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## 2.2.3 Green Real Estate

Cathay FHC is committed to developing a low-carbon real estate ecosystem through our Green Leasing Program, which helps SME tenants access renewable energy and is set to expand in phases to all Cathay-owned buildings across Taiwan by 2030. Cathay has also committed to complying with green building standards for any renovations, operations, maintenance, design, and construction of proprietary buildings. In addition to the goal of acquiring more green building certificates, Cathay also aims to ensure 45% of bank branches comply with green retrofitting standards by 2030.

### • Green Landlord

Purchase and distribute renewable energies for tenants to simplify the process and work with tenants to use renewable energies and strive for net zero emissions

### • Development & Acquisition

Control real estate development and operational risks in compliance with the "Responsible Property Investment and Management Policy"

### • Design & Construction

Comply with green building standards for building developed in 2016 or later, and include solar panels as one of the assessment items



## || Low-Carbon Architecture

Cathay Life established the "Responsible Property Investment and Management Policy" to enhance the company's returns from real estate and control investment and operational risks. Starting in 2016, Cathay required architects commissioned to design buildings invested in or developed by the company to comply with green building standards. All our properties meet the designated green standards for energy/resource consumption, greenery coverage, and waste management. Beginning in 2023, all new buildings that have acquired a building permit have also acquired the Green Building Label or the U.S. LEED certification. In 2024, Cathay Life acquired five Green Building Labels/U.S. LEED certification.

## || Green Branches

CUB now considers sustainability when renovating and refurbishing branches. This includes an assessment checklist of green construction materials that are now checked while reviewing designs to ensure that over 60% of the total area utilizes green construction materials; redesigning spaces to reduce energy use; covering outside spaces with greenery; and installing EV charging stations. For example, the outside walls of Mingcheng Branch are coated with thermal-insulation paint to reduce reliance on air conditioning. The Branch is also equipped with a system to water outside landscapes with recycled air conditioning wastewater. CUB's Xinshu Branch collects, filters, and stores rainwater for watering its garden and flushing urinals. At the Ruihu Branch, more than 65% of the outdoor area is covered in greenery and there are spaces allocated for YouBike stations. In 2024, CUB completed renovations for eight branches, 100% of which were renovated in compliance with eco-friendly designs. As of now, 29.7% of CUB branches have completed renovations.

CUB's Green Branch Efforts in 2024		
Green Energy	Green Operations	Green Real Estate
<ul style="list-style-type: none"><li>• 11 solar-powered branches across Taiwan</li><li>• Installed solar capacity and annual solar power generation at 395.135 kW and 477 MWh, respectively, reducing 235.6 metric tons of carbon emissions</li></ul>	<ul style="list-style-type: none"><li>• 100% LED lighting deployment</li><li>• Passed ISO 14001 &amp; ISO 50001 certification</li><li>• Secured ISO 14067 Carbon Footprint Verification &amp; Ministry of Environment Carbon Label for "Online Credit Card Application Services"</li><li>• HQ and three green branches certified carbon neutral according to PAS2060</li></ul>	<ul style="list-style-type: none"><li>• Green retrofitted eight branches in 2024, with 29.7% of CUB branches now fully green retrofitted</li></ul>

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### Feature: Smart & Green Landlord

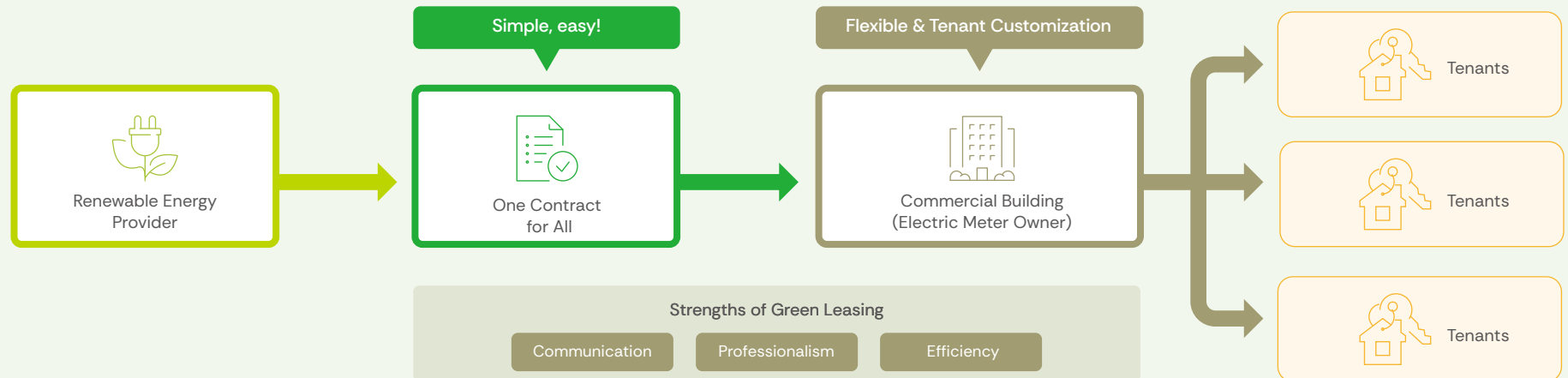
Currently, in Taiwan, renewable energy supply lags behind demand, and most companies are tenants in larger buildings and, therefore, multiple users under a single electricity account number. As building tenants, these companies have to initiate three-party agreements with landlords and energy providers. To simplify this complicated process, Cathay Life collaborated with the MOEA in 2022 to offer the Green Leasing Program 2.0. Under this program, Cathay Life purchases renewable energy on behalf of its tenants and then allocates renewable energy according to each tenant's annual RE100 targets, streamlining the process for acquiring renewable energy. In 2024, the company held one information session to promote the Green Leasing Program and successfully engaged with 24 companies (80 leased units<sup>Note</sup>), inspiring them to join the program.

Note: One customer with multiple leased units is still considered one customer

In response to changing workplaces in domestic and international businesses, Cathay Life – adhering to three major principles of "Green," "Human-centered," and "Technology-driven" – is pioneering change to help corporate tenants with energy conservation, decarbonization, employee well-being, and data management when leasing office spaces. In 2024, Cathay Life formally launched an innovative office service – hub – at its Cathay Songjiang Tower in Zhongshan District, Taipei.



### Cathay's Renewable Energy Procurement Process as a Green Landlord



### 2024 Green Landlord Achievements

- Welcomed **24** companies to the project & offered access to renewable energy
- Supplied **17,000** MWh in renewable energy to customers
- Organized **1** information session on green leasing
- 20+ Taiwan Green Building Labels & U.S. LEED certificates
- Achieved highest 5-star rating in the GRESB Real Estate Assessment & 4-star rating in the Real Estate Development Benchmark



[WBCSD praises Cathay's Green Leasing Program & Cathay Life's Corporate Green Leasing Program](#)

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### Feature: Smart & Green Landlord

#### • Designing Energy-Efficient & Low-Carbon Buildings

In addition to built-in building designs for energy conservation and decarbonization, Cathay Life has also adopted Green Leasing Programs to introduce renewable energy in office buildings and support tenants in reaching their RE100 goals with ease.

#### • Supporting Corporate Tenants with Employee Well-being

Cathay Life is committed to creating a human-centered workplace by offering amenities for dining, relaxation, and fitness to ensure a shared service space for employees of corporate tenants in their work and everyday life. Environmental sensors are also installed to monitor conditions (e.g., air quality, temperature, and humidity) in real time, helping businesses safeguard the physical and mental well-being of their employees.

#### • Supporting Building Data Management

By integrating digital hardware and software solutions, energy consumption data (electricity usage) is collected and displayed in real time through a digital platform, offering tenants easy access to energy usage.

#### Corporate Green Leasing Program



Provide governance data required for various ESG metrics, e.g., energy efficiency, air quality data, water data, etc.



Provide tenants with an energy-efficient office environment and provide green energy to meet their decarbonization needs



Provide tenants with leisure space for both dining and health services, offering tenants' employees a space to de-stress and increasing work efficiency.



### Feature: Taiwan's 1st Commercial Net-Zero Building

As the largest landlord in Taiwan, Cathay Life supports the government's goal to achieve Net Zero by 2050. To such ends, Cathay Life has listed green building certificates and the Taiwan Building Energy-Efficiency Rating System (TBERS) as guidelines for real estate development and management. During development, green building assessments will be adopted to assess development plans. After completion, buildings will acquire green building certificates. Lastly, while in use, Cathay Life will continue to enhance energy use efficiency. While leading by example on proprietary properties, Cathay Life is also sharing experiences with investment properties and working with tenants to transform their use of real estate and energy, leading the future for Taiwan's commercial real estate.

The Wuri Building, for example, is a commercial office building owned by Cathay Life for self use. The building was designed as a green building, featuring built-in solar PV equipment, insulated glass, and window rainwater harvesting systems to minimize its energy consumption and environmental impacts. Environmental protection and energy conservation technologies are applied to the building, through and through, earning the Wuri Building a Level 1+ rating (Near-Zero Building Label) for energy efficiency and a Diamond-level Green Building Label. In addition, Cathay Life established renewable energy measures, pioneering the industry to become the first officially certified "Net Zero" carbon building in Taiwan, propelling Cathay further toward RE100 goals.

In the future, Cathay Life will continue to follow the three-step plan of "Energy Conservation First, Renewable Energy Next, and Carbon Offset Last." The insurance subsidiary will also roll out this principle to all assets and services, replicating its success to drive accelerated transitions in Taiwan's construction industry. In doing so, Cathay Life fulfills its corporate responsibility to sustainability and contributes to the building of a low-carbon, healthy, and smart city of the future.

