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Target Readers

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



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2025 Highlight



Asia’s First
Dual Platinum Certifications
From WiredScore and SmartScore

Co-hosting
SmartZero City 2025 Forum

Platinum Award

Asia-Pacific
Intelligent Green Building Award

GHG Emissions
↓ 9% from the Previous Year

Holding Tpark Partner Day

Gold Award

Intelligent Living Space Design Competition by
the Architecture and Building Research Institute
Ministry of the Interior

Creating
Digital Property Management
System for Tenants



Hosting
Tpark Christmas Charity Market
And the First Be the Santa!

Improving Biodiversity with Ecological Conservation
Digital Planting Management System
Spiranthes Sinensis Restoration
Butterfly Enclosure and Habitat Creation



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	Increase in Proportion of Green Building Floor Area	Reduction of Electricity Consumption per Unit of Floor Area
2035 Target	Reaching 65%	↓ 25%
2030 Target	Reaching 63%	↓ 20%
2027 Target	Reaching 61%	↓ 18%
2026 Target	Reaching 61%	↓ 17%
2025 Target	Reaching 60%	↓ 17%
2025 Progress	Reaching 60% 	↓ 16%
Action Plan	- Stay informed on green building regulations and trends - Send applicable staff to undergo training regarding green building labels  	- Identify the sources of electricity consumption and implement customized reduction measures to tackle each source - Replace equipment with low energy efficiency - Promote energy conservation to building tenants or occupants   

Note: 1. The boundary of GHG inventory for “Increase in Green Building Floor Area” covers the buildings with titles registered under FERD with 2022 as the base year.
2. The boundary of GHG inventory for “Reduction of Electricity Consumption Per Unit of Floor Area” is adjusted to cover the FERD office and public areas within TPKA R&D Building in Tpark. The base year is 2022. Tpark is continuing tenant engagement in the leased areas to promote energy reduction.
3. The increase in electricity demand is the result of higher power consumption in the public areas caused by factors such as added shared spaces and rising visitor traffic, which led to rising energy consumption load of the infrastructure in the public areas.

Sustainability Issues

	Land Resources Management	Sustainable Community Material
Significance and Purpose of Management for FENC	To revitalize and utilize its properties throughout Taiwan, FENC entrusts FERD with affairs in real estate development and management. Through integrated planning by professional managers, the Company continues to experience steady growth in its real estate business and asset performance.	FERD holds a strong conviction in sustainable management. All operations, which span from land planning and development to real estate management are approached with environmental protection and low carbon as the ultimate objective. By leveraging advanced technology, FERD is on track to create a smart and green park campus that fosters sustainable development to strike a dynamic balance between the mankind and environment.
Management Approaches and Effectiveness Evaluation Mechanisms	- Align property planning with the latest regulations and market demand. - Procure green building materials and construction methods that minimize pollution. - Establish standard operating procedures with tracking mechanisms for the construction environment and process.	- Enhance GHG inventory, management and reduction. - Embody green building concepts in new constructions and aim for obtaining green building labels. - Expand the channels and formats of stakeholder engagement.
Authority	• FERD 	• FERD 

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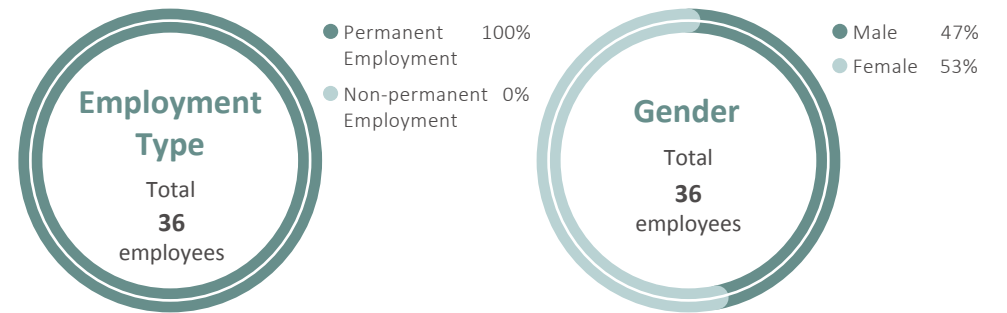
6.1 Optimizing Land Resources

6.1.1 About FERD

Far Eastern Resources Development Co., Ltd. (FERD) integrates the land resources under FENC to promote major development projects. Driven by sustainable development and intelligent innovation, FERD is reinvigorating industry development. FERD’s business scope covers real estate development, leasing, sales and operations management, which are devoted to improving resource allocation efficiency and investment returns. The organizational structure is divided into the Development and Operations Department, the Administration Department, the Maintenance and Operations Department, and the Engineering and Technology Department.

Administrative management and internal control, as well as risk management and response at FERD are conducted in accordance with the rules and measures set forth by its parent company. There are no significant changes made to its organizational structure, ownership, supply chain and headcount. In 2025, FERD paid NT\$94.44 million in house tax and NT\$690 million in property tax.

2025 Structure of Manpower at FERD



6.1.2 Key Development Projects

Taipei Far Eastern Telecom Park (Tpark)

Banqiao District is where Far Eastern Group (FEG) began its journey as a textile company. As Taiwan’s industrial structure evolved, so did FEG and its base in Banqiao, which has been transformed into Taipei Far Eastern Telecom Park (Tpark). Occupying approximately 24 hectares, Tpark stands as the first digital communications industry zone in Taiwan. With a masterplan fully integrated with surrounding urban functions, Tpark provides well-connected industrial and lifestyle infrastructure. Positioned as a research, development and innovation hub for top domestic and international technology companies, Tpark is driving the next wave of industrial development in Taiwan.

Sustainability is at the core of Tpark’s DNA. At its heart is an ecological park spanning over three hectares, and the design of all commercial office buildings within is on par with green building standards. While boasting a working environment that offers comfort and friendliness, Tpark is also eco-friendly with the incorporation of low-impact development. As the world embraces the age of net zero, Tpark is implementing multiple energy conservation measures facilitated through a sustainable management platform, shaping a smart, green telecom park of international caliber that will usher in a low-carbon future through partnerships with its tenants.



First Double Platinum in Asia with WiredScore and SmartScore Certifications



Sustainable development and long-term operations have been internalized as the anchor of Tpark as early as the initial planning stage, which led to systematically positioned infrastructure network for information and communication technology (ICT). Equipped with multi-channel optical communications systems, high-availability design and low-latency network architecture, Tpark is capable of supporting applications requiring high-intensity and high-stability infrastructure, such as AI computing, cloud services, semiconductor R&D and financial technology, all at once. On December 16, 2025, Tpark attained Platinum certifications from both WiredScore and SmartScore, which represent the highest international standards, making Tpark the first smart science park in Asia to receive dual Platinums and placing it among the top 1% and the best of smart buildings globally.

WiredScore and SmartScore are among the world’s most acknowledged assessment systems for smart buildings. WiredScore evaluates a building’s overall performance in areas such as the quality of digital connectivity, capacity design, system resilience and ICT security to ensure corporate resilience amid high operational demand. SmartScore focuses on smart system integration, user experience, data governance transparency and sustainable operation indicators, assessing the maturity and long-term operational capabilities of the smart management framework of a science park. Tpark’s ability to obtain the dual Platinum certifications attests to the robustness of its smart buildings and digital infrastructure systems, which aligns with international standards applied towards smart parks.



WiredScore



SmartScore

Platinum

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Development Progress at Tpark

R&D Office

TPKA

Completed in 2010, TPKA Building is the first R&D office building at Tpark.
The office space at TPKA Building was 99% leased in 2025 with an average satisfaction rate of 98% among its tenants.



Green Building Label (Taiwan)- Qualified

TPKD

TPKD Building was completed in January 2020. In January 2021, Google officially opened its doors at Tpark.



Green Building Label (Taiwan)-Diamond



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

TPKE

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



Green Building Label (Taiwan)-Gold



Intelligent Building Label (Taiwan)-Bronze



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



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

Residential Building Zone

Eco Park Zone A (Residential Building Zone C)

The demolition and building permits were obtained in May 2021, and the project is currently under construction.

Parking Facility

TPKP Parking Garage

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



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



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

Other Development Projects

1. Spa Resort

The project, which occupies approximately 10 hectares in Jiaoxi Township, Yilan County, is currently undergoing design changes. The project takes advantage of the scenic mountain and ocean views as well as the local hot springs, offering spacious guest rooms and villas with amenities and recreational facilities that cater to health, shopping, vacation and business needs for all guests.

2. FE International Conference Hall

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

3. New Century New Vision

The demolition of existing structures was completed In April 2022, and the building permit was obtained in May. The application for design modification is currently pending review.

Note: Since the issuance of the occupancy permit for Far Eastern Logistics Center in January 2025, the logistics center has been under the operation and management of Arcoa Communication Co., Ltd. Therefore, it will no longer be included in the reporting scope under the development progress of Tpark.

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Co-hosting the SmartZero City 2025 Forum



Yuan Ze University partnered with the European Alliance for Innovation (EAI) and hosted SmartZero City 2025 forum from March 24 to March 26, 2025. This forum gathered experts and scholars in the fields of sustainable development and artificial intelligence (AI) from around the globe to explore how cities could reach sustainability and net zero through smart technologies.

As a trailblazer in smart city development, FERD shared its experience in developing Tpark, showcasing innovative applications in smart green buildings using low-carbon technologies. At Tpark, carbon dashboards and energy management systems are leveraged to manage carbon emissions, and low-carbon technologies, such as precast construction, are utilized to create buildings that balance efficiency and sustainability, offering urban residents a green and intelligent lifestyle. Additionally, smart sensing, data analytics and cloud management are integrated to monitor energy usage and carbon footprints in real time, further optimizing resource allocation and operational efficiency to accelerate the transition towards net zero.

To provide participants with a deeper understanding of Tpark’s journey of development and achievements in sustainable practices, a field visit was arranged on the final day of the forum for experts from Taiwan and abroad to tour Tpark. FERD shared Tpark’s transformation into a smart, sustainable technology park and illustrated how the integration of ICT and green infrastructure has revitalized local industries and fostered innovation clusters. While facilitating meaningful exchange with experts, the visit was an opportunity to share the success of Tpark’s model with the international community as a vital benchmark for sustainable urban development of the future.



6.1.3 Construction Safety and Sustainability

Contractor Information and Construction Management

Worker safety is critical in construction management. Therefore, contractors’ abilities to guarantee occupational safety and health and proper safety management are examined during selection and evaluation to ensure their compliance with applicable governmental regulations and FERD’s safety management standards. In addition to providing a safe construction environment, FERD heavily emphasizes the awareness of personal safety among construction personnel. Contractors are required to provide regular training on occupational safety and health, professional skills and construction site management to enhance workers’ safety awareness and risk identification capabilities. Meanwhile, FERD stays vigilant in order to warrant the implementation of training and compliance through auditing and oversight, mitigating human-induced risks and ensuring safety and stability during construction.

In 2025, there were no occurrences of injuries in the line of duty, or severe occupational injuries during the construction within Tpark.

2025 Information on Contractor Staff



Note: The contractors are in charge of scheduling the shifts based on the types and progress of construction projects. Therefore, requests for leave and absence are determined by the contractors based on individual company requirements.

Occupational Injuries Among Contractor Staff at Tpark

	2022	2023	2024	2025
Number of Occupational Injury Cases	1	0	0	0
Number of Work-related Deaths	1	0	0	0
Injury Rate (IR)	0.23	0.00	0.00	0.00
Rate of Work-Related Deaths	0.23	0.00	0.00	0.00

Note:

1. Injury rate (IR) = total number of occupational injuries × 200,000, which is equivalent to process safety total incident rate (PSTIR) in the SASB standards for the chemical industry.

2. Rate of Work-related Deaths = Number of Work-related Deaths ÷ Total Work Hours × 200,000.

3. IR, LDR and Rate of Work-related Deaths indicate the percentage of every 100 workers with 40 work hours a week, 50 weeks a year.

4. Occupational injuries include premature deaths, permanent total and partial disabilities, temporary total disabilities. First aid accidents and Traffic accidents that occur during employees’ commute to and from work are excluded.

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6.2 Building Sustainable Community

6.2.1 Eco-friendly Development

Tpark has embraced sustainability as the engine of its development since the initial planning phase, with approximately 40,000 square meters dedicated as an ecological park that serves as a green lung for the city. Boasting a green coverage ratio as high as 49%, the ecological park is a guardian of biodiversity. Additionally, storm management systems and smart infrastructure are integrated into the development with the aim to bolster climate resilience and digital empowerment.

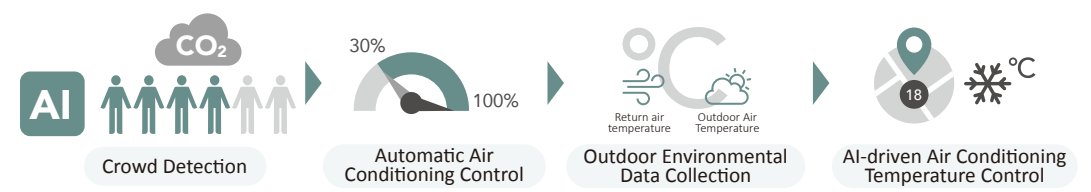
In recent years, Tpark has been ramping up the implementation of energy and carbon reduction measures across its operations. While integrating building information modeling (BIM), facility management, artificial intelligence of things and energy management, Tpark has established the T-Carbon management system to support carbon emission management and decision-making throughout the building life cycle. At the same time, Tpark continues optimizing equipment and facilities, such as replacing chillers with models rated at level-one energy efficiency, to reduce environmental impacts. Looking ahead, Tpark will further develop this eco-friendly operational model, taking steady strides towards a net-zero future and establishing itself as a model of harmonious coexistence between the industry and the environment.

Strategic Deployment for Low-Carbon Transition

1. Air Conditioning Upgrades and Voluntary Emission Reduction Planning

FERD supports the net-zero emissions policy in Taiwan with aggressive actions. In July 2023, FERD launched improvement projects to boost the energy efficiency of the air conditioning system at TPKA Building. The chillers were replaced with models rated at level-one energy efficiency, a variable frequency drive was added to the system and auxiliary equipment was optimized. The projects addressed the high energy consumption caused by frequent start-stop cycles in low-load conditions. While receiving NT\$4.33 million in subsidy from the Energy Administration, FERD also cut the annual electricity consumption by 510,000 kWh, an energy conservation rate of 54%, and averted 253 tCO₂e of carbon emissions.

Building upon the carbon reduction performance, FERD committed further by planning for the application of the Voluntary Emission Reduction Project with the Ministry of Environment in 2025. Following methodologies recognized by the government, FERD conducted long-term monitoring of emission intensity after replacing the equipment to secure carbon credits. While affirming its commitment to environmental responsibility, FERD is supporting the carbon management system in Taiwan through tangible actions, aligning corporate operational goals with climate action at the governmental level.



Additionally, FERD plans to introduce an AI-driven smart air conditioning control system at TPKA Building in 2026. The system replaces the traditional fixed scheduling with real-time crowd detection and predicted mean vote, a thermal comfort index, to achieve energy conservation through data-driven precision and control. By leveraging innovative technology, FERD is striving to become an industry paradigm and fulfilling its environmental responsibilities.

2. T-Carbon Management System

FERD has been implementing sustainable development policies and working closely with tenants to promote energy and emission reduction initiatives. Through its in-house T-Carbon management system, FERD is able to quickly consolidate carbon emission data and effectively facilitate the management of GHG data, which significantly reduce time spent on manual data collection and human errors. Its data integration and visualization capabilities also allow the management team to monitor energy efficiency with precision. Integrating AI, the system is able to make carbon emission forecasts, an advantage for the formulation of carbon reduction strategies.

Tpark also provides tenants with carbon emission dashboards, which offer real-time disclosure of power consumption and historical carbon emission data, helping them to fully access energy usage data and carbon emission trends as a basis for internal energy management and strategic planning to reduce carbon emissions. Through digital management and the optimization of service quality, FERD is creating a win-win, fostering sustainability for both corporate operations and environmental protection.



Energy and Carbon Reduction Projects

Energy Consumption of R&D Office				
	2022	2023	2024	2025
TPKA	37,544	38,184	36,791	38,127
TPKD	34,268	36,228	34,835	36,237
TPKE	-	19,871	72,730	82,662
Total	71,812	94,283	144,356	157,026

Note:

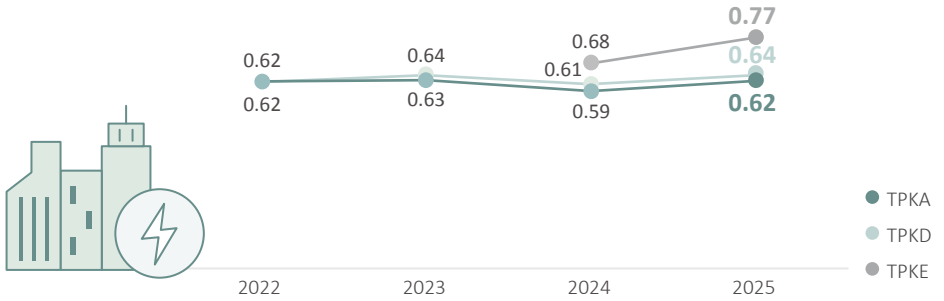
- The energy use comprises mainly non-renewable energy purchased from the electricity company as the power supply for office buildings.
- The real estate space in TPKD and TPKE Buildings are for lease only, and the waste and resource management is under the responsibility of the tenants' operational teams. The disclosure in this report regarding both buildings is also provided by the tenants.
- The increase in energy consumption at TPKA Building is attributed to the opening of the convenience store on the first floor, which operated throughout 2025, and the addition of shared spaces, which increased visitor traffic and the intensity of space utilization, resulting in higher energy demand, such as air conditioning and lighting needs.
- The increase in energy consumption at TPKD Building is attributed to the opening of a dining service in the second half of 2024. Its operational data throughout 2025 is included in the scope of this report.

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Energy Consumption per Unit Floor Area of R&D Office



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

GHG Management

FERD adopted the ISO 14064-1 standards for conducting GHG inventory in 2023, assessing scopes 1 through 3 emissions with an inventory scope covering the Tpark campus. Third-party verifications have been obtained for 100% of the annual data on GHG emissions.

Direct and Energy Indirect GHG Emissions

Unit: tCO₂e

		2023		2024		2025	
		Emissions	Proportion	Emissions	Proportion	Emissions	Proportion
Direct Emissions	Scope 1	255	31%	275	34%	267	36%
Energy Indirect Emissions	Scope 2	567	69%	542	66%	479	64%
Total		822	100%	817	100%	746	100%

Note:
1. The consolidation approach for emissions is operational control.
2. The boundary of GHG inventory covers Tpark, including the TPKA, TPKD and TPKE Buildings, TPKP Parking Garage and other outdoor areas.
3. The main types of GHG included in the inventory include CO₂,CH₄, N₂O, HFCs, SF₆, NF₃ and PFCs.
4. Scope 1 emission sources include water coolers, air conditioners, freezers, cooling equipment and fire extinguishers. Scope 2 emission sources are purchased electricity.
5. The emission factor is based on the GHG emission factor table (version 6.0.4) published by the Ministry of Environment, and the 2024 electricity carbon emission factor published by the Energy Administration, Ministry of Economic Affairs on April 23, 2025. The values are converted to carbon dioxide equivalents using the global warming potential (GWP) for each emission source, and the value of GWP is based on the 6th assessment report issued by Intergovernmental Panel on Climate Change (IPCC).
6. FERD incorporated the ISO 14064-1 standards for GHG inventory in 2023. Therefore, the year 2023 is the base year for scopes 1 to 3 emissions.

Other Indirect GHG Emissions (Scope 3)

Unit: tCO₂e

	2023		2024		2025	
	Emissions	Proportion	Emissions	Proportion	Emissions	Proportion
Fuel- and Energy-related Activities (not Included in Scope 1 or Scope 2)	115	52%	112	50%	115	32%
Waste Generated in Operations	79	36%	91	41%	220	60%
Business Travel	1	1%	2	1%	12	3%
Employee Commuting	25	11%	17	8%	17	5%
Franchises	0	0%	0	0%	0	0%
Investments	0	0%	0	0%	0	0%
Total	220	100%	222	100%	364	100%

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

Water Resources Management

Water resources are natural capital vital for urban development and corporate sustainability. As climate change alters the precipitation pattern, the management and regulation of water resources become crucial for the management of Tpark. FERD integrated water resources management into the masterplan early in the planning stage and incorporated a storm management system and low impact development (LID), such as infiltration basins, green roofs, permeable pavements and ecological retention ponds to reduce urban flood risks and enhance environmental resilience. Rainwater is also recycled and reused for purposes such as irrigation and replenishing landscape ponds, effectively utilizing precious water resources and laying a solid foundation for sustainable operations into the future.

The water supply for the office areas and during construction was provided by the Taiwan Water Corporation, and the sewage system was completed in 2021.

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Water Withdrawal and Reuse

Unit: megaliter

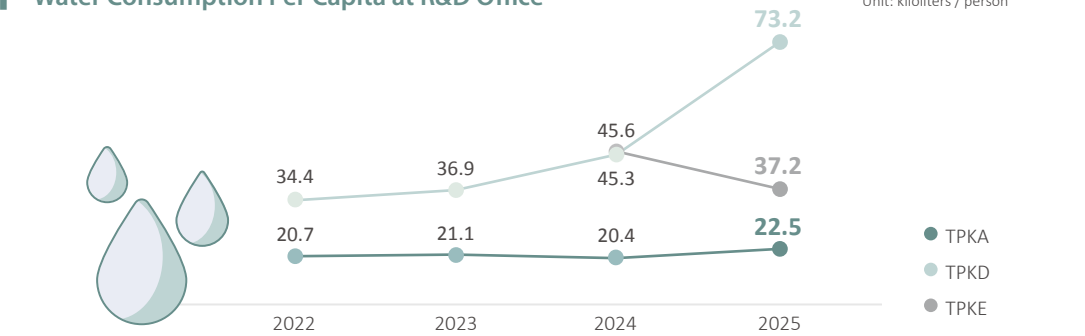
		2022	2023	2024	2025
Tap Water (TDS ≤ 1,000 mg/L)	TPKA Building	43.8	48.5	45.9	48.4
	TPKD Building	61.1	66.5	68.0	91.5
	TPKE Building	-	4.8	114.1	96.8
	TPKP Parking Garage	-	1.1	2.3	1.8
	Outdoor Area	0.2	4.6	3.9	7.7
	Construction	18.2	2.5	1.3	2.5
	Total	123.3	128.0	235.5	248.7
Rainwater and Reused Water (Condensate Water from Air Conditioning)	TPKA Building	1.0	2.3	1.5	1.3
	TPKD Building	4.6	6.8	1.7	1.7
	TPKE Building	-	-	-	0.2
	TPKP Parking Garage	-	-	1.2	2.0
Total		5.6	9.1	4.4	5.2
Total		128.9	137.1	239.9	253.9

Note:

- The sources of water withdrawal are tap water and rainwater, which pose no impacts to water sources.
- Rainwater and reused water enter the same pipelines. Therefore, the calculation is combined.
- The real estate space in TPKD and TPKE Buildings are for lease only, and the waste and resource management is under the responsibility of the tenants’ operational teams. The disclosure in this report regarding both buildings is also provided by the tenants.
- The 2022 projects include TPKE Building, Eco Park Residential Zones A and B, TPKP Parking Garage and New Century New Vision. The 2023 projects include Eco Park Residential Zone A and TPKP Parking Garage, which has a data collection period from January to July. The construction projects for 2024 and 2025 were Eco Park Residential Zone A.

Water Consumption Per Capita at R&D Office

Unit: kiloliters / person



Note:

- Water consumption per capita = tap water consumption of the building ÷ number of occupants. The reference period for the number of occupants ended on December 31, 2025.
- The real estate space in TPKD and TPKE Buildings are for lease only, and the waste and resource management is under the responsibility of the tenants’ operational teams. The disclosure in this report regarding both buildings is also provided by the tenants.

Waste Management

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

Waste Quantity by Construction Project

	2022	2023	2024	2025
Construction Waste (Unit: Cubic Meter)	20,568	0	0	32,373
General Waste (Unit: Metric Ton)	599	66	0	184

Note:

- Construction waste includes construction debris, bricks or the mixture of reinforced concrete, soil and gravels. The reporting of construction waste has been conducted in accordance with the regulatory and inspection standards from governmental agencies such as the local public works department and filed based on the volume of earthwork measured in cubic meters. General waste includes domestic and kitchen waste generated by construction workers measured by weight in metric tons.
- The 2022 projects include TPKE Building, Eco Park Residential Zones A and B, TPKP Parking Garage and New Century New Vision. The 2023 projects include Eco Park Residential Zone A and TPKP Parking Garage, which has a data collection period from January to July. The construction projects for 2024 and 2025 were Eco Park Residential Zone A, with no actual construction taking place in 2024, thus generating no waste.
- All waste generated during construction was removed from the construction site and disposed of by qualified waste management companies. The waste materials were sent to legal resource storage and treatment facilities to be temporarily stored, piled, landfilled, transferred, recycled, classified, processed, calcinated or reused.

Quantity and Treatment of General Waste Generated From Operations

Unit: metric ton

		2022	2023	2024	2025
Incinerated	TPKA Building	145	171	198	200
	TPKD Building	129	162	174	289
	TPKE Building	-	-	206	294
	TPKP Parking Garage	-	-	4	5
	Total	274	333	582	788
Recycled	TPKA Building	27	24	69	27
	TPKD Building	32	40	166	62
	TPKE Building	-	-	58	57
	TPKP Parking Garage	-	-	0	0
Total		59	64	293	146
Total		333	397	875	934

Note:

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

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6.2.2 Ecological Conservation

FERD applied the principles of LID and biodiversity conservation as early as the planning stage of Tpark, enriching the diversity of natural species and enhancing the services and functions of ecosystem design through habitat creation and digital planting management. A multi-layered planting design with native species and plant mixes is integrated with ecological ponds and wetlands. Fallen leaves are recycled and reused by insects and small animals as part of the natural cycle of life within the habitat. The complete ecological chain has attracted diverse species, such as birds, insects and butterflies, gradually forming a local ecosystem that is stable and resilient. Meanwhile, FERD has incorporated a digital planting management system, which serves as a platform for management to establish a planting database. The system integrates planting distribution, maintenance records and environmental data, establishing decision-making references for green space maintenance and ecological management within Tpark.



Constructing a Butterfly Enclosure and Enhancing Surrounding Habitat



FERD constructed a butterfly enclosure in the north park of Tpark in 2025 and enhanced the surrounding habitat. By planting a diverse range of host and nectar plants, FERD has cultivated an ideal environment to foster growth for all species sharing the habitat. These efforts provide a stable environment necessary for butterflies to flourish. They also foster a healthy micro-ecological chain that promotes ecological balance and species diversity.

Tpark boasts a rich variety of butterfly species and ideal habitats for the species to thrive. While butterfly sightings at Tpark are recorded through the iNaturalist platform, according to Tpark’s monitoring records, the number of sightings surged from 21 in 2024 to 46 in 2025, a remarkable increase of 119%, which speaks to the substantial contribution to habitat creation and ecological restoration from FERD. Moving forward, FERD will continue fostering biodiversity within Tpark by enhancing its ecological environment, striving towards the harmonious coexistence between the corporate community and the natural environment.







Digital Planting Management System



During planning and development, a priority for Tpark was to plant native Taiwanese tree species with high carbon sequestration potential, including Fraxinus griffithii and Zelkova serrata, to enhance the air quality and fortify natural carbon sinks in the urban environment. FERD also stepped up its efforts to protect the trees within Tpark in 2025, creating the digital planting management system to establish standardized procedures for measurement and documentation and facilitate life-cycle monitoring and natural asset archiving. By systematically documenting the growth, maintenance and environmental data of each tree, and conducting long-term tracking and analysis with digital data, the system provides references for evaluating the environmental benefits of native forests effective in carbon sequestration. As of December 22, 2025, 61% of the trees within Tpark have been measured and archived.



Habitat Conservation for Spiranthes Sinensis to Safeguard Biodiversity



FERD is dedicated to providing a healthy ecological environment at Tpark. Among the actions taken is habitat conservation for Spiranthes sinensis, a native Taiwanese orchid species protected under the Convention on International Trade in Endangered Species of Wild Fauna and Flora. The north park of Tpark is identified as having the potential to be developed as an ideal habitat for the species. After discovering Spiranthes sinensis in the park, FERD chose a dynamic approach for ecological management based on its growth cycle to make sure that the species proliferate. Since the peak bloom of Spiranthes sinensis is expected in March and April each year, FERD intentionally postpones grass mowing in the north park during this critical period, which provides ample time for natural pollination and seed dispersal. The maintenance of the green scape does not resume until the end of the flowering season. This environment-first approach to management successfully nurtured a habitat suitable for rare plant species within an urban green space. It also demonstrates FERD’s resolve to create spaces that foster biodiversity from the ground up and mutual prosperity between businesses and nature.





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6.2.3 Smart Innovation

Smart innovation stands at the strategic core of FERD’s development. By implementing digital platforms and smart management applications, FERD enhances operational efficiency, bolsters resilience and provides a robust basis for decision-making to support long-term sustainable development. FERD’s continuous investments in smart applications and digital infrastructure span across smart buildings, smart energy, smart maintenance and data governance. While enhancing operational efficiency and management quality, these efforts also create high-value, intelligent environments and experience for all users.

As the scale of Tpark expands from single buildings into a multi-structure technological campus encompassing vast and multi-functional outdoor public spaces, the complexity of operational management also increased. To elevate the effectiveness of governance and sharpen the capabilities of digital management throughout Tpark, FERD developed a management system that expanded the power and application of building information modeling (BIM). By integrating key information from building operations, facility maintenance and energy management, FERD established the digital property management system (DPMS), which facilitates cross-system data integration and real-time monitoring, creating a smart campus operational framework that embodies efficiency, resilience and user value.

1. LOD 500 BIM Building Information Modeling

The structures and outdoor facilities within Tpark have been digitally modelled with BIM at Level of Development (LOD) 500, which details underground utilities and creates a comprehensive set of digital asset representation and documentation. LOD 500 is the highest level of BIM development, which produces precision as-built models that integrate actual post-construction conditions with operation, maintenance and management information. Such an extensive set of digital models has elevated the efficiency of construction management and facility maintenance at Tpark, while supporting the planning and assessment of subsequent expansions and renovations. To ensure data quality and management consistency, FERD has appointed professionals with ISO 19650 qualifications in BIM asset management to optimize operations and processes, thereby fortifying digital asset governance.

2. Digital Property Management System (DPMS)

As the scale of Tpark grows, so does the complexity of its operations, which prompted FERD to develop DPMS, a cross-system management platform that integrates BIM, building automation and facility management. DPMS allows suppliers, tenants, building service centers and management teams to coordinate and collaborate through a single platform, which enhances management efficiency and mitigates the risk of data errors. The digitalization of administrative processes has elevated operational management efficiency and service quality. In 2025, tenant satisfaction at Tpark reached 98%.



Gold Award at the Intelligent Living Space Design Competition by the Architecture and Building Research Institute, Ministry of the Interior



FERD was the recipient of the Gold Award at the 2025 Intelligent Living Space Design Competition organized by the Architecture and Building Research Institute of the Ministry of the Interior. Its winning entry, featuring carbon-reducing smart operations using BIM, brought FERD the highest honor from the competition once again following its first win in 2023. The award marks a significant milestone in FERD’s deep dive into smart applications and digital governance strategies. Driven by practical operational needs, FERD developed DPMS to integrate data sources scattered across multiple systems, which resolved the data silos that have long been identified in traditional building management. In addition, FERD has expanded the application of BIM from the construction phase to building operations and maintenance, establishing an integrated management framework that applies to the entire building life cycle. With building operations as the end goal, FERD exercises reverse thinking and defines the essential values that should be embodied through technology. At Tpark, BIM has evolved beyond the role of a modeling tool for the design phase and into the backbone that supports low-carbon, sustainable management across the entire building life cycle, a critical factor acknowledged by the jury of this competition.



Platinum Award at the APIGBA Awards



At the 5th Asia-Pacific Intelligent Green Building Awards (APIGBA Award), Tpark received the Platinum Award, the highest honor presented by the Asia Pacific Intelligent Green Building Alliance (APIGBA). In 2025, the event drew 21 entries from seven countries and regions across the Asia-Pacific. This accolade is a continuation of Tpark’s 2024 win at the TIBA Award held by the Taiwan Intelligent Building Association (TIBA). As the winner of the Platinum Design Award, Tpark was recommended by TIBA to represent Taiwan as a contender for the APIGBA Awards. Tpark’s win has brought successful intelligent green buildings in Taiwan on the international stage.

The APIGBA Awards consist of four categories: System, Renovation, Design and Performance. The Performance Award requires not only visionary design concepts but verifiable operational performance and data-driven evidence. Centered on three core smart management systems, multiple operational modules are integrated to fully align system functions with user needs, creating a digital ecosystem that connects all stakeholders while elevating the efficiency of daily operations and the level of intelligence.



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6.2.4 Mutual Prosperity

It is FERD’s mission to fulfill its corporate social responsibility and transform Tpark into an open platform that fosters mutual prosperity in society. To accomplish the mission, FERD has adopted diverse social engagement and inter-disciplinary partnerships as its strategies. Among its social engagement efforts is the Christmas Charity Market, which entered its sixth consecutive year. Additionally, FERD creates a healthy and friendly environment through regular tenant engagement activities. To foster inter-disciplinary partnerships, FERD initiated the Tpark Partner Day to build consensus on low-carbon transition with partners across industry, government and academia, engaging joint efforts to explore emerging needs for corporate operations while the world gravitates towards sustainability, resilience and intelligence. While transforming corporate influence into co-prosperity in society, FERD also aims to build a sustainable smart ecosystem with substantial social impact.

Hosting the 2025 Tpark Christmas Charity Market—Be the Santa!

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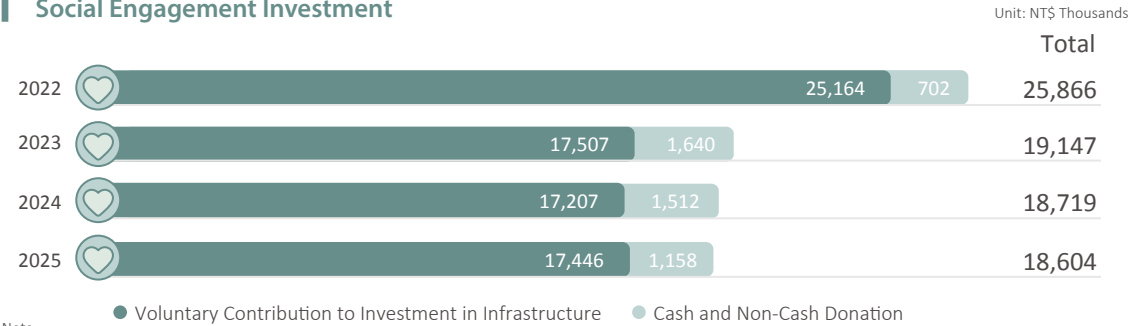
THE

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Upholding its mission to foster social inclusion, FERD hosted the Tpark Christmas Charity Market “Be the Santa!” on December 18, 2025. The charity market brought together 17 local charitable organizations, social welfare groups and food and beverage vendors, supporting their revenue streams and promoting their core missions while cultivating a shared feeling of warmth and festivity that strengthened a sense of identity and belonging among the tenants within Tpark.

Each card bears a wish, a dream that belongs to a child. Tpark launched the first “Be the Santa!” campaign in 2025 with the After School Association of Taiwan, inviting underprivileged children in Banqiao District to write down their Christmas wishes. After seeking help from its tenants to adopt the wishes, they became Santa and made the children’s wishes come true. This campaign connected the charitable groups with Tpark’s tenants through love, and remarkably, the wishes of all 19 children were adopted within merely three hours. By organizing the Christmas Charity Market and adopt-a-wish campaign, Tpark transformed itself into a platform where care and compassion converged, leading corporate partners to fulfill social responsibility and cultivating compassionate bonds among the business community, charitable organizations and community resources. The campaign has also expressed the care for society, the efforts to foster mutual prosperity for local communities and the determination to realize sustainable development for the long haul.

Social Engagement Investment



Note:
1. Voluntary contribution to investments in infrastructure in 2025 includes the maintenance of landscaping within Tpark and the roads as well as the operation of the ecological ponds at the north and south parks.
2. The cash and non-cash donation made in 2025 included social engagement (hosting and co-hosting charitable events) and community engagement.

Partnership for Sustainable Forests: Hosting the First Tpark Partner Day

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On December 16, 2025, Tpark hosted the first Tpark Partner Day, an event that gathered 17 partners across industry, government, academia and research. Among the partners in attendance were the New Taipei City Fire Department, New Taipei City Library, Far Eastern Memorial Hospital, Far Eastern University of Science and Technology, Ericsson and Synology Inc., and Tpark shared how its development has been steered towards net zero and sustainable transformation through digital management and inter-disciplinary collaboration.

During the event, FERD held a ceremony that embodied the spirit of sustainability by inviting corporate representatives to place the labels on the plants intended for the butterfly garden, a symbolic gesture of corporate efforts taking root within Tpark and fulfilling our biodiversity commitment through ecological restoration. Tpark demonstrated its facility enhancements, such as smart building management, energy-saving optimization and service platform integration, utilizing quantifiable data to address corporate expectations for high-performance and low-risk operational environments.

By hosting the Tpark Partner Day, holding the plant-labeling ceremony and sharing its strategies, Tpark has expanded its sustainability model from facilities and infrastructure to the partner ecosystem. While strengthening corporate alignment with low-carbon transition, the event also personified Tpark’s unwavering determination to work alongside its partners to create a sustainable smart technology park of the next generation.