procured items included environmentally friendly paper, energy-efficient lighting equipment, low-carbon consumables, and office machine supplies with recycling capabilities. In the future, Sweeten Real Estate Development will continue to deepen energy-saving initiatives and green procurement strategies through institutionalized management and a mechanism for full employee participation, thereby fulfilling the Company's long-term commitment to environmental sustainability.

4.1 Energy Resource Management

4.1.1 Greenhouse Gas Management

Sweeten Real Estate Development continues to strengthen energy management, taking concrete actions to address the environmental challenges brought about by climate change. The Company's greenhouse gas emission statistics primarily focus on the Sweeten Real Estate Development Building, incorporating key emission sources from operational locations and new construction projects as the fundamental basis for climate risk management and carbon reduction planning.

In 2024, Sweeten Real Estate Development's total greenhouse gas emissions amounted to 497.34 metric tons of CO₂e, representing an increase of approximately 41.60% compared to 2023. This increase is primarily attributed to the rise in Scope 2 electricity consumption, which is due to the addition of a new operational location and the inclusion of emissions from self-procured goods transportation activities in certain newly constructed projects.

To improve energy use efficiency and reduce carbon emissions, the Company has implemented an air-cooled variable frequency air conditioning system at the new operational location. This system uses low-frequency stable output to reduce energy loss caused by frequent compressor start-stop cycles. Simultaneously, the comprehensive adoption of high-efficiency energy-saving lighting fixtures for indoor and outdoor lighting planning aims to achieve energy conservation and carbon reduction benefits in daily operations.

Greenhouse gas emissions for the last three years are shown in the table below:

Factory	Scope	2022	2023	2024
Headquarters/Other operational locations	Scope 1	39.9747	37.8905	23.8986
	Scope 2	194.5861	289.2127	381.6371
	Scope 3	26.9679	24.1113	91.8031
	Total of Scope 1+2+3	261.5287	351.2145	497.3388
	Greenhouse gas emission intensity metric tons CO ₂ e/ million revenue (Note)	0.0904	0.0792	0.1784

Note:

1. Adopt the operational control method.
2. The 4 types of greenhouse gases accounted for include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), and hydrofluorocarbons (HFCs).
3. Scope 1: Refers to direct emissions and fugitive emissions originating from stationary and mobile combustion sources.
4. Scope 2: Refers to indirect emissions from the use of electricity as an energy source.
5. Scope 3: Refers to emissions generated from employee commuting, upstream transportation and distribution of goods, and purchased goods.

Energy Saving Events

Sweeten Real Estate Development continues to strengthen environmental management within office premises, actively implementing energy conservation, carbon reduction, and resource efficiency enhancement measures. Through full staff participation, sustainable actions are internalized as part of daily operations. Regarding multiple aspects including paper usage, air conditioning, lighting, electricity, and water consumption, systematic control measures and implementation mechanisms have been established. The specific approaches are as follows:

Paper Management

- Promote paperless office operations and electronic meetings to comprehensively reduce the use of paper documents.
- Encourage employees to digitally archive documents and use double-sided printing to reduce paper consumption.
- Promote the use of personal eco-friendly tableware to reduce the use of disposable items such as paper cups, disposable chopsticks, and bottled water.

Air Conditioning Management

- Adjust the air conditioning temperature flexibly according to the outdoor temperature to reduce energy waste.
- Implement a timed on/off mechanism for air conditioning in public spaces to optimize energy usage.
- Ensure that air conditioning in meeting rooms is turned off immediately after use.
- Engage professional contractors for regular maintenance and cleaning of air conditioning equipment to improve efficiency.
- Existing locations are gradually replacing high-energy-consuming air conditioning equipment, and new locations are planned to adopt air-cooled energy-saving systems.

Electricity Management

- Implement an end-of-day shutdown policy, with computers set to automatically power off at 11:00 PM daily.
- Introduce office equipment with environmental protection labels and energy-saving functions, and set them to automatic sleep mode.
- Use water dispensers equipped with energy-saving functions that automatically switch to energy-saving mode.
- Regularly clean the refrigerator inventory to reduce energy consumption and food waste.

Water Management

- All toilets are equipped with water-saving flush systems and sensor-activated faucets to reduce water consumption.
- The new location has introduced an air-cooled air conditioning system to replace the high water consumption water-cooled system.
- The garden planting irrigation system is equipped with a rainwater sensor that automatically stops watering during rainfall to prevent water resource wastage.

Lighting Management

- Promote the habit of turning off lights when not in use, and implement this practice in areas such as meeting rooms, pantries, and restrooms.
- The office employs a zoned lighting design, allowing lights to be turned off in specific zones after employees leave work.
- During the lunch break period, all lighting will be uniformly turned off to reduce unnecessary electricity consumption.
- The resource recycling area and restrooms are equipped with sensor-activated lighting fixtures, which automatically control the lighting switches.

4.1.2 Water Stewardship

The water sources used by the Sweeten Real Estate Development office and all operational locations are 100% supplied by Taiwan Water Corporation. No groundwater or other controversial conflict water sources are utilized, ensuring that water resource usage complies with regulations and does not cause negative impacts on the local environment.

According to statistics, the total water consumption in 2024 decreased by 40.23% compared to 2023. This reduction is primarily attributed to the proactive implementation of water-saving measures in offices and business locations, as well as the adjustment of the air conditioning system operation mode in 2024, which significantly shortened the operating hours of water-cooled air conditioners, effectively reducing water demand. In addition, by installing sensor-activated faucets and water-saving toilets, and enhancing employees' awareness of water conservation, the efficiency of daily water management has been further strengthened.

Water withdrawal unit: million liters

Tap water volume	2022	2023	2024
Headquarters (Including operational locations)	4,924	6,447	3,853

4.2 Engineering environmental management

Sweeten Real Estate Development is fully aware of the potential impacts that the construction process may have on the surrounding environment and neighboring communities. Therefore, before commencing any construction project, the Company formulates an Environmental Management Plan in accordance with relevant environmental protection regulations. This plan systematically reviews

and controls environmental issues that may arise during the construction process, including air pollution, water discharge, noise disturbances, and waste management. We are committed to implementing pollution prevention and workplace quality management. Through institutionalized processes, we enhance the environmental friendliness of construction sites, thereby reducing disturbances to surrounding residents and ecosystems.

To enhance the effectiveness of environmental management at construction sites, Sweeten Real Estate Development convenes supplier coordination meetings before the commencement of each project. During these meetings, the standard operating procedures (SOP) for environmental operations are explained, and resource usage and the implementation effectiveness of pollution control measures are jointly reviewed with contractors. Regarding the areas for improvement identified during practical implementation, we also encourage on-site units to proactively propose optimization suggestions in order to enhance the overall quality of environmental management and the sustainability and resilience of engineering projects.

Site Environmental Management

Sweeten Real Estate Development continues to strengthen site environmental management, strictly requiring construction suppliers to comply with regulations and proactively exceed statutory standards, thereby reducing the impact of construction activities on neighboring communities and the natural environment. We adopt the core principles of "source prevention, process control, community integration," implementing a series of concrete measures to advance both pollution prevention and community care in our construction strategy.

Specific Measures for Pollution Prevention and Control are as follows:

1. Before excavating the basement, an assessment was conducted in advance on the density of nearby residential areas and geological conditions, and construction methods with low vibration and low noise were selected.
2. During the transportation of earth materials, water is sprayed at regular intervals to reduce dust dispersion and maintain the cleanliness of surrounding roads.
3. Dust nets, tarps, and catch nets are installed around the building to effectively prevent dust dispersion and the falling of sand and stones.
4. Waste is managed through a sealed vertical pipeline system equipped with a sprinkler device, and is centrally stored in a dustproof tank to prevent dispersion.
5. On-site waste is collected and sorted at designated points to enhance the efficiency of removal and increase the rate of resource reuse.
6. Regularly hire cleaning personnel to clear drainage facilities around the site and conduct environmental disinfection to maintain overall sanitary conditions.
7. After each grouting work is completed, watering and pavement cleaning operations are initiated on the same day to reduce concrete and slurry runoff pollution.
8. Conduct environmental and occupational safety training sessions on an irregular basis, and encourage on-site personnel and suppliers to participate in relevant government training programs to enhance overall environmental protection and occupational health and safety awareness.
9. Actively and proactively invite neighboring residents and government agencies to participate in construction briefing meetings, strengthen community communication and clarify concerns, and practice good neighborly relations.

4.2.1 Noise and Vibration Control

During the construction process, noise pollution is one of the most common environmental issues that easily affect the quality of life of the public. Common sources of noise during construction include drilling, piling, grouting, and the operation of various heavy machinery. Sweeten Real Estate Development strictly complies with the Noise Control Act and its enforcement rules, as well as the Noise Control Standards and Environmental Sound Level Standards. At each project site, multiple noise mitigation measures are implemented to minimize the impact of construction noise on the surrounding environment.

- **Institutionalized management:** High-noise operations (such as piling and drilling) are scheduled during legally permitted working hours, with prior notifications provided to nearby residents to enhance transparency and ensure their right to information.
- **Engineering optimization:** Construction methods and equipment selection are improved (e.g., adopting low-noise machinery) to effectively reduce the intensity of noise sources.
- **Physical noise control facilities:** Noise barriers, sound-absorbing panels, or anti-noise enclosures are installed around construction sites to mitigate sound wave diffusion and reflection.
- **Immediate response mechanism:** Construction suppliers have established on-site inspections and deficiency reporting systems. Upon receiving noise-related feedback from residents or authorities, improvement measures are promptly formulated and implemented, such as adjusting work schedules or adding buffer materials.

4.2.2 Water Pollution Control

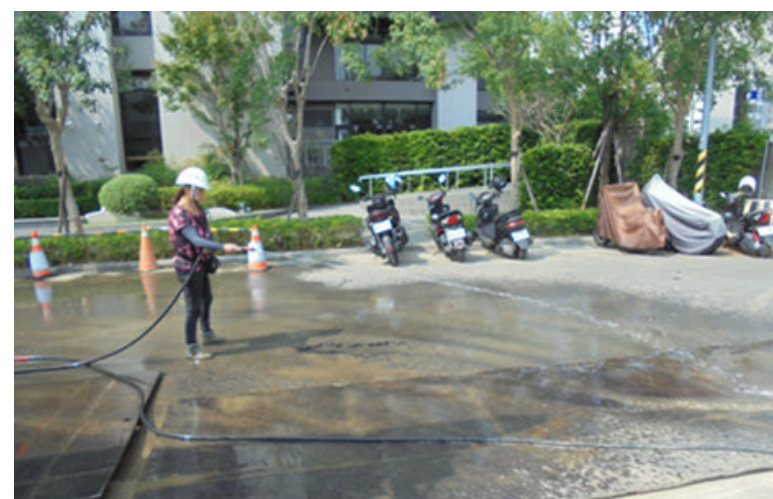
Sweeten Real Estate Development places great importance on the impact of construction activities on water resources. To address potential wastewater pollution during the construction phase, the Company has established a comprehensive management framework and practical measures to ensure that water discharge complies with environmental regulations and minimizes impacts on the surrounding environment.

Before construction begins, contractors are required to install a wheel washing platform, a wastewater collection pit, and a grit chamber with sedimentation function at the site entrance to prevent wastewater generated from vehicle washing from being directly discharged into the municipal drainage system. All vehicles exiting the site must undergo cleaning of the vehicle body and tires to ensure that no mud is carried out, thereby further reducing the risk of pollution on public roads.

In addition, multiple grit tanks and large settling basins are installed within the construction site. wastewater undergoes multiple treatment processes, including primary sedimentation, centralized collection, and secondary sedimentation, effectively removing suspended particles, silt, and other impurities before being discharged into government-designated drainage systems.



- Installation of Vehicle Wash Station and Sedimentation Tanks for Export



- Excavation vehicles use high-pressure washers to clean tires and vehicle bodies. After the vehicles leave, manual cleaning of the road surface is conducted.

4.2.3 Air Pollution Control

Sweeten Real Estate Development is fully aware that construction projects may impact the surrounding environmental air quality. Therefore, the Company actively implements various control measures and strictly requires all construction suppliers to fully comply with relevant regulations, including the Air Pollution Control Act Enforcement Rules, the Serious Deterioration of Air Quality Warning Issuance and Emergency Prevention Measures, the Air Quality Standards, and the Regulations Governing the Collection of Air Pollution Control Fee. Through institutionalized management, the Company effectively reduces pollution risks.

During the construction period, all heavy construction machinery used will fully comply with emission standards to reduce exhaust emissions. For exposed surfaces within the construction site, measures such as gravel paving, spraying treatment, installation of dust prevention nets, and automatic sprinkler systems are implemented to cover the area and prevent dust dispersion. Regarding earth excavation and transportation operations, the frequency of water truck spraying has been increased, and crushed stone has been laid along the vehicle routes to reduce the risk of dust being stirred up by the wheels.

Additionally, regular inspections and maintenance are conducted to ensure the integrity of the dustproof nets installed on the exterior wall scaffolding. If any damage or loosening is detected, immediate repairs or replacements are carried out to ensure the dustproof facilities continue to function effectively.



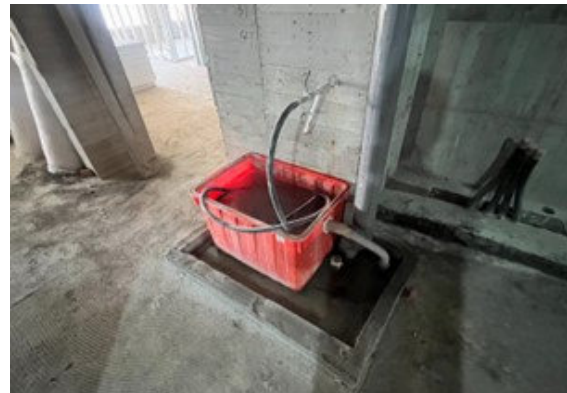
- During the earthwork excavation and transportation process, water trucks should be utilized to spray water on the road surface to prevent dust from becoming airborne.



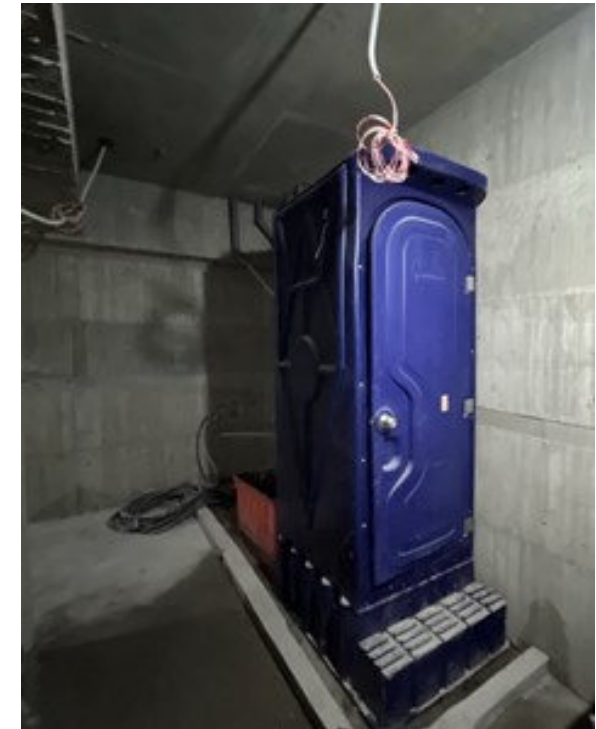
- Dust control net covering for exposed slope surfaces



- Gravel leveling on vehicle traffic routes



- Sedimentation barrels are placed on each floor and wastewater is discharged to the sewer after initial sedimentation



- Install portable toilets on appropriate floors

4.2.4 Waste Management

Sweeten Real Estate Development adheres to the principle of environmental responsibility, fully complying with the Waste Disposal Act and related regulations. The Company implements waste classification and proper disposal throughout the construction process to ensure no secondary pollution is caused to the environment. Regarding the waste generated at construction sites, we categorize it into two types: "construction waste" and "domestic waste." We have established clear processing procedures, whereby qualified removal contractors carry out legal transportation and subsequent disposal.

In the management of construction waste, all construction waste generated during the building process is concentrated and stored in designated areas. The handling of this waste is entrusted to professional disposal contractors who have obtained government permits. The final disposal sites must also possess legal processing permits, and personnel are dispatched to conduct on-site inspections prior to operations to ensure compliance.

All waste disposal operations require contractors to provide legally authorized transportation acknowledgment documents, which are incorporated as vouchers for project payment verification, to ensure transparency and traceability throughout the process. Simultaneously, we supervise in accordance with our internal Contractor Management Procedures, requiring disposal contractors and their partners to comply with relevant government regulations, preventing illegal dumping and minimizing potential impacts on the environment and surrounding communities.

Regarding construction site domestic waste, it is uniformly sorted and collected by on-site personnel, placed in designated garbage carts, and regularly transported by licensed domestic waste disposal contractors.

Waste statistics

Unit: tons					
Location	Category of Waste	Method of Disposal	2022	2023	2024
Headquarters	Domestic waste	Incineration	44.49	45.94	23.22
	General industrial waste	Landfilling, incineration	44.8	586.82	0
	Hazardous waste	-	0	0	0
	Subtotal		89.29	632.76	23.22

Note: General industrial waste consists of mixed construction debris from demolition; Sweeten Real Estate Development does not produce hazardous industrial waste.

The newly planned construction site for 2024 does not require the demolition of any existing above-ground structures. However, Sweeten Real Estate Development continues to implement management mechanisms for potential demolition operations that may be involved in the early stages of building development. If future base operations require building demolition, the work will be contracted to a demolition company with professional qualifications in accordance with legal requirements and resource recycling principles. Construction waste generated during the demolition process will be transported to government-approved, qualified earth and stone resource storage and treatment facilities.

Furthermore, contractors are required to comply with the Waste Disposal Act by completing the relevant registration in the Environmental Protection Bureau's Business Waste Cleaning Plan system. This registration must clearly disclose the destination, disposal methods, and total quantity of the waste, thereby strengthening source control and information transparency. This ensures that waste is properly managed and processed for resource recovery, fulfilling the responsibility of environmental protection.

❖ Construction demolition waste management flowchart



4.3 Climate Change Response

With the intensification of climate change, the frequency of extreme weather events and natural disasters continues to rise, posing potential impacts on the construction industry. Sweeten Real Estate Development actively addresses this challenge, assumes corporate responsibility for the environment and society, and focuses on strengthening climate resilience as the core, continuously promoting sustainable development initiatives.

To enhance the transparency and consistency of information disclosure, Sweeten Real Estate Development has referred to the recommendations on climate-related financial disclosures issued by the Financial Stability Board (FSB) Task Force on Climate-Related Financial Disclosures (TCFD). The Company is progressively establishing mechanisms for the identification, assessment, and management of climate risks and opportunities, and discloses potential impacts related to corporate operations and financial performance.

❖ Governance

Sweeten Real Estate Development regards climate change as one of the key challenges to corporate sustainable development. The Board of Directors serves as the highest governance body for climate-related risks and opportunities, responsible for reviewing the overall climate strategy direction and overseeing management's responses and performance on climate issues. The Board of Directors also regularly receives reports on climate risk assessments, mitigation, and adaptation measures to ensure that the company responds to climate change with a long-term perspective and risk awareness.

Since 2022, Sweeten Real Estate Development has established the ESG Sustainability Report Preparation Task Force, composed of cross-departmental members from various units. This task force is responsible for coordinating and promoting the Company's overall sustainability management affairs, including the identification, analysis, disclosure, and formulation of response strategies related to climate change issues. The task force regularly inventories and assesses the physical and transitional risks that climate change may pose to the Company's operations, construction methods, supply chain, building material costs, and customer demand. Based on the assessment results, it formulates specific response actions and medium- to long-term development opportunities.

Through a dual governance structure consisting of the Board of Directors and the implementation task force, we continuously monitor climate trends to ensure alignment between organizational strategy and sustainability goals, while enhancing overall climate resilience and financial robustness.

❖ Strategy

Sweeten Real Estate Development follows the TCFD framework to identify climate change risks and opportunities and assess their financial impacts across various segments of the value chain, including internal organization, supplier systems, and customer end. This approach enables the Company to grasp the potential effects of climate change on its operational model and business strategy. Regarding various climate issues, we conducted a cross-analysis based on the "time of occurrence" (short-term, medium-term, long-term), "likelihood of occurrence," and "impact severity" to identify significant climate risks and opportunities. This analysis serves as the basis for formulating proactive action plans to enhance the Company's resilience in addressing climate challenges.

In terms of risk, the short-term focus is primarily on changes in policies and regulations, such as domestic and international greenhouse gas emission restrictions, the promotion of carbon tax or carbon fee mechanisms, and the increasing compliance pressure brought about by the tightening of environmental-related regulations. At the same time, the increased frequency and intensity of extreme weather events will also cause immediate impacts such as construction schedule delays and fluctuations in operating costs. Medium- to long-term risks include uncertainties in policy directions such as renewable energy and green building, challenges posed by climate pattern changes (e.g., rising average temperatures and altered rainfall frequency) to building materials and construction methods, as well as market pressure to shift towards low-carbon building products and solutions.

Conversely, climate change also presents potential opportunities. Sweeten Real Estate Development has observed that with the development of green finance and the increasing environmental awareness among consumers, the demand for smart buildings, green buildings, and high energy efficiency products continues to rise. The Company actively promotes the adoption of low-carbon materials and enhances building energy efficiency. Additionally, by participating in environmental labeling systems and green procurement, it accelerates the capture of market momentum with future growth potential.

❖ Risk management

To systematically grasp the potential financial impacts of climate change on operations, Sweeten Real Estate Development has established a cross-departmental climate risk assessment and management mechanism. Each department, based on the characteristics of its operations, independently identifies and assesses the potential operational risks and opportunities brought about by climate change. Through on-site professional judgment, departments grasp the sources of potential risks, serving as a crucial basis for formulating climate-related policies and action objectives.

The Company has gradually established a climate management process that encompasses the stages of risk identification, assessment, management, adaptation, and post-disaster recovery. It has also implemented a regular review and rolling revision mechanism to ensure that management actions are adjusted in sync with the evolving climate situation. Through continuous monitoring and rolling updates, we aim to enhance the organization's sensitivity to climate risks and its response capabilities, thereby reducing potential financial and operational impacts.

❖ Objective management

Sweeten Real Estate Development continues to deepen its energy-saving and carbon reduction initiatives as a key policy in the Company's environmental management. Through a comprehensive office energy-saving program, the Company aims to reduce energy consumption and decrease greenhouse gas emissions, actively fulfilling its corporate environmental responsibilities. The Company's office locations have planned and implemented multiple energy-saving measures, including:

- Enhance the thermal insulation performance of buildings to effectively reduce the operational load and energy consumption of air conditioning systems.
- Complete replacement with high-efficiency LED lighting equipment to enhance the energy efficiency of the lighting system.
- Prioritize the procurement of office equipment with high energy efficiency ratings to enhance overall energy utilization effectiveness.

In addition to upgrading hardware facilities, emphasis is also placed on enhancing employees' environmental awareness. Through the implementation of environmental education courses and internal advocacy, colleagues are assisted in gaining a deep understanding of international trends in greenhouse gas reduction and climate change issues. All employees are encouraged to actively participate in energy-saving initiatives, internalizing these actions as practical measures in their daily work.

Sweeten Real Estate Development has established clear greenhouse gas reduction targets as the basis for promoting climate action and evaluating outcomes.

- Short-term goal: By 2025, reduce total greenhouse gas emissions by 1% compared to 2022.
- Mid-term goal: Reduce by 3% compared to 2022 levels by 2026.
- Long-term goal: To achieve carbon neutrality by 2050.

Climate change risk and opportunity identification table

Risk / Opportunities	Category	Core aspects	Scenario and background	Financial impact	Time of occurrence	Impact level	Action/Response adopted
Transformation risk	Regulations	Uncertainty of new regulations	Uncertain timeline for implementation of related building energy efficiency assessments	Increase operating cost	M	H	New construction projects must comply with new regulations during the design phase, including building energy efficiency assessments.
Transformation risk	Regulations	Carbon tax	In response to the implementation of carbon tax by the authorities, raw material costs in the market have increased	Increase operating cost	S	M	<ul style="list-style-type: none"> Prioritize improving building energy efficiency, using renewable energy sources or green building materials to reduce carbon emissions and tax burdens. Supply chain integration to reduce the risk of raw material cost volatility. Seek government subsidies and technical cooperation to raise the standard of green building technologies.
Transformation risk	Regulations	General regulatory stipulation	Regulatory restrictions are increasing, leading to a slowdown in market transactions	Reduction of asset acquisition	S	H	The Company pursues a diversified business strategy, optimizing its product mix to offer room types and prices that meet market demand. The Company also seeks to work with the government on urban renewal and joint development projects to mitigate political risks. In addition, we continue to strengthen our internal risk management, control our financial leverage, and stabilize our Company's structure.
Transformation risk	Technology	Technology modifications	Use recycled building materials to manage the energy transition	Increase R&D cost	M	M	<ul style="list-style-type: none"> Prioritize suppliers of recycled materials that meet green building standards to ensure quality and stability of material sources. Incorporate sustainable building concepts during the design phase to reduce waste of resources.
Physical risk	Immediacy	Tropical cyclone	The severity and frequency of extreme weather events are increasing	Increase operating cost	M	H	<ul style="list-style-type: none"> Optimize building design to improve disaster resilience by strengthening waterproofing, windproofing, and thermal insulation measures. Select development areas with a higher level of safety and avoid areas with a high risk of disaster. Enhance employees' awareness of workplace safety and reinforce disaster prevention measures.
Physical risk	Immediacy	Extreme rainfall	Construction progress affected by extreme climate	Increase operating cost	L	M	<ul style="list-style-type: none"> Prioritize increased engineering planning and allow additional construction time to address unforeseen delays. Use technology to predict weather conditions and adjust construction schedules accordingly. Optimize supply chain management to ensure flexibility in the supply of materials and labor. Enhance construction safety standards to minimize the risk of work-related injuries during inclement weather conditions. Work with insurance companies to create a mechanism to protect against extreme weather events and mitigate financial losses.
Physical risk	Long-term	Average temperature change	Average temperatures are rising and the number of days with high temperatures is increasing, increasing the likelihood of work stoppages due to extreme heat.	Increase operating cost	L	M	<ul style="list-style-type: none"> Adjust construction hours to avoid peak temperatures and increase shade and ventilation. Provide adequate water sources and rest areas to ensure that personnel can cool down as needed. Increase health and safety education to prevent heat exhaustion and other symptoms.
Opportunity	Market	Seek cooperation with the government	Participate in government environmental policy promotion projects to receive subsidies or rewards	Increase revenue	M	H	<ul style="list-style-type: none"> Conduct in-depth policy research to ensure that project design complies with relevant standards. Training employees to improve their understanding of policies and work closely with government agencies to ensure they are aware of application procedures and deadlines. This report focuses on the application of green building technologies and demonstrates their value to the environment and society.
Opportunity	Products and services	Changes in customer behavior	Market preferences are shifting toward greener and more energy-efficient buildings, including green buildings and smart buildings.	Operating revenue increase	M	H	<ul style="list-style-type: none"> Expand market research to understand consumer demand for green and energy-efficient products. By integrating advanced energy-saving technologies and intelligent management systems, we are meeting market expectations. Collaborate with experts and technology providers to develop innovative architectural designs. Enhance the team's technical skills to ensure buildings meet green building standards.

Note: Short term: 1–3 years, Medium term: 3–10 years, Long term: over 10 years.

5 Workplace Care, Inclusive Diversity

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5. Workplace Care, Inclusive Diversity

At Sweeten Real Estate Development, we have always regarded our employees as the most valuable asset of the Company and the core driving force for sustainable development. Employees are not only the drivers of the Company's value implementation but also key partners in supporting the stable operation of the enterprise and advancing toward its vision. To this end, we are committed to creating a safe, healthy work environment that offers growth opportunities and mutual respect, with the expectation that every employee can fully utilize their strengths and grow together with the Company.

Sweeten Real Estate Development assists employees in enhancing their professional skills and broadening their perspectives through a comprehensive career development system, diverse training resources, and competitive welfare measures, thereby strengthening their sense of job accomplishment and belonging. In the future, we will continue to optimize human resource policies, build an inclusive and harmonious workplace culture, attract and retain outstanding talent, and achieve mutual benefits for both the Company and employees.

5.1 Friendly Workplace

As of December 31, 2024, Sweeten Real Estate Development employs a total of 57 staff members, all of whom are full-time employees with no part-time personnel. Among them, males account for 39% and females account for 61%. There are a total of 10 employees in managerial positions and 47 employees in non-managerial positions. The age group of employees is predominantly between 30 and under 50 years old, accounting for approximately 56% of the total workforce. All employees of the Company are locally recruited and are local talents holding Taiwanese nationality.

Employee structure (as of December 31, 2024)

Category	Age	Gender	Number of individuals	Proportion	Category	Age	Gender	Number of individuals	Proportion
Management-level employee	Under 30	Male	0	0%	General employees	Under 30	Male	0	0%
		Female	0	0%			Female	3	5%
		Subtotal	0	0%			Subtotal	3	5%
	Between 30 and 50	Male	0	0%		Between 30 and 50	Male	11	19%
		Female	0	0%			Female	21	37%
		Subtotal	0	0%			Subtotal	32	56%
	50 and above	Male	6	11%		50 and above	Male	5	9%
		Female	4	7%			Female	7	12%
		Subtotal	10	18%			Subtotal	12	21%

Note: The proportion is calculated by dividing the total number of employees by the number of employees in each category.

❖Employee information by gender and region

Taiwan			
Category	Male	Female	Total
Total number of employees	22	35	57
Permanent employee	0	0	0
Temporary employee	0	0	0
Non-guaranteed hours employee	0	0	0
Full-time employee	22	35	57
Part-time employee	0	0	0

❖ New hires and employee turnovers

Sweeten Real Estate Development places great importance on workforce stability and regards employee turnover rate as a critical indicator affecting operational stability. In 2024, a total of 10 new employees were hired, representing a hiring rate of 17.54%. A total of 8 employees resigned, resulting in a turnover rate of 14.04% (the above statistics include personnel who were both hired and resigned within the year). The Company continuously tracks the reasons for employee departures and turnover trends as an important reference for human resources strategy.

To strengthen employee retention and organizational cohesion, we continuously optimize the salary and benefits system, plan diverse career development paths, and strive to create a comfortable and healthy work environment and workplace culture. Our goal is to attract and retain outstanding talent, working together towards the sustainable operation of the enterprise.

❖ Number and proportion of new hires and employee turnovers in 2024 (as of December 31, 2024)

	Age	Gender	Number of individuals	Proportion		Age	Gender	Number of individuals	Proportion
New hires	Under 30	Male	0	0%	Employee turnover	Under 30	Male	0	0%
		Female	3	30.00%			Female	3	37.50%
		Subtotal	3	30.00%			Subtotal	3	37.50%
	Between 30 and 50	Male	4	40.00%		Between 30 and 50	Male	1	12.50%
		Female	3	30.00%			Female	2	25.00%
		Subtotal	7	70.00%			Subtotal	3	37.50%
	50 and above	Male	0	0%		50 and above	Male	1	12.50%
		Female	0	0%			Female	1	12.50%
		Subtotal	0	0%			Subtotal	2	25.00%

❖ Remuneration and benefits

Sweeten Real Estate Development fully recognizes that employees are the key driving force behind the Company's sustainable development. The Company is committed to establishing a fair, reasonable, and market-competitive remuneration system to attract, motivate, and retain outstanding talent. We establish a flexible remuneration structure based on employees' job responsibilities, performance, industry standards, and the overall business results of the Company. We also ensure compliance with labor-related laws and principles of equality, without discrimination based on gender, age, ethnicity, or other personal characteristics.

We strive to establish a transparent and open compensation system that allows employees to receive fair rewards while also experiencing the satisfaction and sense of belonging brought by career growth and work achievements.

In addition, the Company offers a variety of welfare measures, including labor and health insurance, pension contributions, annual health check-ups, employee travel subsidies, professional training, and continuing education support. These initiatives aim to address employees' needs for both life care and career development, fostering a friendly and fulfilling work environment.

❖ 2024 Gender ratio of male and female employees to basic salary

Unit: NT\$

	Male	Female
Basic salary for frontline personnel	66,668	52,071
Statutory minimum salary of entry-level personnel	27,470	27,470
Exceeds the statutory minimum salary	2.43	1.9

❖ Gender pay ratio—based on salaries as of December each year

	2022		2023		2024	
Job rank	Male	Female	Male	Female	Male	Female
General employees	1	0.75	1	0.79	1	0.78
Entry-level managers	0	0	0	0	0	0
Mid-level managers	0	0	0	0	0	0
Senior supervisors	1	0.88	1	0.89	1	0.85

❖ Average and median annual salary for non-managerial positions.

Unit: NT\$ Thousands

Item	2022	2023	2024
Total salary for full-time employees not in managerial positions	61,362	71,569	67,540
Number of full-time employees not in managerial positions	46	49	50
Full-time employees not in managerial positions (Average salary)	1,334	1,461	1,351
Full-time employees not in supervisory positions (Median salary)	1,208	1,261	1,214

❖ Annual total compensation ratio

Unit: NT\$ Thousands

Country / Region	The annual total remuneration of the highest-paid individual in the Company The ratio to the median annual total remuneration of employees	The annual total remuneration of the highest-paid individual in the Company The ratio of the increase to the percentage of the median annual total remuneration of employees
Taiwan	7.63	1.5

Note:

1. An individual's maximum annual total remuneration refers to all remunerations paid by the Company during the year, including salary, bonuses, stock awards, option awards, non-equity incentive plan compensation, retirement plan contributions, changes in the value of vested and unvested deferred remuneration and all other compensation.
2. Other employees include senior executives, excluding the highest-paid individual. The median annual total remuneration for all employees (excluding the highest-paid individual) should be calculated separately for each operational location.
3. When calculating the median annual total remuneration for employees at each location over the past two years, the median does not necessarily correspond to the same employee.

❖ Employee performance evaluation

Sweeten Real Estate Development places great importance on the employee performance management system, regarding it as a core tool for promoting organizational efficiency and talent development. The Company, through institutionalized evaluation standards and procedures, regularly reviews employees' performance in multiple aspects including work performance, professional competence, and contribution. This serves as an important basis for human resource development and organizational management.

Performance evaluations are conducted using fair, impartial, and quantifiable standards. This approach not only assists supervisors in clearly understanding the operational status of their teams but also supports employees in confirming work objectives, enhancing professional skills, and planning personal career development through regular communication and feedback mechanisms.

The employee performance evaluation mechanism not only helps to motivate employees to grow and improve but also significantly enhances the overall business performance and organizational resilience of the Company.

Item	Male			Female			Subtotal		
	Total number of employees	Numbers of individuals evaluated	Proportion	Total number of employees	Numbers of individuals evaluated	Proportion	Total number of employees	Numbers of individuals evaluated	Proportion
Managerial positions	6	6	100%	4	4	100%	10	10	100%
Non-managerial positions	16	16	100%	31	31	100%	47	47	100%
Subtotal	22	22	100%	35	35	100%	57	57	100%

Note:

1. The number of individuals evaluated does not include 3 new employees who have been with the Company for less than 3 months.
2. Individuals who have participated in one or more performance evaluations will be included in the count of those subject to assessment.

❖ Employee benefits

Sweeten Real Estate Development is committed to creating a safe, healthy, and attractive working environment. Through a comprehensive welfare system, the Company safeguards employee rights and enhances overall quality of life and job satisfaction. The Company has established multiple welfare measures, including group insurance, regular employee health check-ups, preferential housing purchase programs for employees, and employee remuneration distribution. Additionally, it has set up the Employee Welfare Committee and the Retirement Reserve Supervisory Committee to ensure that the planning and implementation of related systems are conducted with fairness and transparency.

Employee Overseas Trip

Malaysia, Batu Caves, TRX106, and Lexis Hibiscus Port Dickson 5-Day Tour

Sweeten Real Estate Development, in order to motivate and express gratitude to its employees for their hard work over the past year, has specially planned a five-day tour to Malaysia this year. The itinerary includes enjoying the vibrant scenery of Southeast Asia, visiting public architectural designs, and participating in exciting land and water activities. The itinerary includes the new landmark of Kuala Lumpur—TRX106, the world's largest rooftop park. Besides serving as a site for architectural design visits related to the core business, this landmark is also regarded as the green heart of Kuala Lumpur, promoting the development of sustainable living in the area. The itinerary also features natural and religious attractions such as the Batu Caves, accommodation at the Port Dickson which offers various water and land activities, as well as other tourist spots. The program encompasses architectural visits, learning about sustainable living concepts, enjoying leisure tourism sports, and cultural activities, achieving a comprehensive range of outcomes.

The total investment amount from the Company is NT\$95 million.



Employee group insurance

Employee group insurance and accident insurance

In addition to the legally mandated Labor Insurance and National Health Insurance, the Company annually purchases group insurance from an insurance provider to safeguard employee well-being, enhance benefits, improve labor-management relations, and promote work efficiency. This insurance coverage includes compensation for work-related accidents as well as coverage for off-duty accidents occurring at home, aiming to provide comprehensive protection for employees at all times.

The total cost of group insurance and accident insurance this year was NT\$58,094.

❖ Retirement Plan

Sweeten Real Estate Development places great importance on the long-term welfare of its employees. In accordance with the Labor Standards Act and related regulations, the Company has established a systematic retirement mechanism to ensure the economic security and quality of life of employees after retirement. The Company has established the "Employee Retirement Plans" and set up the Retirement Reserve Supervisory Committee to regularly review the balance of the dedicated account and the implementation of related systems, ensuring sufficient funds and effective management.

For employees subject to the old system, the Company legally allocates retirement reserves to a dedicated account on a monthly basis and calculates retirement benefits based on their years of service. For those subject to the new system, in accordance with the Labor Pension Act, 6% of the monthly salary is contributed to the individual's retirement account with the Bureau of Labor Insurance. Additionally, employees' voluntary contributions are respected, and assistance is provided to help them plan for retirement. The Company also provides explanations and consultation services related to retirement systems to assist employees in planning their retirement life in advance.

❖ Parental Leave

Sweeten Real Estate Development understands the needs of employees at different stages of life, particularly emphasizing the importance of family care during the child-rearing period. Therefore, the Company provides a variety of family-friendly workplace measures, including parental leave, to assist employees in balancing work and family responsibilities. The Company complies with the Act of Gender Equality in Employment and other relevant laws to protect employees' rights to apply for parental leave. It respects individual choices and assists in arranging mechanisms for unpaid leave or reemployment transition.

In 2024, no employees within the Company applied for parental leave, nor were there any colleagues who processed reinstatement matters related to parental leave during the same year.

In the future, the Company will continue to review the adequacy and implementation of relevant systems, foster a workplace environment that supports families and child-rearing, and fulfill its commitment to employee welfare.

❖ Human rights protection

Sweeten Real Estate Development upholds a firm commitment to the protection of human rights and is dedicated to creating a work environment that respects diversity and ensures equal treatment. We adhere to international human rights standards such as the Universal Declaration of Human Rights and the United Nations Global Compact, and strictly comply with our national labor laws to ensure that all employees are treated with fairness, dignity, and safety in the workplace.

To effectively implement human rights protection, the Company has established and announced the "Human Rights Policy" since 2023, clearly stating a zero-tolerance stance towards forced labor, discrimination, harassment, and other human rights violations. The policy content also covers issues such as freedom of association, labor conditions, health and safety, and personal data protection, serving as guiding principles for the Company's operations and management.

Additionally, the Company regularly convenes labor-management meetings to ensure that employee opinions are fully communicated and respected. An Employees' Welfare Committee has also been established to safeguard employee well-being and rights. Sweeten Real Estate Development further strengthens workplace conduct guidelines through internal regulations such as the "Employee Integrity and Ethical Corporate Management," promoting a fair and inclusive corporate culture and ensuring that the spirit of human rights is implemented in daily operations.

5.2 Talent Development

Sweeten Real Estate Development understands that talent is the fundamental driving force for a company's sustainable development. In response to the Company's business enhancement and long-term organizational development needs, we are committed to establishing a systematic talent cultivation mechanism. This encompasses talent identification, development, and retention, actively fostering an environment conducive to employee growth.

The Company continuously promotes diverse functional training and professional skills courses to assist colleagues in enhancing their professional knowledge and practical operational abilities. Through teamwork, leadership development, and opportunities for cross-departmental communication, it strengthens management potential and overall synergy. Furthermore, the training content is integrated with industry trends and market changes. The curriculum planning is regularly reviewed and optimized to ensure that the educational training content aligns with business objectives, simultaneously meeting the dual growth needs of both the organization and individuals.

Employee Training Hours

Unit: Hours

Job rank	Male	Female	Total hours	Average hours
Manager	19	34	53	5.3
Non-manager	42	143	185	3.9
Total hours	61	177	238	4.2
Average hours	2.8	5.1	4.2	

❖ Training Hours and Participant by Category

Unit: Hours

Category/Hours		2022	2023	2024
New employee training	Number of participants	8	8	8
	Total hours	8	8	8
Sales case observation	Number of participants	39	49	0
	Total hours	58.5	73.5	0
Professional skills training	Number of participants	28	29	35
	Total hours	199	236	215

❖ Statistics on employee training expenditures and hours

Unit: Hours

Training metrics	2022	2023	2024
Total employee training costs	96,880	87,092	59,600
Total number of employee training participants	28	29	35
Average training investment per employee	3,460	3,003	1,703

5.3 Employee Communication

Sweeten Real Estate Development is committed to establishing a harmonious and stable foundation of mutual trust between labor and management. Through institutionalized communication mechanisms and a positive dialogue culture, it promotes consensus and cooperation between both parties, reduces potential labor risks, and further advances the Company's sustainability objectives.

To safeguard employee rights and promptly address various needs in the workplace, we regularly convene labor-management meetings. Through a transparent and representative communication platform, we handle issues related to labor conditions, welfare systems, and the work environment. At the same time, the Company has established multiple channels for complaints and feedback to ensure that employees' opinions are fully heard and properly addressed. This fosters a workplace environment characterized by respect, fairness, and inclusiveness, thereby enhancing employees' sense of participation and cohesion.

❖ Regular Labor-management Meetings

Sweeten Real Estate Development holds at least four labor-management meetings and employee welfare committee meetings annually, serving as an important platform for interaction and communication between labor and management. Through institutionalized mechanisms, we continuously engage in discussions and negotiations on issues such as labor conditions, welfare measures, and the work environment. We also extensively collect employees' opinions and suggestions to promote consensus building.

❖ Employee Feedback

Sweeten Real Estate Development places great importance on the expression and feedback of employee opinions, establishing diverse and smooth channels for complaints and communication. These include providing dedicated email addresses and telephone lines, which are centrally managed and responded to by the administrative department. At the same time, regular meetings provide a platform for face-to-face communication between employees and management, allowing for thorough discussion and response regarding the work environment, rights issues, or suggestions, ensuring that communication is substantively effective. The Company is committed to fostering an open, respectful, and transparent corporate culture, encouraging employees to actively participate in organizational development. This approach aims to strengthen the foundation of internal trust and establish a positive labor-management interaction mechanism.

5.4 Workplace Safety

Sweeten Real Estate Development is well aware of the high occupational safety risks in the construction industry. Therefore, it continuously strengthens its occupational safety and health management system, striving to create a safe and healthy working environment. We fully comply with the Occupational Safety and Health Act and related regulations, requiring company employees and various construction suppliers to jointly adhere to safety regulations. Through education, training, and supervision mechanisms, we enhance the safety awareness and response capabilities of all personnel.

"Zero Hazards, Zero Accidents" is the core objective we continuously strive to achieve. Between 2022 and 2024, neither the company headquarters nor the major construction suppliers experienced any employee fatalities or major occupational injuries related to work, demonstrating the substantial effectiveness of occupational safety management. To enhance workplace safety, the company headquarters has implemented access control and visitor badge systems. Additionally, it has introduced total heat exchangers and outdoor air purifiers to improve indoor air quality. Regular cleaning and disinfection of office areas are also conducted to ensure the health and well-being of employees.

❖ Occupational injury statistics

Item	2022	2023	2024
Total annual work hours	94,735	98,608	101,428
Number of deaths caused by occupational injuries	0	0	0
Mortality rate caused by occupational injuries	0	0	0
Number of high consequence occupational related injuries	0	0	0
Rate of severe occupational injuries	0	0	0
Number of recordable occupational injuries	0	0	0
Rate of recordable occupational injuries	0	0	0
Disability injury frequency	0	0	0
Calculation of disability injury severity rate	0	0	0

❖ Construction Supplier Management

To strengthen occupational safety and health management, Sweeten Real Estate Development has implemented stringent measures in managing construction suppliers. Before the commencement of construction projects, construction plans shall be reported to the relevant government authorities in accordance with regulations. Simultaneously, the Occupational Safety and Health Work Rules shall be submitted to the Occupational Safety and Health Administration of the Ministry of Labor to ensure full compliance with occupational safety and health-related laws and regulations.

During the project implementation phase, we have implemented multiple management and control measures, covering system establishment, risk notification, and on-site execution aspects. The specific measures are as follows:

1. **Entry Qualification Requirements:** All construction suppliers' site supervisors, engineers, and construction personnel are required to complete a 6-hour occupational safety and health training course and obtain a valid training certificate before being permitted to enter the construction site work area.
2. **Contract Provisions and Risk Notification:** The construction contract explicitly stipulates compliance with the relevant provisions of the Occupational Safety and Health Act. It is accompanied by hazard notification forms for various types of work, reminding the responsible suppliers to implement operational risk management effectively.
3. **Pre-Construction Safety Inspection:** For high-risk operations, conduct a prior hazard assessment and notification, and verify the legitimacy and safety status of personnel qualifications, licenses, and machinery equipment to ensure that operational conditions meet safety standards.
4. **Daily Toolbox Meeting:** A brief meeting conducted before the start of daily construction work to highlight the day's construction plan, potential risks, and operational precautions, thereby enhancing the safety awareness of on-site personnel.



Society

6 Local Community Engagement and Youth Development

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6. Local Community Engagement and Youth Development

6.1 Community Outreach

Sweeten Real Estate Development has long been committed to creating livable living spaces, while firmly believing that enterprises should fulfill their social responsibilities by giving back to society and caring for the community. We continue to invest in various public welfare activities, aiming to improve quality of life through practical actions and to inspire more people to pay attention to public welfare and participate collectively in social care.

The public welfare spirit we pursue goes beyond mere donations; it emphasizes local engagement and active participation. We implement the principle of "taking from society and giving back to society" in our daily operations, thereby injecting positive energy into the community.

In 2024, Sweeten Real Estate Development supported a total of 17 public welfare sponsorship projects, with a total investment of NT\$2,487,120. These projects spanned various fields, including education, culture, and social welfare. Through these concrete actions, we aspire to collaborate with all sectors of society to promote mutual prosperity and to shape a more resilient and inclusive sustainable society.

2024 Public Welfare Activity Implementation

Number	Unit	Content	Amount (NT\$)
1	Yuanli Binhai Arts and Culture Promotion Association	Expenses related to arts and cultural exhibition activities and resident art curation at the Yuanli Binhai Arts and Culture Center	100,000
2	CT Ambi Inc.	Public Welfare Sponsorship - Support for the Aesthetic Public Exhibition Program (All Students of Grass Book House Visit the Taipei 101 AMBI SPACE ONE Exhibition)	90,000
3	Huei-Ming School for Blind Children	Donation	100,000
4	Taichung Cultural Education Foundation for Architecture	2024 Donations	300,000
5	Feng Chia University	2024 Graduation Exhibition of Feng Chia University School of Architecture	20,000
6	Hsiang Shang Social Welfare Foundation	Participated in the fundraising event of the Taichung City Community Planner On-site Guidance Program and donated the proceeds to the Taichung Christian Herald Children's Home.	2,120

Number	Unit	Content	Amount (NT\$)
7	The Alumni Association of National Chung Hsing University, ROC	Donation	200,000
8	Tunghai University	Department of Architecture Development Fund, Graduation Exhibition, Department Exhibition Activities	100,000
9	Taichung City Chinese Medicine Association	Shennong Birthday Charity Donation	5,000
10	Taichung Real Estate Development Association	Sponsorship Funds	50,000
	OPCC	Sponsorship of registration fees for 200 participants in the 2024 Taichung City Half Marathon.	120,000
11	Taichung Harmonica	Harmonica Performance: Dream Seeker - Love and Passion	300,000
12	Kid's Bookhouse Foundation	Charity run	100,000
13	The Alumni Association of National Chung Hsing University, ROC	Sponsor for the 105 anniversary school celebration music and concert	100,000
14	The Real Estate Alliance of the Republic of China, Taiwan	Sponsorship of the 2024 National Architecture Elite Golf Charity Tournament	100,000
15	National Chung Hsing University	Donation for the Use of Scholarship Funds by the National Chung Hsing University Alumni Association	200,000
16	Taichung City Cultural and Educational Foundation	Sponsorship of arts and culture events	300,000
17	National Tsing Hua University	College of Education Scholarships and Grants	300,000
Total			2,487,120

❖ 2024 National Architecture Elite Golf Charity Tournament

Sweeten Real Estate Development, adhering to its commitment to sustainable development and support for public welfare initiatives, responds to The Real Estate Alliance of the Republic of China, Taiwan by participating in the "National Architecture Elite Charity Tournament." This action demonstrates practical support for the core concept of "Charity Swing, Sustainable Building." This event brought together leaders from the construction industry to collectively address ESG issues. Sweeten Real Estate Development donated NT\$100,000, with the hope that charitable sports competitions like this can promote industry exchange, expand social impact, and jointly advance green sustainable values.

❖ **National Chung Hsing University's 105th anniversary celebration concert**

Sweeten Real Estate Development has long been committed to the development of higher education and actively participates in the promotion of campus cultural activities. At the 105th anniversary celebration concert of National Chung Hsing University, the Company donated NT\$100,000 to support the successful execution of the event, demonstrating its commitment to educational foundations and the promotion of arts and culture.

It is particularly noteworthy that Ko Hsing-Shu, Chairman of Sweeten Real Estate Development, also serves as the Honorary Chairman of the Alumni Association of Chung Hsing University. Over the years, he has continuously promoted the affairs and resource connections of his alma mater, making significant contributions to the development of the university. This event not only demonstrates corporate social responsibility but also highlights the profound friendship and connection between Sweeten Real Estate Development and Chung Hsing University. It is hoped that through continued collaboration, they can jointly inject more positive energy into education and society.



✦ Kid's Bookhouse Charity Road Run

Sweeten Real Estate Development, adhering to the spirit of corporate social responsibility and public welfare, supports the "2024 Chihpen Hot Spring Charity Marathon" event, and especially responds to the event's promotion of sports equity and care for disadvantaged children and youth. Sweeten Real Estate Development raised a total of NT\$100,000 to donate to the charitable organization "Children's Book House," supporting the education and daily care of disadvantaged local children and youth. Sweeten Real Estate Development also contributed through sponsorship, thereby fulfilling its commitment to supporting the local community and caring for the underprivileged.



❖ 2024 Taichung City Half Marathon

Sweeten Real Estate Development, in response to the ESG sustainability spirit, supports the "2024 6th Taichung City Half Marathon" organized by the Taichung Real Estate Development Association. This event, themed "RUN FOR OUR PLANET," integrates public welfare, low carbon, and environmental protection concepts, warmly inviting citizens to participate enthusiastically. Sweeten Real Estate Development invested NT\$170,000 in sponsorship funds and pledged to cover the registration fees for 200 participants. This initiative encourages employees, community residents, and their family members to actively participate, promoting a healthy lifestyle, enhancing community cohesion, and fulfilling the Company's commitment to local care and the co-creation of sustainable living.

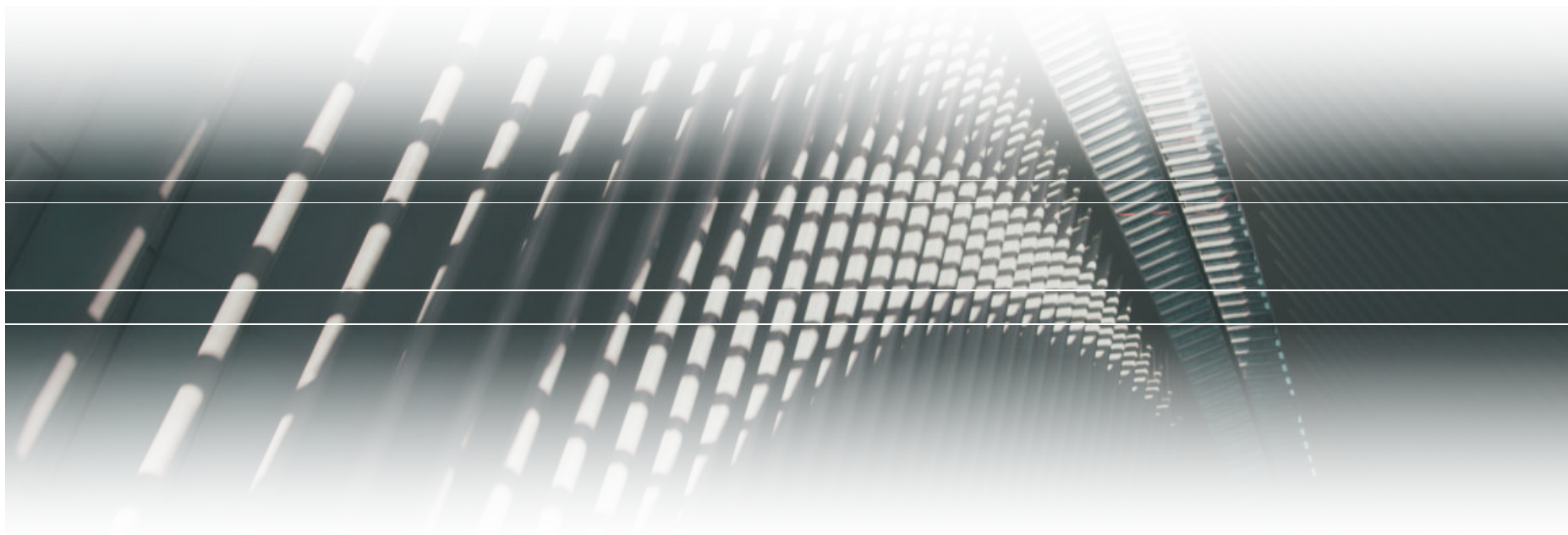


6.2 Sweeten Cultural and Educational Foundation

The Sweeten Culture and Education Foundation was established by Sweeten Real Estate Development in 2014. Adhering to the original intention of promoting art, culture, and architectural aesthetics, the foundation is dedicated to integrating the built environment with urban aesthetics, creating human-centered spaces that combine functionality and beauty. The foundation aims to enhance the quality of the urban landscape through the integration of art, humanities, and architecture, not only elevating aesthetic standards but also inspiring emotional resonance in people. It seeks to realize a vision of spatial and cultural integration, promoting deeper dialogue and connections between architecture, society, and the environment.

❖ THE 201 ART Sweeten Architecture, Culture, and Art Center

The 201 ART Sweeten Architecture, Culture, and Art Center demonstrates Sweeten Real Estate Development's profound commitment and practical capability at the intersection of architecture, humanities, and art, serving as an extension of the corporate spirit and a concrete embodiment of brand value. The center is dedicated to fostering creativity and cultural vitality, striving to establish an emerging venue that integrates architectural aesthetics with contemporary art. Through the planning of diverse artistic practices and exhibitions, explore the relationship between space and cultural structures, stimulate interdisciplinary dialogue, and promote innovative integration between architecture and art, thereby becoming an inspirational platform leading the city's cultural aesthetics.



2024 curatorial events

Tranquility and Fluidity

Tranquility and Fluidity are two extreme forms of beauty bestowed by nature. Serene as the morning light on a lake's surface, clear and tranquil, as if time stands still at this moment, evoking endless peace and calm; while movement is like ripples in a stream, unrestrained and gentle, each breeze slowly brushing the water's surface with a hint of coolness, conveying the lightness and freedom of life. This exhibition, titled Tranquility and Fluidity, captures the serenity revealed in Huo Gang's oil paintings and the freedom conveyed through LEE Kuang-Yu's sculptures. Through their distinctly different artistic styles, each artist presents a unique interpretation of tranquility and fluidity.

HO Kan pioneered the inception of Chinese geometric abstract art, blending the forms of geometric abstraction with the elegance of Eastern calligraphy. He presented a unique Eastern geometric abstraction through a minimalist and poetic visual language. From the work, one can perceive HO Kan's continued adherence to the principle of "subtraction," achieving a realm of "simple yet not simplistic" through a poetic approach embedded in minimalism, while simultaneously expressing the aesthetic of movement within stillness.

LEE Kuang-Yu exemplifies the art of openwork carving with a singular mastery, embodying the Eastern aesthetic principles of the interplay between presence and absence, and the vivid expression of spirit and vitality. He employs a hollowing technique to open the closed structure of the sculpture, creating a unique form and concept of "emptiness," presenting a state of self-forgetfulness known as the "Eastern Void." His work not only possesses aesthetic value but also embodies reflections on the current state of life and a profound understanding of Eastern philosophy.

In the tranquility, the flowing water murmurs; in the moving painting, silent contemplation arises. Tranquility and fluidity complement each other, guiding the spirit to immerse in the dual sensations of stillness and movement through the artistic philosophies presented by HO Kan and LEE Kuang-Yu using different media.



“The medium is the message.” - Marshall McLuhan

THE 201 ART Sweeten Architecture · Culture · The Art Center will present the special exhibition "Fluidity Consciousness: DANCING WITH ROBOTS" by the ROSO Robot Construction Laboratory in the fall of 2024. The exhibition showcases new technologies and media, creating novel experiences and perceptions. When perception extends to thought and action, there is an opportunity for changes in human lifestyles. In many science fiction films, we see various intelligent robots playing different roles in human life. "What will the future of living together with robots be like?" Since the 20th century, this issue has been continuously discussed. However, with the ongoing advancement of technology, robots have long become one of the mediums in daily life, profoundly influencing our thinking, lifestyle, and values.

"We are not concerned about being replaced by robots; rather, we look forward to sparking new insights that blend emotion and reason through interaction and dialogue with robots."

Human-machine collaborative construction is already a future development trend. How to achieve more seamless cooperation with robots to create new value and experiences is the ongoing focus of the ROSO Robot Construction Laboratory. This exploration spans from the collision of ideas, through various material experiments, to the process of digital construction, ultimately culminating in works that initiate communication with viewers. Each stage is inherently fluid and organic, and the transitions between stages are as well. What flows is not only time but, more importantly, the transmission of consciousness. ROSO represents the totality of this flow of consciousness.



|| ★ 2024 PKNxTAICHUNG # Vol.10 ★ ||

THE 201 ART Sweeten Architecture · Culture · The Art Center has organized 10 editions of Pecha Kucha Night x Taichung. This year, it will again bring together creative individuals and founders from various fields to present on stage using the 20x20 format. Unlike conventional lecture styles, this format allows them to share their designs, ideas, and philosophies, followed by a lively networking party. THE 201 ART invites everyone to join on the evening of Saturday, December 7, 2024, to share in this annual design feast, to catch a glimpse of the future economic trends, to listen to the vocabulary and perspectives created by the current generation, and to participate together in Pecha Kucha!

In the era of 5G technology, which is rapidly and continuously evolving, generative AI has become the focus of global attention. The virtual scenes in the film collection gradually become almost indistinguishable from reality. The imaginative and whimsical ideas emerging within the community, along with the fantastical surprises, continuously challenge and expand the boundaries of our imagination.

The term "contemporary" reflects the complex issues of diversity, globalization, and rapid change. In a generation swept by successive waves of technological advancements, how can design be used to depict contemporary lifestyles and popular trends, and to reflect on what constitutes contemporary beauty? How to maintain authentic self-identity while advancing with contemporary thinking and design.

This year's Pecha Kucha Night is themed "Contemporary." THE 201 ART transforms into a vessel for contemporary life, hosting a vigorous debate between tradition and technology, an exploration of self-worth, and a deep dive into the cultural soil of Taiwan Island. It offers a glimpse into the future economic seedlings and listens to the vocabulary and perspectives created by the current generation, allowing imagination to truly take flight.

Presenters 特邀講者

- 01. 王子欣 CLAUDIA WANG · Claudia Wang 品牌主理人
服裝設計 Fashion Design
- 02. 辛綺 XIN QI · 鍾齊火 共同創辦人
視覺藝術 Visual Art
- 03. 侯千綸 JAN CHAN HOU · MEET 屏東刊物 主編
文字企劃 Project Pla
- 04. 洪卿 HOM YU · Mong Tong 樂團 團長
音樂創作 Music Producer
- 05. 張雅惠 YAFAY · Yaga Studio 創始總監
多媒體影像 Multimedia Images
- 06. 張鈺慎 PETER CHANG · MVRDV 上海辦公室總監
建築設計 Architecture
- 07. 陳炎仁 MUH CHEN · 仙草影像 創辦人
影像設計 Image Design
- 08. 黃偉倫 WEI LUN HUANG · 票字班 / 草率季 創辦人
展覽 / 活動 / 體驗策劃 Curation
- 09. 馮國宇 HAN YU FENG · NAXS STUDIO 演所工作室 總監
新媒體藝術 New Media Art
- 10. 盧瑞軒 LU YI XUAN · Sample Anima 見本生物 藝術總監
平面設計 Graphic Design

THE 201 ART 聯天建築 · 文化 · 藝術中心
台中市西屯區文心路二段201號B2 04-2254-6455 E-mail: the201art@gmail.com
http://www.facebook.com/THE201ART 停車資訊：聯天大樓B3 (參加活動停車5分鐘)

Organizer Sponsor

Column

The term *PechaKucha* originates from Japanese and means chit-chat

Pecha Kucha Night (PKN for short) was founded in 2003 in Tokyo, Japan by Astrid Klein and Mark Dytham, the two partners of Klein Dytham architecture.

Initially, the goal was simply to give young designers a chance to showcase their work. Today, the event is held in more than 1,000 cities around the world, including New York, London, Tokyo, Shanghai, Amsterdam, Sydney, San Francisco, Berlin, Cape Town, and Hong Kong. The entity authorized to host the agency in Taichung is THE 201 ART Sweeten Architecture. · Culture · Art Center.

20 x 20 Creative Rules

Each speaker on stage shared 20 images with a time limit of 20 seconds per image, resulting in a total presentation time of "400 seconds" for each speaker. There are no dry and monotonous presentations, only inspiring exchanges that leave you wanting more, boundless creative inspiration, and an unforgettable night of unique and irreplaceable communication!

GRI Standards Index

Usage declaration	Sweeten Real Estate Development has reported its sustainability performance for the period from January 1, 2024 to December 31, 2024, in accordance with the GRI Standards 2021.
GRI 1 Usage Version	GRI 1: Foundation 2021
GRI Industry Standards	Not applicable (GRI has not yet published relevant industry standards)

General disclosure

GRI code	Disclosure items	Relevant chapter/Description	Page number	Description omitted
GRI 2-1	Organizational details	1.1 Organizational Overview	P.	
GRI 2-2	Entities included in the organization's sustainability reporting	About This Report	P.	
GRI 2-3	Reporting period, frequency and contact point	About This Report	P.	
GRI 2-4	Restatements of information	This annual report contains no information that has been reorganized	P.	
GRI 2-5	External assurance	This annual report is not subject to external assurance	P.	
GRI 2-6	Activities, value chain and other business relationships	1.1 Organizational Overview	P.	
GRI 2-7	Employees	5.1 Friendly Workplace	P.	
GRI 2-8	Workers who are not employees	5.1 Friendly Workplace	P.	
GRI 2-9	Governance structure and composition	1.2 Corporate Governance	P.	
GRI 2-10	Nomination and selection of the highest governance body	1.2 Corporate Governance	P.	
GRI 2-11	Chair of the highest governance body	1.2 Corporate Governance	P.	
GRI 2-12	Role of the highest governance body in overseeing the management of impacts	1.2 Corporate Governance	P.	

GRI code	Disclosure items	Relevant chapter/Description	Page number	Description omitted
GRI 2-13	Delegation of responsibility for managing impacts	1.2 Corporate Governance	P.	
GRI 2-14	Role of the highest governance body in sustainability reporting	1.2 Corporate Governance	P.	
GRI 2-15	Conflicts of interest	1.2 Corporate Governance	P.	
GRI 2-16	Communication of critical concerns	1.2 Corporate Governance	P.	
GRI 2-17	Collective knowledge of the highest governance body	1.2 Corporate Governance	P.	
GRI 2-18	Evaluation of the performance of the highest governance body	1.2 Corporate Governance	P.	
GRI 2-19	Remuneration policies	1.2 Corporate Governance	P.	
GRI 2-20	Process to determine remuneration	1.2 Corporate Governance	P.	
GRI 2-21	Annual total compensation ratio	5.1 Friendly Workplace	P.	
GRI 2-22	Statement on sustainable development strategy	Message from the Chairman	P.	
GRI 2-23	Policy commitments	1.3 Integrity Management 5.1 Friendly Workplace	P.	
GRI 2-24	Embedding policy commitments	1.3 Integrity Management 5.1 Friendly Workplace	P.	
GRI 2-25	Processes to remediate negative impacts	1.3 Integrity Management 5.3 Employee Communication	P.	
GRI 2-26	Mechanisms for seeking advice and raising concerns	1.3 Integrity Management 5.3 Employee Communication	P.	
GRI 2-27	Compliance with laws and regulations	1.3 Integrity Management	P.	
GRI 2-28	Membership associations	1.1 Organizational Overview	P.	
GRI 2-29	Approach to stakeholder engagement	Stakeholder Identification and Communication Channels	P.	
GRI 2-30	Collective bargaining agreements	The Company does not have a collective bargaining agreement	P.	

GRI 3: Material Topics 2021

Corresponding GRI and disclosure content	Relevant chapter/Description	Page number	Description omitted
3-1 Process to determine material topics	Stakeholder Identification and Communication Channels		
3-2 List of material topics	Management of Material Topics		
3-3 Management of material topics	Management Guidelines of Material Topics		

Personalize material topics

Material topics	Corresponding GRI and disclosure content	Relevant chapter/Description	Page number	Description omitted
Customer service	3-3 Management of Material Topics	2.3 Customer Value		
Building Quality and Safety	3-3 Management of Material Topics	2.1 Construction Quality Management		

Material topics GRI comparison**Material topics: Operating performance**

	Corresponding GRI and disclosure content	Relevant chapter/Description	Page number	Description omitted
GRI 3: Material Topics 2021	3-3 Management of material topics	Management Guidelines of Material Topics		
201 Economic Performance 2016	201-1 Direct economic value generated and distributed	1.1 Organizational Overview		
	201-2 Financial implications and other risks and opportunities due to climate change	4.3 Climate Change Responses		
	201-3 Defined benefit plan obligations and other retirement plans	5.1 Friendly Workplace		
	201-4 Financial assistance received from government	1.1 Organizational Overview		

Material topics: Operating performance

	Corresponding GRI and disclosure content	Relevant chapter/Description	Page number	Description omitted
GRI 3: Material Topics 2021	3-3 Management of material topics	Management Guidelines of Material Topics		
401 Labor relations 2016	401-1 New employee hires and employee turnover	5.1 Friendly Workplace		
	401-2 Benefits provided to full-time employees that are not provided to temporary or part-time employees	5.1 Friendly Workplace		
	401-3 Parental leave	5.1 Friendly Workplace		
405 Employee Diversity and Equal Opportunity 2016	405-1 Diversity of governance bodies and employees	5.1 Friendly Workplace		
	405-2 Ratio of basic salary and remuneration of women to men	5.1 Friendly Workplace		

GRI Standards Comparison

Economy				
	Corresponding GRI and disclosure content	Relevant chapter/Description	Page number	Description omitted
202 Market Presence 2016	202-1 Ratios of standard entry level wage by gender compared to local minimum wage	5.1 Friendly Workplace		
	202-2 Proportion of senior management hired from the local community	5.1 Friendly Workplace		
Environment				
	Corresponding GRI and disclosure content	Relevant chapter/Description	Page number	Description omitted
305 Emissions 2016	305-1 Direct (Scope 1) GHG emissions	4.1 Energy Resource Management		
	305-2 Energy indirect (Scope 2) GHG emissions	4.1 Energy Resource Management		
	305-3 Other indirect (Scope 3) GHG emissions	4.1 Energy Resource Management		
	305-4 GHG emissions intensity	4.1 Energy Resource Management		
	305-5 Reduction of GHG emissions	4.1 Energy Resource Management		
	305-6 Emissions of ozone-depleting substances (ODS)	-		The Company has no emissions of related gases during its operations
	305-7 Nitrogen oxides (NOx), sulfur oxides (SOx), and other significant air emissions	-		The Company has no emissions of related gases during its operations
Society				
	Corresponding GRI and disclosure content	Relevant chapter/Description	Page number	Description omitted
404 Training and Education 2016	404-1 Average hours of training per year per employee	5.2 Talent Development		
	404-3 Percentage of employees receiving regular performance and career development reviews	5.1 Friendly Workplace		
418 Customer Privacy 2016	418-1 Substantiated complaints concerning breaches of customer privacy and losses of customer data	1.5 Information Security 2.3 Customer Value		

Appendix - TCFD Recommendations and Supporting Recommended Disclosures

Core aspects	TCFD recommended disclosures	Relevant chapter	Page number
Governance	Describe the Board's oversight of climate-related risks and opportunities.	4.3 Climate Change Responses	
	Describe management's role in assessing and managing climate-related risks and opportunities.	4.3 Climate Change Responses	
Strategy	Describe the climate-related risks and opportunities the organization has identified over the short, medium, and long term.	4.3 Climate Change Responses	
	Describe the impact of climate related risks and opportunities on the organization's businesses, strategy, and financial planning.	4.3 Climate Change Responses	
	Describe the resilience of the organization's strategy, taking into consideration different climate-related scenarios, including a 2° C or lower scenario.	4.3 Climate Change Responses	
Risk management	Describe the organization's processes for identifying and assessing climate-related risks.	4.3 Climate Change Responses	
	Describe the organization's processes for managing climate-related risks.	4.3 Climate Change Responses	
	Describe how the processes for identifying, assessing, and managing climate-related risks are integrated into the organization's overall risk management.	4.3 Climate Change Responses	
Metric and Targets	Disclose the metrics used by the organization to assess climate-related risks and opportunities in line with its strategy and risk management process.	4.3 Climate Change Responses	
	Disclose Scope 1, Scope 2, and Scope 3 (if applicable) greenhouse gas emissions and related risks.	4.3 Climate Change Responses	
	Describe the targets used by the organization to manage climate-related risks and opportunities and performance against targets.	4.3 Climate Change Responses	

Appendix - Status Report on the Implementation of Climate-related Information

Item		Implementation Status
1	This report provides an overview of how the Board of Directors and management supervise and manage climate-related risks and opportunities.	The Board of Directors and management team place significant importance on the matter of sustainable development, which includes identifying risks associated with operations, finance, environment, and climate change. The ESG Sustainability Report Preparation Task Force was established by our Company in 2022 to promote sustainability-related initiatives such as energy conservation, carbon reduction, greenhouse gas inventory, and climate change response.
2	This report outlines the potential impact of identified climate risks and opportunities on a company's operations, strategies, and finances (short-term, medium-term, long term).	Assess the risks and opportunities arising from climate change in terms of the value chain (organization, suppliers, clients), and evaluate their impact on business and operational aspects. Perform a financial impact assessment. Identify significant climate risks and opportunities by considering the occurrence timeline (short-term, medium-term, long-term), as well as the likelihood and impact of different climate issues. In terms of risks, the current policy and regulatory risks primarily consist of short-term factors. These include domestic and international greenhouse gas reduction requirements, carbon tax collection, increasingly strict environmental regulations, changes in customer demands, and the severity of extreme weather events. Medium to long-term risks are influenced by regulatory and policy uncertainties, renewable energy regulations, mandatory regulations for products and services, changes in rainfall patterns, drastic changes in weather patterns, and rising average temperatures. On the other hand, opportunities arise from changes in market demand, improvements in resource utilization efficiency, and the adoption of low-carbon technologies. These factors present promising business prospects for the future.
3	This report aims to elucidate the effects of extreme weather events and transition actions on the financial sector.	Physical risks can result in project delays, supply chain disruptions, increased raw material costs, affected employee transportation, or even direct injuries or fatalities. The risks mentioned above may lead to financial losses for the company, resulting in an increase in both direct and indirect costs, as well as higher frequency and cost of building maintenance. The risk of transformation may increase as regulations become more stringent. The Company's spending on environmental issues may also rise annually, as well as due to the implementation of adjustment and mitigation measures. However, successful response or mitigation strategies can also lead to long-term profits and sustainable development for the Company.
4	This report outlines the integration of the process of identifying, assessing, and managing climate risks into the overall risk management system.	The process of identifying, assessing, and managing climate risks is based on the Company's existing process for identifying various operational risks. This includes regular procedures for risk identification, assessment, control, and monitoring.

Item		Implementation Status
5	When utilizing scenario analysis to evaluate resilience to climate change risks, it is crucial to provide a clear explanation of the scenario, parameters, assumptions, analysis factors, and significant financial impacts employed.	Currently, scenario analysis is not being utilized to evaluate the resilience of climate change risks.
6	If you have a transition plan in place to mitigate climate-related risks, please provide a detailed Main Description of the plan's content. Additionally, include the indicators and objectives that are utilized to identify and manage both physical and transitional risks.	Currently, there is no existing plan to address the risks associated with climate change.
7	If internal carbon pricing is used as a planning tool, it is important to provide an explanation for the basis of price determination.	Internal carbon pricing has not been implemented yet.
8	If climate-related goals are established, it is important to provide an explanation of the activities covered, the scope of greenhouse gas emissions, the planning schedule, and the annual progress. If carbon offsetting or renewable energy certificates (RECs) are utilized to meet these goals, it is necessary to specify the source and quantity of carbon offset or the quantity of RECs.	Short-term goal: By 2025, reduce greenhouse gas emissions by 1% compared to 2022. Mid-term goal: Reduce greenhouse gas emissions by 3% compared to 2022 levels by 2026. Long-term goal: To achieve carbon neutrality by 2050.
9	Greenhouse gas inventory and assurance status.	The results of the greenhouse gas inventory are shown in the Appendix. The Company will follow the guidelines of the "Sustainable Development Path for Listed Companies" and is expected to have its greenhouse gas emissions verified by a third party by 2028.

Greenhouse gas inventory and assurance status

Scope 1	Emissions (metric tons of CO ₂ e)	Intensity (tons CO ₂ e/NT\$ million)	Confidence Institution	Explanation of the Situation
Sweeten Real Estate Development	23.8986	0.00858	No Confidence Institution	Current data has not yet been assured; future audits and assurances will be conducted
Subsidiary	-	-		
Total	23.8986	0.00858		
Scope 2	Emissions (metric tons of CO ₂ e)	Intensity (tons CO ₂ e/NT\$ million)	Confidence Institution	Explanation of the Situation
Sweeten Real Estate Development	381.6371	0.13693	No Confidence Institution	Current data has not yet been assured; future audits and assurances will be conducted
Subsidiary	-	-		
Total	381.6371	0.13693		
Scope 3	Emissions (metric tons of CO ₂ e)	Intensity (tons CO ₂ e/NT\$ million)	Confidence Institution	Explanation of the Situation
Sweeten Real Estate Development (Voluntarily Disclosed)	91.8031	0.03294	No Confidence Institution	Current data has not yet been assured; future audits and assurances will be conducted

Note: The intensity calculation standard is based on a 2024 revenue of NT\$2,787 million.

Greenhouse Gas Reduction Targets, Strategies, and Specific Action Plans

Sweeten Real Estate Development, in accordance with the "Sustainable Development Path for Listed Companies" and the Climate Information Disclosure Guidelines, continuously promotes greenhouse gas management and carbon emission reduction. The Company has completed the annual carbon inventory for Scopes 1, 2, and 3, using the year 2022 as the base year for greenhouse gas reduction. It is progressively establishing a comprehensive data collection and management system.

Reduction Standards and Targets

- Base Year: 2022
- Short-term goal: By 2025, reduce carbon emissions by 1% compared to 2022.
- Mid-term goal: Reduce by 3% compared to 2022 levels by 2026.
- Long-term goal: To achieve carbon neutrality by 2050.

Reduction Strategies and Concrete Actions

Sweeten Real Estate Development promotes carbon reduction initiatives through three major aspects: design, operations, and procurement. Specific measures include:

- Building Energy Efficiency Design: Implementing high-efficiency shading, roof insulation, natural ventilation, and solar energy systems to enhance building energy performance.
- Office Environment Management: Implemented air-cooled variable frequency air conditioning and high-efficiency LED lighting, with planned scheduled controls and intelligent sensor systems, effectively reducing energy consumption.
- Green Procurement System: Expand the procurement of carbon-reducing building materials (such as ground granulated blast-furnace slag cement base materials) and ISP recycled uniforms to support a low-carbon supply chain.
- Energy Education and Cultural Internalization: Conduct training on climate change and energy conservation to enhance employees' environmental awareness.

Current Data Status and Progress Towards Goals

The Company has established a short-term goal to reduce total carbon emissions by 1% in 2025 compared to 2022. However, the 2024 inventory results indicate that total emissions reached 497.34 metric tons of CO₂e, representing an increase of approximately 90% compared to the base year. This change is primarily due to the expansion of the inventory scope, which includes newly added operational sites and cargo transportation items, resulting in a significant increase in total emissions. In the future, the Company will continue to review the feasibility and implementation progress of the current reduction strategies, timely adjust management measures and action plans, and regularly report the promotion results to the Board of Directors to ensure steady progress toward the 2050 net-zero emissions target based on scientific evidence and pragmatic steps.



SWEETEN REAL ESTATE DEVELOPMENT

SUSTAINABILITY REPORT 2024