

## Sinyi Realty Inc.

### Audit Committee's communications with the chief internal auditor of 2025

Date	Mode	Issues to communicate	Comment from the independent directors
February 7, 2025	Audit Committee	Report on performance in internal audit	Noted.
February 26, 2025	Forum	Internal control self-assessment and internal assessment execution report of internal audit	<p>1. Committee Member Mr. Jhan Hong-Chih suggested that the statistical results of the operational-level self-assessments should distinguish between “active operating companies” and “non-active operating companies” to more effectively present the results of the former.</p> <p>2. The Chairperson agreed with Committee Member Mr. Jhan Hong-Chih’s suggestion and noted that the internal audit self-assessment scores have reached a high standard. To prevent the assessment questions from becoming desensitized or perfunctory, the Chairperson recommended refining the design of the questionnaire and the definition of scoring based on practical experience, thereby exploring further areas for enhancement.</p> <p>3. The Chief Auditor confirmed that the 2024 operational self-assessments will adopt the recommended segregation. The Audit Office also committed to re-evaluating and enhancing the self-assessment framework for 2025.</p>
		Communication of the Audit Results for the 2024 Annual Financial Statements with Auditors	<p>1. The Chairperson recommended that the Board of Directors should report the amendments to IFRS 18, included the Presentation and Disclosures in Financial Statements and their potential impact on the Company at an appropriate time.</p> <p>2. The Auditors responded that, following coordination with the Chief Financial Officer (CFO), a report will be presented to the Board at an appropriate time.</p>
	Audit Committee	Report on performance in internal audit	<p>1. Committee Member Mr. Jhan Hong-Chih suggested that while Information Technology (IT) units are performing system modifications or patching, they should conduct daily inventories of all sensitive data and review access logs throughout the operation period to ensure data security and integrity.</p> <p>2. After Chairperson consulted all attending committee members and confirmed no additional opinions.</p>
		Discussion on representation of internal control system for 2024	The proposal was passed after Chairperson consulted all the members present without any other opinion, and then was proposed to BOD for resolution.
		The amendment of “Internal Audit Implementation Guidance”.	<p>1. After following the guidance from the Chairperson and Committee Member Mr. Jhan Hong-Chih, the Audit Office noted that the relevant departments had not simultaneously proposed the salary range for entry-level employees for resolution by the Audit Committee and the Board of Directors in accordance with regulations. Consequently, a request was made to withdraw the proposal.</p> <p>2. Upon deliberation, the Audit Committee resolved to approve the withdrawal of this proposal. The case shall be resubmitted once all relevant documents and explanations have been fully prepared.</p>

		Consolidated and Parent Company Only Financial Statements for 2024	The proposal was passed after Chairperson consulted all the members present without any other opinion, and then was proposed to BOD for resolution.
April 9, 2025	Audit Committee	Report on performance in internal audit	Noted.
		The amendment of "Internal Audit Implementation Guidance".	The proposal was passed after Chairperson consulted all the members present without any other opinion, and then was proposed to BOD for resolution.
April 28, 2025	Forum	Communication of the review results for the 2025Q1 Financial Statements	Noted.
	Audit Committee	Report on performance in internal audit	Noted.
		Group major risk management report of 2025Q1	1. Committee Member Ms. Lee Yi-Li inquired regarding the development and construction risks, specifically why the full-year projections remained unadjusted despite the subsidiaries' failure to meet their targets in the first quarter. The Executive Manager Mr. Chang Tsung-Ti of the Audit Office provided an explanation. 2. After Chairperson consulted all attending committee members and confirmed no additional opinions.
Consolidated Financial Report of 2025Q1	The proposal was passed after Chairperson consulted all the members present without any other opinion, and then was proposed to BOD for resolution.		
June 27, 2025	Audit Committee	Report on performance in internal audit	1. Committee Member Ms. Chen Shu-Chuan inquired about the reporting procedures and the full chronology of events regarding the acquisition and disposal of defective assets, as well as the utilization of the "Customer Service Excellence Fund" at branch levels. The Executive Manager Mr. Chang Tsung-Ti and the CFO provided the responses. 2. After Chairperson consulted all attending committee members and confirmed no additional opinions.
July 29, 2025	Forum	Communication of the review results for the 2025Q2 Financial Statements	Noted.
	Audit Committee	Report on performance in internal audit	1. Committee Member Ms. Chen Shu-Chuan inquired (1) the risks to the Company in cases where reception centers are used prematurely for developer sales before obtaining occupancy permits, in violation of the Building Act; (2) the management policies governing employees engaging in the private resale of clients' personal items; and (3) the Company's procedures for managing escrow agreements and other contractual documents. The Chief Auditor, Ms. Chou Su-Hsiang and the executive manager Mr. Chang Tsung-Ti clarified that premature use of reception centers is a specific exception where administrative fines are levied by authorities against the developers. To mitigate safety risks, the Company ensures that Fire

			<p>Insurance, Third-Party Liability Insurance, and Employer’s Liability Insurance are fully in place upon the completion of the reception center.</p> <p>2. The Chairperson inquired about the reasons for any outstanding follow-up items that remain unclosed in the current period and instructed that should there be any adjustments to the original schedules of the improvement plans, such changes must be reported and explained concurrently. The Chief Auditor, Ms. Chou Su-Hsiang and the executive manager Mr. Chang Tsung-Ti provided the responses.</p> <p>3. After Chairperson consulted all attending committee members and confirmed no additional opinions.</p>
		Group major risk management report of 2025Q2	<p>1. Committee Member Ms. Chen Shu-Chuan inquired whether the incentive program for store managers is currently in the planning stage or has already been implemented, and whether it is a one-time or recurring measure. Additionally, it was recommended that the current “top-down” performance appraisal system incorporate a “bottom-up” feedback mechanism. This would assist managers in adjusting their leadership styles and enhancing overall management effectiveness.</p> <p>2. Committee Member Mr. Lin Wen-Jeng raised the following inquiries and recommendations: (1) Whether performance analysis has been conducted on departed store managers. It was suggested that differentiated turnover control targets should be established for various performance levels in the future. (2) Noting that the actual number of key positions may exceed the current inventory and that existing successors may not fully meet future needs, the Committee recommended a further review of the completeness of key positions and their corresponding successors. Additionally, it was suggested that the indicator be renamed to “Key Talent Succession and Development”. The above questions were answered by Chief Human Resource Officer Mr. Huang Chi Liang. The Chairperson instructed the Human Resources Department to optimize the names of the indicators and ensure their alignment with the intended objectives.</p> <p>3. Committee Member Ms. Chen Shu-Chuan about the price adjustment methodology for the “Shanshuijiating” development project. It was further recommended that future reports should include supplementary data on price adjustments of neighboring projects to assist the Audit Committee in gaining a more comprehensive understanding of the evaluation basis. The vice general manager Mr. Hsu Hung-Chih responded.</p> <p>4. After Chairperson consulted all attending committee members and confirmed no additional opinions.</p>
		Consolidated Financial Report of 2025Q2	<p>1. The Certified Public Accountants (CPAs) attended the meeting to report the review conclusions on the Consolidated Financial Report of 2025.</p> <p>2. The Chairperson inquired about (1) the NT\$85 million foreign exchange loss and the subsequent valuation and outlook for invested U.S. dollar bonds. (2) Observation that Q2 revenue declined due to the overall economic environment. Management has actively conducted internal reviews and formulated</p>

			<p>contingency plans; it was suggested that progress be reported to the Audit Committee in due course. (3) A reminder that, given rapid industry changes, the Company should accelerate the pace of long-term fundraising, such as corporate bonds, to secure more favorable financing terms. The Chief Financial Officer (CFO) responded.</p> <p>3. Apart from the aforementioned suggestions, Chairperson consulted all attending committee members and confirmed no additional opinions.</p>
August 22, 2025	Audit Committee	Report on performance in internal audit	<p>1. Committee Member Ms. Chen Shu-Chuan inquired about the possibility of implementing a pre-warning mechanism within the attendance system for staff absenteeism. Such a feature would enable managers to effectively monitor daily attendance and prevent cases where cumulative absences reach the dismissal threshold. Furthermore, there was an inquiry regarding the estimated completion date for the system optimization that would automatically notify managers when a staff member is approaching said threshold. The Chief Auditor, Ms. Chou Su-Hsiang and the project manager Ms. Hsu Yun provided the responses.</p> <p>2. The Chairperson noted that employee absenteeism is a management issue. The Audit Office is instructed to report on the progress of the proposed improvement measures from the Human Resources and Business Departments at the next meeting.</p> <p>3. After Chairperson consulted all attending committee members and confirmed no additional opinions.</p>
October 29, 2025	Forum	The internal audit unit's execution of work for 2025 and the draft plan of internal audit for 2026.	Committee Member Ms. Chen Shu-Chuan inquired (1) whether the real estate brokerage industry has established annual audit focus areas issued by regulatory authorities, or relevant guidelines published by trade unions or associations, to serve as a basis for auditing; (2) a request for Deloitte to share their practical experience in the application of digital auditing tools to assist the company in planning future audit affairs and strategies; (3) a request for the Real Estate Research Department to provide monthly industry trend reports to all Committee members for their reference.
		Communication with CPAs for 2025Q3 statement review findings and the 2025 annual audit plan	Noted.
	Audit Committee	Report on performance in internal audit	<p>1. Committee Member Mr. Lin Wen-Jeng stated that in addition to monitoring the overall turnover rate of store managers, the Company should place greater emphasis on the turnover rate of high-performing store managers. Furthermore, when a store manager is reassigned to a non-management role, this should be included in a broader definition of the store manager turnover rate. This approach will fully reflect the actual loss and movement of managerial talent, enabling the Company to develop effective countermeasures.</p> <p>2. The Chairperson and Committee Member Ms. Chen Shu-Chuan stated that regarding the inconsistencies in</p>

			<p>the privacy policy versions across the official websites of the Company and its subsidiaries, a dedicated unit should be established to formulate and maintain the website content. It was further recommended that clear operational guidelines be established and that standard operating procedures (SOPs) be strictly implemented.</p> <p>3. After Chairperson consulted all attending committee members and confirmed no additional opinions then concluded the case as acknowledged and directed it to be reported to the Board of Directors.</p>
		Group major risk management report of 2025Q3	<p>1. Committee Member Ms. Chen Shu-Chuan emphasized that the cultivation and long-term development of store managers are of paramount importance. By leveraging digital empowerment, the Company should be able to reduce the administrative burden on store managers, thereby allowing them to enhance their management capabilities.</p> <p>2. Committee Member Mr. Lin Wen-Jeng stated that store managers occupy key positions; therefore, managing the turnover rates of high-performing versus low-performing managers separately will facilitate a more precise grasp of human resource risks. Furthermore, combining the turnover rate with the reassignment rate provides a more comprehensive reflection of store manager mobility. Regarding reassignments to non-management roles, the Committee suggested further analysis of the underlying reasons, and even tracking the actual causes of subsequent resignations within a certain period after reassignment, to enable more proactive talent management. The above questions were answered by Chief Human Resource Officer Mr. Huang Chi-Liang.</p> <p>3. After Chairperson consulted all attending committee members and confirmed no additional opinions then concluded the case as acknowledged and directed it to be reported to the Board of Directors.</p>
		Consolidated Financial Report of 2025Q3	The proposal was passed after Chairperson consulted all the members present without any other opinion, and then was proposed to BOD for resolution.
December 23, 2025	Audit Committee	Report on performance in internal audit	<p>1. Committee Member Ms. Chen Shu-Chuan inquired about the frequency of on-site audits for overseas subsidiaries and asked whether the audit frequency would be adjusted if deficiencies were identified. The Chief Auditor, Ms. Chou Su-Hsiang provided the response.</p> <p>2. After Chairperson consulted all attending committee members and confirmed no additional opinions then concluded the case as acknowledged and directed it to be reported to the Board of Directors.</p>
		2026 Audit Plan	The Chief Auditor, Ms. Chou Su-Hsiang provided an explanation regarding the strategic planning of audit frequencies for overseas subsidiaries to ensure effective oversight of foreign entity. After consulting all attending committee members, Chairperson confirmed that there were no objections, and the proposal was approved as presented and submitted to the board of directors for resolution.

		The amendment of "Internal Audit Implementation Guidance"	The proposal was passed after Chairperson consulted all the members present without any other opinion, and then was proposed to BOD for resolution.
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