Huaku Development Co., Ltd. and Subsidiaries

Consolidated Financial Statements and Independent Auditors' Review Report

Q2 of 2026 and 2025

(Stock Code: 2548)

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Notice to Reader:

For the convenience of readers, this report has been translated into English from the original Chinese version, prepared and used in the Republic of China. The English version has not been audited or reviewed by independent auditors. If there are any discrepancies between the English version and the original Chinese version, or any difference in the interpretation of the two versions, the Chinese-language report shall prevail.

Huaku Development Co., Ltd. and Subsidiaries

Consolidated Financial Statements and CPA's Review Report for Q2 of 2026 and 2025

Contents

CPA’s Review Report

(2026) Cai-Shen-Bao-Zi No. 26001224

To Huaku Development Co., Ltd.,

Introduction

The CPAs have reviewed the Consolidated Balance Sheets of Huaku Development Co., Ltd. and its subsidiaries (hereinafter referred to as “Huaku Group”) as of June 30, 2026 and 2025, the Consolidated Statements of Comprehensive Income for the period from April 1 to June 30, 2026 and 2025 as well as January 1 to June 30, 2026 and 2025, Consolidated Statements of Changes in Equity, Consolidated Statements of Cash Flows, and Notes for Consolidated Financial Statements (including Summary of Material Accounting Policy Information) for the period from January 1 to June 30, 2026 and 2025. Management is responsible for the preparation and fair presentation of the Consolidated Financial Statements in accordance with the “Regulations Governing the Preparation of Financial Reports by Securities Issuers” and International Accounting Standards (IAS) No. 34, “Interim Financial Reporting” as endorsed and issued into effect by the Financial Supervisory Commission (FSC). Our responsibility is to express a conclusion on these interim Consolidated Financial Statements based on our review.

Scope

Except as stated in the section of basis for qualified conclusion, we conducted our review in accordance with the Standards on Review Engagements of the Republic of China No. 2410 “Review of Interim Financial Information Performed by the Independent Auditor of the Entity”. A review of Consolidated Financial Statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Basis for Qualified Conclusion

As described in Notes 4 (3) and 6 (7) to the consolidated financial statements, the financial statements of certain insignificant subsidiaries, as well as investments accounted for under the equity method for the same periods as those of the consolidated financial statements, have not been reviewed by auditors. The total assets (including investments accounted for using the equity method) of the subsidiaries were

NT$130,241 thousand and NT$120,953 thousand, constituting 0.24% and 0.21% of the consolidated total assets as of June 30, 2026 and 2025, respectively. Total liabilities were NT$13,520 thousand and NT$19,884 thousand, constituting 0.04% and 0.05% of the consolidated total liabilities as of June 30, 2026 and 2025, respectively. Comprehensive income amounted to NT$6,192 thousand, NT$2,075 thousand, NT$8,302 thousand, and NT$5,845 thousand, constituting 2.86%, 0.58%, 0.88%, and 2.56% of the consolidated comprehensive income for the period from April 1 to June 30, 2026 and 2025 as well as January 1 to June 30, 2026 and 2025, respectively.

Qualified Conclusion

Based on the results of our review, except for the potential adjustments to the financial statements of certain insignificant subsidiaries and investments accounted for using the equity method, as described in the Basis for Qualified Conclusion section, we have not identified any significant matters in the consolidated financial statements that have not been prepared in accordance with Regulations Governing the Preparation of Financial Reports by Securities Issuers and the IAS 34 "Interim Financial Reporting" as endorsed by the Financial Supervisory Commission, which would preclude a proper presentation of the consolidated financial position of the Huaku Group as of June 30, 2026 and 2025, and the consolidated financial performance for the period from April 1 to June 30, 2026 and 2025 as well as January 1 to June 30, 2026 and 2025 and the consolidated cash flows for the period from January 1 to June 30, 2026 and 2025.

PwC Taiwan

Wang, Fang-Yu
CPA
Lin Chia-Hung

Financial Supervisory Commission
Approved Document, Reference No.:
Jin-Guan-Zheng-Shen Zi No. 1030027246
Jin-Guan-Zheng-Shen Zi No. 1080323093

August 5, 2026

Huaku Development Co., Ltd. and Subsidiaries

Consolidated Balance Sheet

June 30, 2026, and December 31 and June 30, 2025

Unit: NT$ thousands

			June 30, 2026		December 31, 2025		June 30, 2025	
	Assets	Notes	Amount	%	Amount	%	Amount	%
	Current assets							
1100	Cash and cash equivalents	6 (1)	$ 5,047,431	9	$ 7,668,970	14	$ 3,628,919	6
1110	Financial assets at fair value through profit or loss - current	6 (2)	5,276	—	7,703	—	11,688	—
1150	Notes receivable, net	6 (3)	86,274	—	120,421	—	219,387	1
1170	Accounts receivable, net	6 (3) (13) and 8	180,287	—	191,381	—	145,559	—
1200	Other receivables	6 (13) and 8	67,264	—	173,279	—	140,231	—
130X	Inventories	6 (4)(5) and 8	41,855,439	78	39,843,079	74	46,892,190	82
1410	Prepayments		459,986	1	299,613	1	202,174	—
1470	Other current assets	6 (6) and 8	3,860,378	7	3,454,936	6	3,299,047	7
11XX	**Total current assets**		51,562,335	95	51,759,382	95	54,539,195	96
	Non-current assets							
1550	Investment accounted for using the equity method	6 (7)	78,393	—	80,026	—	68,524	—
1600	Property, Plant, and Equipment		303,970	1	331,307	1	354,525	1
1755	Right-of-use assets		26,110	—	12,282	—	18,516	—
1760	Investment properties, net	6 (8) and 8	239,326	—	241,343	—	243,281	—
1840	Deferred income tax assets		21,962	—	24,076	—	21,721	—
1900	Other non-current assets	6 (3) (13) and 8	1,642,468	4	1,808,665	4	1,842,295	3
15XX	**Total non-current assets**		2,312,229	5	2,497,699	5	2,548,862	4
1XXX	**Total assets**		$ 53,874,564	100	$ 54,257,081	100	$ 57,088,057	100

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Huaku Development Co., Ltd. and Subsidiaries

Consolidated Balance Sheet

June 30, 2026, and December 31 and June 30, 2025

Unit: NT$ thousands

	Liability and equity	Notes	Amount	%	Amount	%	Amount	%
	Current liabilities							
2100	Short-term loans	6 (9)	$ 11,687,317	22	$ 10,729,667	20	$ 18,033,657	32
2110	Short-term notes and bills payable	6 (10)	—	—	—	—	349,385	1
2130	Contract liabilities - current	6 (19)	6,558,117	12	6,809,663	13	6,567,429	12
2150	Notes payable		1,866	—	13,949	—	9,453	—
2170	Accounts payable	7	1,840,446	3	2,644,106	5	1,580,319	3
2200	Other payables	6 (17) (28) (29)	411,152	1	630,259	1	1,930,457	3
2230	Current income tax liabilities		234,246	—	768,907	1	83,259	—
2280	Lease liabilities - current		13,989	—	9,815	—	11,886	—
2320	Long-term liabilities due within one year or one operating cycle	6 (13)	2,111,750	4	1,376,305	2	1,167,559	2
2399	Other current liabilities - others	6 (11)	270,522	1	414,514	1	143,886	—
21XX	**Total current liabilities**		23,129,405	43	23,397,185	43	29,877,290	53
	Non-current liabilities							
2500	Financial liabilities measured at fair value through profit or loss		40,000	—	29,800	—	60,200	—
2530	Bonds payable	6 (12)	5,580,251	10	5,515,674	10	5,451,098	10
2540	Long-term loans	6 (13)	4,231,137	8	2,807,036	5	2,221,272	4
2570	Deferred income tax liabilities		9,592	—	9,354	—	8,742	—
2580	Lease liabilities - non-current		13,944	—	4,986	—	9,920	—
2600	Other non-current liabilities	6 (14)	59,086	—	70,461	—	53,634	—
25XX	**Total non-current liabilities**		9,934,010	18	8,437,311	15	7,804,866	14
2XXX	**Total liabilities**		33,063,415	61	31,834,496	58	37,682,156	67
	Equity attributable to owners of the parent company							
	Share capital	6 (15)						
3110	Share capital from common stock		3,197,187	6	3,197,187	6	3,044,940	5
3150	Unallocated stock dividends		159,859	—	—	—	152,247	—
	Additional paid-in capital	6 (12) (16)						
3200	Additional paid-in capital		821,651	2	820,040	2	820,040	1
	Retained earnings	6 (17)						
3310	Legal reserves		5,118,496	10	4,793,936	9	4,793,936	8
3350	Unappropriated retained earnings		11,470,385	21	13,569,216	25	10,555,401	19
	Other equity interest	6 (18)						
3400	Other equity interest		36,755	—	35,743	—	33,678	—
3500	Treasury stocks	6 (15)	(850)	—	(850)	—	(850)	—
31XX	Total equity attributable to owners of the parent company		20,803,483	39	22,415,272	42	19,399,392	33
36XX	**Non-controlling interests**		7,666	—	7,313	—	6,509	—
3XXX	**Total equity**		20,811,149	39	22,422,585	42	19,405,901	33
	Material commitments or contingencies	9						
3X2X	**Total liabilities and equity**		$ 53,874,564	100	$ 54,257,081	100	$ 57,088,057	100

The accompanying notes to the consolidated financial statements are an integral part of these consolidated financial statements.

Chairman: Chung Long-Chang　　Manager: Hung Chia-Sheng　　Accounting Supervisor: Liu Jo-Mei

Huaku Development Co., Ltd. and Subsidiaries

Consolidated Statement of Comprehensive Income

January 1 to June 30, 2026 and 2025

Unit: NT$ thousands

(except for earnings per share in New Taiwan Dollars)

	Item	Notes	April 1 to June 30, 2026		April 1 to June 30, 2025		January 1 to June 30, 2026		January 1 to June 30, 2025	
			Amount	%	Amount	%	Amount	%	Amount	%
4000	Operating revenue	6 (19) and 7	$ 1,501,063	100	$ 2,016,550	100	$ 5,707,481	100	$ 2,028,004	100
5000	Operating costs	6 (20) (21) and 7	(1,053,487)	(70)	(1,361,722)	(68)	(4,166,293)	(73)	(1,362,637)	(67)
5900	Gross profit		447,576	30	654,828	32	1,541,188	27	665,367	33
	Operating expenses	6 (20) (21) and 7								
6100	Selling expenses		(36,112)	(2)	(75,151)	(4)	(93,862)	(2)	(112,924)	(6)
6200	Administrative expenses		(131,543)	(9)	(146,631)	(7)	(297,055)	(5)	(243,205)	(12)
6000	Total operational expenses		(167,655)	(11)	(221,782)	(11)	(390,917)	(7)	(356,129)	(18)
6900	Operating profit		279,921	19	433,046	21	1,150,271	20	309,238	15
	Non-operating income and expenses									
7100	Interest income	6 (22)	52,934	4	35,613	2	80,472	2	60,949	3
7010	Other income	6 (23)	28,312	2	7,860	—	68,109	1	19,297	1
7020	Other gains and losses	6 (24)	(18,570)	(1)	2,062	—	(10,340)	—	319	—
7050	Financial cost	6 (25)	(64,214)	(4)	(48,043)	(2)	(103,470)	(2)	(86,602)	(4)
7060	Share of profit (loss) of associates and joint ventures accounted for using the equity method	6 (7)	6,197	—	4,351	—	8,120	—	7,909	—
7000	Total non-operating income and expenses		4,659	1	1,843	—	42,891	1	1,872	—
7900	**Pre-tax profit**		284,580	20	434,889	21	1,193,162	21	311,110	15
7950	Income tax expense	6 (26)	(68,608)	(5)	(76,196)	(4)	(249,788)	(4)	(79,735)	(4)
8200	**Net income**		$ 215,972	15	$ 358,693	17	$ 943,374	17	$ 231,375	11

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Huaku Development Co., Ltd. and Subsidiaries

Consolidated Statement of Comprehensive Income

January 1 to June 30, 2026 and 2025

Unit: NT$ thousands

(except for earnings per share in New Taiwan Dollars)

	Item	Notes	April 1 to June 30, 2026 Amount	%	April 1 to June 30, 2025 Amount	%	January 1 to June 30, 2026 Amount	%	January 1 to June 30, 2025 Amount	%
	Other comprehensive income (net)									
	Items that may be reclassified to profit or loss									
8361	Exchange differences on translation of foreign financial statements		498	—	(4,530)	—	1,582	—	(3,603)	—
8399	Income tax associated with items that may be reclassified	6 (18) (26)	(80)	—	725	—	(253)	—	577	—
8360	Total amount of items that may be reclassified to profit of loss		418	—	(3,805)	—	1,329	—	(3,026)	—
8300	**Other comprehensive income (net)**		$ 418	—	$ (3,805)	—	$ 1,329	—	$ (3,026)	—
8500	**Total comprehensive income**		$ 216,390	15	$ 354,888	17	$ 944,703	17	$ 228,349	11
	Profit attributable to:									
8610	Owners of parent company		$ 215,974	14	$ 359,147	18	$ 943,338	17	$ 231,788	11
8620	Non-controlling interests		(2)	—	(454)	—	36	—	(413)	—
			$ 215,972	14	$ 358,693	18	$ 943,374	17	$ 231,375	11
	Total comprehensive income attributable to:									
8710	Owners of parent company		$ 216,291	14	$ 356,248	18	$ 944,350	17	$ 229,482	11
8720	Non-controlling interests		99	—	(1,360)	—	353	—	(1,133)	—
			$ 216,390	14	$ 354,888	18	$ 944,703	17	$ 228,349	11
	Basic earnings per share	6 (27)								
9750	Basic earnings per share		$ 0.64		$ 1.07		$ 2.81		$ 0.69	
	Diluted earnings per share	6 (27)								
9850	Diluted earnings per share		$ 0.64		$ 0.95		$ 2.43		$ 0.61	

The accompanying notes to the consolidated financial statements are an integral part of these consolidated financial statements.

Chairman: Chung Long-Chang　　Manager: Hung Chia-Sheng　　Accounting Supervisor: Liu Jo-Mei

Huaku Development Co., Ltd. and Subsidiaries

Consolidated Statement of Changes in Equity

January 1 to June 30, 2026 and 2025

Unit: NT$ thousands

		Equity attributable to owners of the parent company												
				Additional paid-in capital				Retained earnings						
	Notes	Share capital from common stock	Unallocated stock dividends	Premium of convertible corporate bonds	Stock warrants	Treasury stock transactions	Others	Legal reserves	Unappropriated retained earnings	Exchange differences on translation of foreign financial statements	Treasury stocks	Total	Non-controlling interests	Total equity
January 1 to June 30, 2025														
Balance as of January 1		$ 3,044,940	$ —	$ 46,100	$ 737,089	$ 33,867	$ 1,929	$ 4,655,875	$ 12,288,638	$ 35,984	$ (850)	$ 20,843,572	$ 8,711	$ 20,852,283
Consolidated net income		—	—	—	—	—	—	—	231,788	—	—	231,788	(413)	231,375
Other comprehensive income	6 (18)	—	—	—	—	—	—	—	—	(2,306)	—	(2,306)	(720)	(3,026)
Total comprehensive income		—	—	—	—	—	—	—	231,788	(2,306)	—	229,482	(1,133)	228,349
Appropriation and distribution of retained earnings	6 (17)													
Legal reserves		—	—	—	—	—	—	138,061	(138,061)	—	—	—	—	—
Cash dividends		—	—	—	—	—	—	—	(1,674,717)	—	—	(1,674,717)	—	(1,674,717)
Stock Dividends		—	152,247	—	—	—	—	—	(152,247)	—	—	—	—	—
Cash dividends received by subsidiaries from the parent company		—	—	—	—	1,055	—	—	—	—	—	1,055	—	1,055
Changes in non-controlling interests		—	—	—	—	—	—	—	—	—	—	—	(1,069)	(1,069)
Balance as of June 30		$ 3,044,940	$ 152,247	$ 46,100	$ 737,089	$ 34,922	$ 1,929	$ 4,793,936	$ 10,555,401	$ 33,678	$ (850)	$ 19,399,392	$ 6,509	$ 19,405,901
January 1 to June 30, 2026														
Balance as of January 1		$ 3,197,187	$ —	$ 46,100	$ 737,089	$ 34,922	$ 1,929	$ 4,793,936	$ 13,569,216	$ 35,743	$ (850)	$ 22,415,272	$ 7,313	$ 22,422,585
Consolidated net income		—	—	—	—	—	—	—	943,338	—	—	943,338	36	943,374
Other comprehensive income	6 (18)	—	—	—	—	—	—	—	—	1,012	—	1,012	317	1,329
Total comprehensive income		—	—	—	—	—	—	—	943,338	1,012	—	944,350	353	944,703
Appropriation and distribution of retained earnings	6 (17)													
Legal reserves		—	—	—	—	—	—	324,560	(324,560)	—	—	—	—	—
Cash dividends		—	—	—	—	—	—	—	(2,557,750)	—	—	(2,557,750)	—	(2,557,750)
Stock Dividends		—	159,859	—	—	—	—	—	(159,859)	—	—	—	—	—
Cash dividends received by subsidiaries from the parent company		—	—	—	—	1,611	—	—	—	—	—	1,611	—	1,611
Balance as of June 30		$ 3,197,187	$ 159,859	$ 46,100	$ 737,089	$ 36,533	$ 1,929	$ 5,118,496	$ 11,470,385	$ 36,755	$ (850)	$ 20,803,483	$ 7,666	$ 20,811,149

The accompanying notes to the consolidated financial statements are an integral part of these consolidated financial statements.

Chairman: Chung Long-Chang　　Manager: Hung Chia-Sheng　　Accounting Supervisor: Liu Jo-Mei

Huaku Development Co., Ltd. and Subsidiaries
Consolidated Statement of Cash Flows
January 1 to June 30, 2026 and 2025

Unit: NT$ thousands

	Notes	January 1 to June 30, 2026	January 1 to June 30, 2025
Cash flow from operating activities			
Current net profit before tax		$ 1,193,162	$ 311,110
Adjusted items			
Income and expense items			
Share of profit (loss) of associates and joint ventures accounted for using the equity method	6 (7)	(8,120)	(7,909)
Amortization	6 (20)	1,222	1,421
Depreciation expenses	6 (20)	35,974	29,295
Interest expense	6 (25)	103,470	86,602
Interest income	6 (22)	(80,472)	(60,949)
Loss on disposal of property, plant, and equipment	6 (24)	—	432
Gains on financial assets at fair value through profit or loss	6 (24)	(50)	(126)
Losses (gains) on financial liabilities measured at fair value through profit or loss	6 (24)	10,200	(400)
Changes in assets and liabilities relating to operating activities			
Net change in assets relating to operating activities			
Financial assets measured at fair value through profit or loss		2,427	1,697
Notes and accounts receivable, net		41,617	(146,250)
Other receivables		106,016	(127,665)
Inventories		(1,849,666)	(2,674,342)
Prepayments		(160,373)	2,176
Restricted deposits		(440,356)	902,969
Other current assets		(144,308)	(117,026)
Deferred income tax assets		2,114	2,728
Long-term installment accounts receivable		122,924	128,542
Net change in liabilities relating to operating activities			
Notes payable		(12,083)	(7,566)
Accounts payable		(803,660)	(271,253)
Other payables		(219,107)	(129,577)
Contract liabilities		(251,546)	555,564
Advance receipts		(8,821)	(76)
Other current liabilities		(135,168)	31,246
Other non-current liabilities		(74)	(4,067)
Deferred income tax liabilities—current		238	(678)
Cash inflow generated from operations		(2,494,440)	(1,494,102)
Dividends received		4,814	5,613
Interest received	6 (22)	80,472	60,949
Interest paid		(201,586)	(250,814)
Income tax paid		(782,349)	(357,980)
Cash outflow from operating activities, net		(3,393,089)	(2,036,334)
Cash flow from investment activities			
Disposal of financial assets measured at amortized cost		—	2,000,000
Proceeds from acquisition of property, plant, and equipment		(362)	(91,629)
Decrease in other non-current assets		1,132	1,300
Increase in refundable deposits		(521,871)	(419,442)
Decrease in refundable deposits		745,637	10,759
Net cash inflow from investment activities		224,536	1,500,988
Cash flow from financing activities			
Borrowing of short-term loans	6 (28)	2,830,700	3,388,380
Short-term loans repaid	6 (28)	(1,873,050)	(2,133,050)
Increase in short-term bills payable	6 (28)	—	1,050,000
Decrease in short-term bills payable	6 (28)	—	(1,050,000)
Long-term loans borrowed	6 (28)	2,563,150	6,200
Long-term loans repaid	6 (28)	(403,604)	(833,699)
Redemption of lease principal	6 (28)	(6,885)	(9,271)
Increase in guarantee deposits received	6 (28)	12,977	600
Decrease in guarantee deposits received	6 (28)	(24,280)	(6,200)
Changes in non-controlling interests		—	(1,069)
Cash dividends paid—parent company	6 (17) (28)	(2,557,750)	—
Cash inflow from financing activities, net		541,258	411,891
Impacts on cash and cash equivalents from changes in exchange rates		5,756	(2,237)
Increase in cash and cash equivalents for the period		(2,621,539)	(125,692)
Cash and cash equivalents at the beginning of the period		7,668,970	3,754,611
Cash and cash equivalents at the end of the period		$ 5,047,431	$ 3,628,919

The accompanying notes to the consolidated financial statements are an integral part of these consolidated financial statements.

Chairman: Chung Long-Chang   Manager: Hung Chia-Sheng   Accounting Supervisor: Liu Jo-Mei

Huaku Development Co., Ltd. and Subsidiaries

Notes for Consolidated Financial Statements

Q2 of 2026 and 2025

Unit: NT$ thousands

(Unless specified otherwise)

I. Company History

Huaku Development Co., Ltd. ("the Company") was established in April 1989. It is engaged mainly in the contract construction, leasing, and sales of public housings, commercial buildings, and general-purpose plants and warehouses. The common shares of the Company have been listed on the Taiwan Stock Exchange since August 26, 2002.

II. Date and Procedure for Approval of Financial Statements

The consolidated financial statements were approved and issued on August 5, 2026 by the Board of Directors.

III. Application of New and Amended Standards and Interpretations

(I) Effects of the adoption of new and amended International Financial Reporting Standards (IFRSs) endorsed by the Financial Supervisory Commission ("FSC"):

The following table summarizes the new, revised, and amended standards and interpretations of IFRSs endorsed and issued into effect by the FSC that are applicable in 2026:

New/amended/revised standards and interpretations	Effective date by International Accounting Standards Board
Amendments to IFRS 9 and IFRS 7: "Amendments to the Classification and Measurement of Financial Instruments."	January 1, 2026
Amendments to IFRS 9 and IFRS 7: "Contracts Referencing Nature-dependent Electricity"	January 1, 2026
IFRS 17 "Insurance Contracts"	January 1, 2023
Amendments to IFRS 17 "Insurance Contracts"	January 1, 2023
Amendment to IFRS 17 "Initial Application of IFRS 17 and IFRS 9 — Comparative Information"	January 1, 2023
Annual Improvements to International Financial Reporting Standards – Volume 11	January 1, 2026

The Group assessed the effects of adopting the aforementioned standards and interpretations and found no significant effects on the Group's financial position and financial performance.

(II) Effect of the new issuance of or amendments to IFRSs as endorsed by the FSC but not yet adopted

The following table summarizes the new, revised, and amended standards and interpretations of IFRSs endorsed by the FSC that are applicable in 2027:

New/amended/revised standards and interpretations	Effective date by International Accounting Standards Board
IFRS 18 "Presentation and Disclosure in Financial Statements"	January 1, 2027 (Note 1)
International Financial Reporting Standard No. 19 "Disclosure of Subsidiaries with No Public Accountability"	January 1, 2027
Amendments to International Accounting Standard 21 "Translation to a Hyperinflationary Presentation Currency"	January 1, 2027
Amendments to International Accounting Standard 28, "Amendments to the Fair Value Option for Investments in Associates and Joint Ventures"	January 1, 2027 (Note 2)

Note 1: An entity shall apply International Financial Reporting Standard 18 (hereinafter referred to as IFRS 18) for annual reporting periods beginning on or after January 1, 2028, with earlier application permitted.

Note 2: An entity shall apply the amendments when it first applies IFRS 18.

Apart from the described below, the Group has assessed the above criteria and interpretations and concluded that they do not have a significant impact on the financial condition and performance of the Group:

1. IFRS 18 "Presentation and Disclosure in Financial Statements"

   IFRS 18 "Presentation and Disclosure in Financial Statements" replaces IAS 1 and updates the structure of the comprehensive income statement, introduces new disclosures for management performance measures, as well as strengthens the principles of aggregation and disaggregation applied to the primary financial statements and notes.

2. International Financial Reporting Standard No. 19 "Disclosure of Subsidiaries with No Public Accountability"

   This Standard permits eligible subsidiaries to apply the IFRS Accounting Standard with reduced disclosure requirements.

(III) Effects of IFRSs issued by IASB but not yet endorsed by the FSC on the accounting standards

The following table summarizes the new, amended, revised standards and interpretation of IFRSs that have been issued by IASB but not yet endorsed by the FSC:

New/amended/revised standards and interpretations	Effective date by International Accounting Standards Board
Amendments to IFRS 10 and IAS 28 "Sale or Contribution of Assets between an Investor and its Associate or Joint Venture"	To be determined by International Accounting Standards Board
IFRS 20 "Regulatory Assets and Regulatory Liabilities"	January 1, 2029

The Group assessed the effects of adopting the aforementioned standards and interpretations and found no significant effects on the Group's financial position and financial performance.

IV. Significant Accounting Policies and Summary Statements

Significant accounting policies, except for the Statement of Compliance, Preparation Basis, Basis of Consolidation, and the following new additions, remain the same as Note 4 to the 2025 consolidated financial statements. These policies have been consistently applied to all the periods presented, unless otherwise stated.

(I) Statement of Compliance

1. The consolidated financial statements are prepared in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers, and International Accounting Standards (IAS) No. 34, "Interim Financial Reporting" endorsed and issued into effect by the FSC.
2. This consolidated financial report should be read in conjunction with the 2025 consolidated financial report.

(II) Preparation Basis

1. Except for the following significant items, these consolidated financial statements have been prepared under the historical cost convention:
   (1) Financial assets and liabilities measured at fair value through profit or loss.
   (2) Defined benefit liability is derived from retirement plan assets less the present value of net defined benefit obligation.
2. Critical accounting estimates are required when preparing financial statements in compliance with International Financial Reporting Standards, International

Accounting Standards, IFRIC Interpretations, and SIC Interpretations (collectively referred herein as the "IFRSs") endorsed and issued into effect by the FSC. It also requires management to exercise their judgment in the process of applying the Group's accounting policies. For the items involving a high degree of judgment or complexity, or the items involving significant assumptions and estimates in the Consolidated Financial Statements, please refer to Note 5 for details.

(III) Basis of Consolidation

1. Basis for preparation of consolidated financial statements

   The basis of preparation for this consolidated financial report is the same as that of the 2025 consolidated financial report.

2. Subsidiaries included in the consolidated financial statements:

			Percentage owned by the Company			
Investor Company	Name of subsidiaries	Business activities	June 30, 2026	December 31, 2025	June 30, 2025	Details
The Company	Pin Shing Construction Co., Ltd.	Civil engineering and hydraulic engineering contractors	100	100	100	
The Company	Chengdu Wanda Real Estate Co., Ltd.	Property development	80	80	80	

Note: Except for the financial statements of the aforementioned subsidiary Pin Shing Construction Co., Ltd., which have been reviewed by a CPA, the remaining subsidiaries do not meet the definition of significant subsidiaries. Therefore, their financial statements for the periods from January 1 to June 30, 2026 and 2025, have not been reviewed by an accountant.

3. Subsidiaries that are not included into the consolidated financial statements: None.

4. Adjustments and treatment methods for different accounting periods of subsidiaries: None.

5. Significant limitation: None.

6. Information about subsidiaries of non-controlling interest that are material to the Group: None.

(IV) Pensions

Pension cost for the interim period is calculated on a year-to-date basis by using the pension cost rate derived from the actuarial valuation at the end of the prior financial year. It is adjusted for significant market fluctuations since that time and for significant curtailments, settlements, or other significant one-off events. The related information is disclosed in accordance with the aforementioned policies.

(V) Income tax

The interim period income tax expense is recognized based on the estimated average annual effective income tax rate expected for the full financial year applied to the pretax income of the interim period, and the related information is disclosed in accordance with the aforementioned policies.

V. Primary Sources of Uncertainties in Significant Accounting Judgments, Estimates, and Assumptions

When preparing the consolidated financial statements, management of the Group had determined its accounting policies based on its judgments and made accounting estimates and assumptions based on a rational expectation of future events depending on the circumstances at the balance sheet date. If there is any difference between any significant accounting estimates and assumption made and actual results, the historical experience and other factors will be taken into account in order to continue assessment and adjustment. The Group does not have an important judgment on the adoption of accounting policies, and significant accounting estimates and assumptions, which are at risk of significant changes in the carrying amount of assets and carrying amount of liabilities in the next financial year.

VI. Descriptions of Material Accounting Items

(I) Cash and cash equivalents

	June 30, 2026	December 31, 2025	June 30, 2025
Cash on hand and revolving fund	$ 360	$ 350	$ 350
Checking deposits and demand deposits	977,144	4,168,620	2,518,848
Cash Equivalents			
－ Time Deposits	4,000,000	3,500,000	1,000,000
－ Bonds with repurchase agreement	69,927	—	109,721
	$ 5,047,431	$ 7,668,970	$ 3,628,919

1. The Group deals with financial institutions having high credit quality. The Group also deals with various financial institutions in order that credit risks can be diversified. Therefore, the expected risk of default is rather low.

2. The Group's restricted use of the pre-sale construction project trust fund and others has been listed under "Other current assets". Please refer to Notes 6 (6) and 8 for details.

(II) Financial assets at fair value through profit or loss - current

	June 30, 2026	December 31, 2025	June 30, 2025
Financial assets mandatorily measured at FVTPL — Financial products	$ 5,276	$ 7,703	$ 11,688

The Group's financial assets measured at fair value through profit and loss were recognized as gains and losses in the amount of NT$20, NT$66, NT$50, and NT$126 for the period from April 1 to June 30, 2026 and 2025 as well as January 1 to June 30, 2026 and 2025, respectively.

(III) Notes and accounts receivable

	June 30, 2026	Amount of receivables guaranteed	Guaranteed loan amount
Notes receivable			
Within 1 year	$ 86,274	$ —	$ —
Accounts receivable			
Within 1 year	180,287	104,115	104,115
Over 1 year (Note)	1,548,537	1,548,537	1,548,537
	$ 1,815,098	$ 1,652,652	$ 1,652,652

	December 31, 2025	Amount of receivables guaranteed	Guaranteed loan amount
Notes receivable			
Within 1 year	$ 120,421	$ —	$ —
Accounts receivable			
Within 1 year	191,381	107,742	107,742
Over 1 year (Note)	1,667,836	1,667,836	1,667,836
	$ 1,979,638	$ 1,775,578	$ 1,775,578

	June 30, 2025	Amount of receivables guaranteed	Guaranteed loan amount
Notes receivable			
Within 1 year	$ 219,387	$ —	$ —
Accounts receivable			
Within 1 year	145,559	108,717	108,717
Over 1 year (Note)	1,771,272	1,771,272	1,771,272
	$ 2,136,218	$ 1,879,989	$ 1,879,989

Note: The Group's long-term installment accounts receivables over one year are listed under the item "Other non-current assets".

1. The Group signed a credit agreement with Mega International Commercial Bank secured with the installment accounts receivables arising from the partial sale of "Huaku New World" in installments as collateral. Please refer to Notes 6 (13) and 8 for details. The Group's information on secured borrowings with accounts receivable as collateral is as above.
2. The balances of receivables (including notes receivable) contracted by the Group and clients as of June 30, 2026, December 31, 2025, June 30, 2025, and January 1, 2025 were NT$1,692,164, NT$1,858,657, NT$2,010,265, and NT$1,980,571, respectively.
3. Interest income recognized by the Group in profit or loss for the period from April 1 to June 30, 2026 and 2025 as well as January 1 to June 30, 2026 and 2025, were NT$11,978, NT$13,686, NT$24,380 and NT$27,723, respectively.
4. The above notes and accounts receivable are non-overdue notes and accounts.
5. Without considering the collateral or other credit enhancements held, the exposure amount that best represents the maximum credit risk of the Group's notes and accounts receivable as of June 30, 2026, December 31, 2025, and June 30, 2025, is the carrying amount of notes and accounts receivable and long-term installment accounts receivable in each period.
6. For credit risk of notes receivables and accounts receivables, please refer to Note 12 (2).

(IV) Inventories

	June 30, 2026	December 31, 2025	June 30, 2025
Buildings and land held for sale			
Huaku National Landmark	$ 628,550	$ 628,550	$ 628,550
Central Landmark	414,883	414,883	414,883
Sand River Bay	124,349	119,205	108,467
Casa Blanca	99,363	4,285,346	—
DA'AN TOWER	—	—	902,891
	1,267,145	5,447,984	2,054,791
Less: Allowance for valuation loss	(79,651)	(76,357)	(69,478)
	1,187,494	5,371,627	1,985,313
Construction in progress			
Huaku Vision Park	5,956,344	4,978,082	4,328,511
UPPER MANSION	5,312,819	4,833,180	4,398,587
FORTUNE ONE	4,901,326	4,759,576	4,255,863
Sky tower	2,572,461	2,279,367	1,905,938
Huaku Mansion de Lotus	$ 2,264,599	$ 2,236,886	$ —
Mout River	1,981,662	1,836,630	1,695,077
Huaku Grand Seasons	1,826,759	1,792,746	1,751,859
FLOURISH MANSION	1,781,327	1,650,911	1,475,345
Ultimate Luxury	1,754,177	1,695,211	1,422,062
THE WEAVEN	1,245,140	1,158,287	1,033,703
Huaku Yu Cheng	163,246	37,698	—
ASIA ONE	—	—	7,030,131
Casa Blanca	—	—	3,805,888
Huaku Deyue	—	—	2,605,362
	29,759,860	27,258,574	35,708,326
Land held for construction			
Songyong Road Project	3,074,481	—	—
Guangpu Hsinchu Project, Second Phase	2,305,740	2,305,740	2,098,286
Taichung Jingmao Fifth Road Project	1,672,152	1,672,152	1,672,152
Taichung Fengle Road Project II	1,520,955	1,509,680	1,496,672
Zhengda Xindian Project	708,563	702,825	697,642
Dunhua Urban Renewal Project	385,386	8,714	8,301
Fuxing S. Road Urban Renewal Project	241,061	241,061	241,061

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	June 30, 2026	December 31, 2025	June 30, 2025
Dunnan Project	198,834	198,834	198,834
Anhe Road Urban Renewal Project	10,871	—	—
Huaku Mansion de Lotus	—	—	2,209,379
Huaku Yu Cheng	—	—	15,352
Others	479,443	479,443	553,623
	10,597,486	7,118,449	9,191,302
Advances for land and others			
Yangbei No. 2 Project	199,586	—	—
Floor area and road land	127,722	111,138	23,958
	327,308	111,138	23,958
Less: Allowance for valuation loss	(16,709)	(16,709)	(16,709)
	310,599	94,429	7,249
	$ 41,855,439	$ 39,843,079	$ 46,892,190

1. Huaku New World

    (1) In 2013, the Company signed the “Financial Personnel Training Institute and Its Surrounding State-Owned Land Cooperative Development Contract” with the National Property Administration, MOF, obtaining the land rights and paid royalties of NT$1.388 billion, and the lease period was 70 years. This project recognized revenue when transferring land and house use rights to customers.

    (2) Some units following the Company’s policy of leasing are transferred to the “Investment Property” item along with the land use rights after completion of registration.

    (3) Please refer to 6 (13) for details of the information on the property of this project provided as a guarantee.

2. The cost of inventories recognized as an expense for the period from April 1 to June 30, 2026 and 2025 as well as January 1 to June 30, 2026 and 2025, were NT$1,060,793, NT$1,372,161, NT$4,173,035, and NT$1,372,161, respectively, which included the cost of goods sold NT$1,036, NT$(8,186), NT$3,294, and NT$(6,573), respectively, recognized from cost adjustments to net realizable value.

In Q2 2025, the net realizable value of inventories increased due to exchange rate fluctuations.

3. The amount of interest capitalized in the Group's inventories for the period from April 1 to June 30, 2026 and 2025 as well as January 1 to June 30, 2026 and 2025, was NT$69,526, NT$110,144, NT$162,693 and NT$228,468, respectively, and the net interest rate margin range within the capitalized interest was 1.24%-2.50%, 1.39%-2.25%, 1.24%-2.53% and 1.39%-2.25%, respectively.

4. In the cases of "Huaku National Landmark" and "Huaku Central Landmark" developed and constructed by the Group, agreements were signed with the Economic Development Department of the New Taipei City Government, which stipulates that the transfer of the property rights of certain floors will be processed five years from the date of obtaining the license to use these floors.

5. Please refer to Note 8 for details of the pledge of inventories by the Group.

(V) Joint Operations

1. Certain development projects of the Group are conducted through joint operations. The Group recognizes its direct interest (and its proportionate share) in the assets, liabilities, revenues, and expenses of the joint operations, which are included in the relevant items of the consolidated financial statements.

2. The information on the joint operation development projects held by the Group is as follows:

Project Name	Proportion of Shareholding	Landowner or Co-developer	Location
Ultimate Luxury	50%	PUJEN Land Development	Da'an District, Taipei City

3. The summarized information on the Group's interests in joint operation development projects is as follows:

	June 30, 2026	December 31, 2025	June 30, 2025
Balance sheet			
Current assets			
Accounts Receivables and Notes Receivables	$ 17,632	$ 402	$ 15,041
Inventories	1,754,177	1,695,211	1,422,062
Other current assets	220,062	69,635	192,826
	1,991,871	1,765,248	1,629,929
Non-current assets	—	1,089	1,089
Total assets	$ 1,991,871	$ 1,766,337	$ 1,631,018
Current liabilities			
Accounts payables and notes payables	$ 109,762	$ 41,593	$ 61,696
Contract liabilities	820,195	633,819	433,532
Other current liabilities	33,263	27,445	25,892
Total liabilities	$ 963,220	$ 702,857	$ 521,120
Consolidated statement of comprehensive income			
Revenue	$ 1,384	$ 8,787	$ 5,055
Cost	$ —	$ —	$ —
Expenses	$ 3,717	$ 13,062	$ 8,753

(VI) Other current assets

	June 30, 2026	December 31, 2025	June 30, 2025
Restricted bank deposits	$ 2,462,650	$ 2,022,294	$ 1,771,427
Construction refundable deposits	525,670	703,670	752,870
Incremental costs for obtaining contracts	733,745	636,950	581,573
Other current assets	138,313	92,022	193,177
	$ 3,860,378	$ 3,454,936	$ 3,299,047

The restricted bank deposits are the Group's pre-sale construction project trust fund; please refer to Notes 8 and 9 for details.

(VII) Investment accounted for using the equity method

	June 30, 2026	Shareholding percentage	December 31, 2025	Shareholding percentage	June 30, 2025	Shareholding percentage
Associates:						
Taiwan Digit Automated Control Co., Ltd.	$ 32,625	40.00	$ 33,084	40.00	$ 29,205	40.00
Full-Come Foundation Engineering Co., Ltd.	40,648	38.05	41,789	38.05	34,166	38.05
Joint ventures:						
Huapu Construction Co., Ltd.	5,120	50.00	5,153	50.00	5,153	50.00
	$ 78,393		$ 80,026		$ 68,524	

1. For the basic information of the Group's associates and joint ventures, please refer to Note 13 (2) for details.

2. For the carrying amounts of the Group's non-significant associates and joint ventures as of June 30, 2026, December 31, 2025, and June 30, 2025, please refer to the table above; the operating results are as follows:

	April 1 to June 30, 2026	April 1 to June 30, 2025
Current net profit from units of continuing operations	$ 6,197	$ 4,351
Other comprehensive income	—	—
Total comprehensive income	$ 6,197	$ 4,351

	January 1 to June 30, 2026	January 1 to June 30, 2025
Current net profit from units of continuing operations	$ 8,120	$ 7,909
Other comprehensive income	—	—
Total comprehensive income	$ 8,120	$ 7,909

3. There are no public quotations for the investment targets of the Group. For the period from April 1 to June 30, 2026 and 2025 as well as January 1 to June 30,

2026 and 2025, the share of profits and losses of associates recognized under the equity method was evaluated and disclosed on the basis of the unaudited financial statements of each such investee for the same period.

(VIII) Investment property

	2026		
	Land	House and land use rights	Total
January 1	$ 4,360	$ 236,983	$ 241,343
Depreciation expenses	—	(2,083)	(2,083)
Net exchange differences	—	66	66
June 30	$ 4,360	$ 234,966	$ 239,326

	2025		
	Land	House and land use rights	Total
January 1	$ 4,360	$ 241,141	$ 245,501
Depreciation expenses	—	(2,082)	(2,082)
Net exchange differences	—	(138)	(138)
June 30	$ 4,360	$ 238,921	$ 243,281

1. Investment properties are for the use of lessees. The lease term of the leased properties lasts until 2032. The rental income and direct operating expenses of the investment properties are as follows:

	April 1 to June 30, 2026	April 1 to June 30, 2025
Rental revenue from investment property	$ 2,794	$ 2,740
Direct operating expenses incurred by investment property generating rental revenue in the current period	$ 2,323	$ 2,231

	January 1 to June 30, 2026	January 1 to June 30, 2025
Rental revenue from investment property	$ 5,570	$ 5,483
Direct operating expenses incurred by investment property generating rental revenue in the current period	$ 4,443	$ 4,350

2. The fair values of investment properties held by the Group as of June 30, 2026, December 31, 2025, and June 30, 2025, were NT$613,031, NT$613,494, and NT$603,112, respectively, which were classified as Level 3 fair values by reference to recent transaction prices of the construction of each investment property or the recent transaction prices of similar targets in the region.

3. The maturity analysis of the lease payments for the investment properties leased out by the Group under operating leases is as follows:

	June 30, 2026	December 31, 2025	June 30, 2025
Within 1 year	$ 11,229	$ 11,199	$ 10,911
2 to 5 years	18,331	23,500	27,900
Over 5 years	1,184	1,627	2,596
	$ 30,744	$ 36,326	$ 41,407

4. For information on guarantees provided by the Group for investment property, please refer to Note 8 for details.

(IX) Short-term loans

Nature of borrowings	June 30, 2026	Interest rate range	Collateral
Bank loans			
Secured bank loans	$ 11,687,317	2.68%~3.07%	Inventories—buildings and land

Nature of borrowings	December 31, 2025	Interest rate range	Collateral
Bank loans			
Secured bank loans	$ 10,729,667	1.98%~2.95%	Inventories—buildings and land

Nature of borrowings	June 30, 2025	Interest rate range	Collateral
Bank loans			
Secured bank loans	$ 16,657,657	1.98%~2.95%	Inventories—buildings and land
Credit loans	1,376,000	1.87%~2.19%	None
	$ 18,033,657		

(X) Short-term bills payable (As of June 30, 2026 and December 31, 2025: None)

Nature of borrowings	June 30, 2025
Short-term notes and bills payable	$ 350,000
Less: Discount on short-term bills payable	(615)
Net	$ 349,385
Interest rate range	2.14%~2.36%

(XI) Other current liabilities - others

	June 30, 2026	December 31, 2025	June 30, 2025
Warranty provisions	$ 70,590	$ 78,660	$ 65,311
Payment collection	165,070	278,378	48,692
Others	34,862	57,476	29,883
	$ 270,522	$ 414,514	$ 143,886

(XII) Bonds payable

Nature of borrowings	June 30, 2026	December 31, 2025	June 30, 2025
Bonds payable	$ 6,000,000	$ 6,000,000	$ 6,000,000
Less: Discount on bonds payable	(419,749)	(484,326)	(548,902)
Net	$ 5,580,251	$ 5,515,674	$ 5,451,098

1. Domestic third unsecured convertible bonds

(1) The terms of the Company's issuance of the third domestic unsecured convertible bonds on October 2, 2024 are as follows:

A. The total issuance amount is NT$4 billion, issued at 101% of the face value, with a coupon rate of 0%. The term of the issuance is 5 years, and the circulation period is from October 2, 2024 to October 2, 2029.

B. From the day following the expiration of three months after the issuance of this convertible corporate bond (January 3, 2025), until the maturity date (October 2, 2029), the bondholders may request to convert their bonds into common stock of the Company at any time, except during periods when transfer is required to be suspended in accordance with regulations or laws. The rights and obligations of the common stock after conversion shall be the same as those of the common stock already issued.

C. The conversion price of these convertible bonds is determined based on the reference date of September 24, 2024. The base price is selected as the simple arithmetic average of the closing prices of the Company's common shares on the trading days immediately preceding the reference date (not including the reference date) for one, three, or five business days, whichever is chosen. The conversion price is then calculated by multiplying the base price by a conversion premium rate of 103.24%. This will be the conversion price for the convertible bonds. If the reference date is preceded by a stock split or dividend distribution, the closing price used to calculate the conversion price shall be adjusted to reflect the ex-rights or ex-dividend price. If, after the conversion price has been determined and before the actual issuance date, there is a stock split or dividend distribution, the conversion price will be adjusted in accordance with the adjustment formula specified in the conversion terms. In accordance with the aforementioned method, the conversion price of the convertible bonds at the time of issuance is NT$138 per share. Thereafter, if any anti-dilution events occur, the conversion price shall be adjusted in accordance with the pricing formula stipulated in the conversion terms. As of June 30, 2026, the Company's conversion price was NT$117.1 per share.

D. The convertible bonds may be redeemed early at the discretion of the Company starting from the day following the third month of issuance (January 3, 2025), and continuing until the fortieth day prior to the maturity date (August 23, 2029). If, during this period, the closing price of the Company's common stock exceeds the conversion price by 30% or more for 30 consecutive trading days, or if the outstanding balance of the convertible bonds is less than 10% of the original total issuance amount, the Company has the right to exercise its early redemption option and redeem all outstanding convertible bonds at face value in cash.

E. The Company shall set the third anniversary of the issuance date of the convertible bonds (October 2, 2027) as the redemption reference date for the convertible bondholders to sell back the convertible bonds. Convertible bondholders have the right to exercise the put option, requesting the Company to redeem the convertible bonds held by them in cash at face value.

(2) Upon the issuance of the convertible bonds, the Company, in accordance with IAS No. 32 "Financial Instruments: Presentation," separated the equity component of the conversion option from the liability components. The equity

component was recorded under "Additional Paid-in Capital – Warrants" amounting to NT$442,035.

2. Domestic fourth unsecured convertible bonds

   (1) The terms of the Company's issuance of the fourth domestic unsecured convertible bonds on October 18, 2024 are as follows:

      A. The total issuance amount is NT$2 billion. The convertible bonds were publicly offered through a competitive auction method, with the actual issuance price set at 104.83% of the face value. The actual issuance amount was NT$2,096,689, with a coupon rate of 0%. The term of the issuance is 5 years, and the circulation period is from October 18, 2024 to October 18, 2029.

      B. From the day following the expiration of three months after the issuance of this convertible corporate bond (January 19, 2025), until the maturity date (October 2, 2029), the bondholders may request to convert their bonds into common stock of the Company at any time, except during periods when transfer is required to be suspended in accordance with regulations or laws. The rights and obligations of the common stock after conversion shall be the same as those of the common stock already issued.

      C. The conversion price of these convertible bonds is determined based on the reference date of September 24, 2024. The base price is selected as the simple arithmetic average of the closing prices of the Company's common shares on the trading days immediately preceding the reference date (not including the reference date) for one, three, or five business days, whichever is chosen. The conversion price is then calculated by multiplying the base price by a conversion premium rate of 102%. This will be the conversion price for the convertible bonds. If the reference date is preceded by a stock split or dividend distribution, the closing price used to calculate the conversion price shall be adjusted to reflect the ex-rights or ex-dividend price. If, after the conversion price has been determined and before the actual issuance date, there is a stock split or dividend distribution, the conversion price will be adjusted in accordance with the adjustment formula specified in the conversion terms. In accordance with the aforementioned method, the conversion price of the convertible bonds at the time of issuance is NT$136.3 per share. Thereafter, if any anti-dilution events occur, the conversion price shall be adjusted in accordance with the pricing formula stipulated in the conversion terms. As of June 30, 2026, the Company's conversion price was NT$115.7 per share.

D. The convertible bonds may be redeemed early at the discretion of the Company starting from the day following the third month of issuance (January 19, 2025), and continuing until the fortieth day prior to the maturity date (August 23, 2029). If, during this period, the closing price of the Company's common stock exceeds the conversion price by 30% or more for 30 consecutive trading days, or if the outstanding balance of the convertible bonds is less than 10% of the original total issuance amount, the Company has the right to exercise its early redemption option and redeem all outstanding convertible bonds at face value in cash.

E. The Company shall set the third anniversary of the issuance date of the convertible bonds (October 18, 2027) as the redemption reference date for the convertible bondholders to sell back the convertible bonds. Convertible bondholders have the right to exercise the put option, requesting the Company to redeem the convertible bonds held by them in cash at face value.

(2) Upon the issuance of the convertible bonds, the Company, in accordance with IAS No. 32 "Financial Instruments: Presentation," separated the equity component of the conversion option from the liability components. The equity component was recorded under "Additional Paid-in Capital – Warrants" amounting to NT$295,054.

(XIII) Long-term loans

Nature of borrowings	Loan period and repayment method	Interest rate range	Collateral	June 30, 2026
Long-term bank loans				
Credit loans	From July 2024 to July 2026; the interest is paid on a monthly basis	1.97%~ 2.10%	None	$ 200,000
〃	From July 2024 to July 2026; the interest is paid on a monthly basis	〃	〃	250,000

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Nature of borrowings	Loan period and repayment method	Interest rate range	Collateral	June 30, 2026
〃	From August 2025 to August 2027, and the interest is paid on a monthly basis	〃	〃	1,000,000
〃	From August 2025 to August 2027, and the interest is paid on a monthly basis	〃	〃	674,000
〃	From June 2026 to June 2028; the interest is paid on a monthly basis	〃	〃	1,000,000
〃	From June 2026 to June 2028; the interest is paid on a monthly basis	〃	〃	1,000,000
〃	From June 2026 to June 2029; the interest is paid on a monthly basis	〃	〃	557,000
Loans secured by accounts receivable	From June 2017 to September 2039; the loan and the accrued interest is repaid on a monthly basis	2.82%	Read Note for details	1,661,887
				6,342,887
Less: Long-term loans due within one year or one operating cycle				(2,111,750)
				$4,231,137

Nature of borrowings	Loan period and repayment method	Interest rate range	Collateral	December 31, 2025
Long-term bank loans				
Credit loans	From July 2024 to July 2026; the interest is paid on a monthly basis	1.97%~ 2.10%	None	$ 400,000
〃	From July 2024 to July 2026; the interest is paid on a monthly basis	〃	〃	325,000
〃	From August 2025 to August 2027, and the interest is paid on a monthly basis	〃	〃	674,000

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Nature of borrowings	Loan period and repayment method	Interest rate range	Collateral	December 31, 2025
〃	From August 2025 to August 2027, and the interest is paid on a monthly basis	〃	〃	1,000,000
Loans secured by accounts receivable	From June 2017 to September 2039; the loan and the accrued interest is repaid on a monthly basis	2.82%	Read Note for details	1,784,341
				4,183,341
Less: Long-term loans due within one year or one operating cycle				(1,376,305)
				$2,807,036

Nature of borrowings	Loan period and repayment method	Interest rate range	Collateral	June 30, 2025
Long-term bank loans				
Credit loans	From July 2024 to July 2026; the interest is paid on a monthly basis	1.97%~ 2.10%	None	$1,000,000
〃	From July 2024 to July 2026; the interest is paid on a monthly basis	〃	〃	500,000
Loans secured by accounts receivable	From June 2017 to September 2039; the loan and the accrued interest is repaid on a monthly basis	2.82%	Read Note for details	1,888,831
				3,388,831
Less: Long-term loans due within one year or one operating cycle				(1,167,559)
				$2,221,272

The Group’s unused balance of loan limit as of June 30, 2026, December 31, 2025, and June 30, 2025, was NT$6,262,520, NT$5,997,520 and NT$6,147,520, respectively.

Accounts receivable/Loans secured by other receivables

The Company signed the secured loans agreement to use Accounts Receivable as collateral with the Mega International Commercial Bank. The Company utilized the Installment Accounts Receivable from the Company's sale of Huaku New World Project, the rights of the building site, and the construction and its subsidiaries as collateral to obtain a loan amount of NT$6 billion originally, and the loan limit was adjusted to NT$4 billion on May 9, 2022, and further adjusted to NT$3.5 billion on July 11, 2024, with loan term of 20 years. Please refer to Note 6 (3) for details. The main terms of the agreement are as follows:

1. The loan period of each accounts receivable shall not exceed 20 years from the date when the funds are used, , but in no case extending beyond September 20, 2039.
2. The used amount mentioned above shall be circulated from the date of first use to the date of expiration of five years, and the unspent balance of loans shall be automatically canceled at that time.
3. During the duration of the secured loans using account receivable as collateral, the Group shall maintain all the following financial ratios on the basis of the consolidated annual financial statements audited by the accountant, which shall be checked once a year:
   (1) Current ratio: not less than 100%.
   (2) Debt ratio (total liabilities/tangible net worth): not greater than 230%.

(XIV) Pensions

1. In compliance with the requirements set forth in the Labor Standards Act, the Company and its domestic subsidiaries have stipulated a defined benefit pension plan, which is applicable to the years of service rendered by regular employees prior to, and after (if employees elect to continue to apply the Labor Standards Act), the implementation of the Labor Pension Act on July 1, 2005. Pension payments for employees qualified for the aforementioned retirement criteria are calculated in accordance with the years of service rendered and the average salaries or wages of the last six months prior to retirement. Two bases are given for each full year of service over the first 15 years, and one base is given for an additional year of service thereafter, provided that the total bases do not exceed 45. The Company contributes on a monthly basis 2% of the total salary (wages) as the pension fund, which is deposited in a designated account of the Bank of Taiwan under the name of the Supervisory Committee of Workers' Retirement Fund. Prior

to the end of each annual period, the Company assesses the balance of the aforementioned designated account for the labor pension fund. If the balance is determined insufficient to pay off the pension amount computed by the aforementioned approach for employees qualified for retirement within next year, the Company will make a lump sum contribution to make up the shortfall before the end of March of the following year.

(1) For the period from April 1 to June 30, 2026 and 2025 as well as January 1 to June 30, 2026 and 2025, the net pension costs recognized under the defined contribution plan aforementioned were NT$219, NT$198, NT$438, and NT$756, respectively.

(2) The Group expects to make a contribution of NT$1,169 to the pension plans for the year ended December 31, 2026.

2. Starting from July 1, 2005, the Company and subsidiaries have set up a defined contribution plan for all employees with R.O.C. citizenship in accordance with the Labor Pension Act. For part of employees of the Company and its domestic subsidiaries who choose to apply the labor pension system as defined in the Labor Pension Act, the Company has made monthly contributions equal to 6% of each employee's monthly salary to employees' pension accounts. The benefits accrued are paid monthly or in a lump sum upon termination of employment.

(1) According to the elderly insurance system stipulated by the Government of the People's Republic of China, the Group contributes pensions monthly at a fixed rate of the total salaries of the employees of the Group's subsidiaries in mainland China. For the period from January 1 to June 30, 2026 and 2025, the contribution ratio was both 20%. The pension for each employee is managed by the government, hence the Group does not have further obligation except for making a monthly contribution.

(2) For the period from April 1 to June 30, 2026 and 2025 as well as January 1 to June 30, 2026 and 2025, the net pension costs recognized under the defined contribution plan aforementioned were NT$2,112, NT$2,076, NT$4,267, and NT$4,151, respectively.

(XV) <u>Share capital</u>

1. The Company resolved at the shareholders' meetings held on May 29, 2026, and May 28, 2025 to increase capital by transferring undistributed earnings of NT$159,859 and NT$152,247, respectively. The record dates for the respective rights distributions were July 28, 2026 and August 2, 2025.

2. As of June 30, 2026, the Company's authorized capital was NT$5,000,000, and the paid-in capital was NT$3,197,187 with a par value of NT$10 per share. Share payments for the Company's issued stocks have been collected in full.

   The adjustments for the number of outstanding common shares at the beginning and end of the period are as follows:

	2026	2025
January 1	319,718,697	304,493,998
Capital increase through retained earnings	—	—
June 30	319,718,697	304,493,998

3. Treasury stock

   (1) The Company had no treasury stock transactions from January 1 to June 30, 2026 and 2025.

   (2) As of June 30, 2026, December 31, 2025, and June 30, 2025, the Company's subsidiary Pin Shing Construction Co., Ltd., held the Company's shares for the purpose of investment profit; the details are as follows:

	June 30, 2026	December 31, 2025	June 30, 2025
Number of shares (thousand shares)	201	201	192
Carrying amounts	$ 850	$ 850	$ 850

(XVI) Additional paid-in capital

According to the Company Act, additional paid-in capital including the income derived from issuing shares at a premium and from endowments, in addition to being used to covering deficit, where there is no accumulated deficit in a company, shall be distributed by issuing new shares to shareholders in proportion to the number of shares being held or by cash. In addition, according to relevant provisions of the Securities Exchange Act, when allocating capital from the aforementioned additional paid-in capital, the combined capitalized amount each year shall not exceed 10 percent of the paid-in capital. A company shall not use the additional paid-in capital to make good its capital loss, unless the surplus reserve is insufficient to make good such loss.

(XVII) Retained earnings

1. According to the Company's Articles of Incorporation, after offsetting any loss of prior years and paying all taxes and dues, 10% of the annual net income shall be set aside as legal reserves, but there is no requirement when legal reserves reach

the paid-in capital. The remaining balance, together with the accumulated undistributed profits from the previous year, constitutes the accumulated distributable earnings. The aforementioned distributable earnings shall be distributed as a dividend by the Board of Directors and then submitted to the shareholders' meeting for report.

2. Legal reserves may only be used for offsetting deficits and issuing new shares or distributing cash in proportion to shareholders' original holdings. However, when new shares are issued or cash is distributed, the amount shall be limited to 25% of the reserves in excess of the paid-in capital.

3. The Company may allocate earnings only after providing special reserve for debt balance in other equity on the date of balance sheet, and the reversal of debit balance in other equity, if any, may be stated into allocable earnings.

4. The Company's distribution of earnings for 2025 and 2024, as resolved by the shareholders' meeting on May 29, 2026 and May 28, 2025 is as follows:

	2025		2024	
	Amount	Dividends per share (NT$)	Amount	Dividends per share (NT$)
Legal reserves	$ 324,560		$ 138,061	
Cash dividends	2,557,750	$ 8.0	1,674,717	$ 5.5
Stock Dividends	159,859	0.5	152,247	0.5

(XVIII) Other equity items

	2026	2025
January 1	$ 35,743	$ 35,984
Currency translation differences:		
— The Group	1,265	(2,883)
— Tax amount of the Group	(253)	577
June 30	$ 36,755	$ 33,678

(XIX) Operating revenue

	April 1 to June 30, 2026	April 1 to June 30, 2025
Revenue from contract with customers	$ 1,491,446	$ 2,006,446
Rental income	9,617	10,104
	$ 1,501,063	$ 2,016,550

	January 1 to June 30, 2026	January 1 to June 30, 2025
Revenue from contract with customers	$ 5,687,672	$ 2,006,446
Rental income	19,809	21,558
	$ 5,707,481	$ 2,028,004

1. Segments of revenue from contracts with customers

The Group's income is derived from goods transferred at a point in time. The related revenue generated by each reportable department can be further subdivided as follows:

April 1 to June 30, 2026	Sales of construction		
	Taiwan	China	Total
Timing of revenue recognition			
— Revenue recognized at a specific timing	$ 1,491,446	$ —	$ 1,491,446

April 1 to June 30, 2025	Sales of construction		
	Taiwan	China	Total
Timing of revenue recognition			
— Revenue recognized at a specific timing	$ 2,006,446	$ —	$ 2,006,446

January 1 to June 30, 2026	Sales of construction		
	Taiwan	China	Total
Timing of revenue recognition			
— Revenue recognized at a specific timing	$ 5,687,672	$ —	$ 5,687,672

January 1 to June 30, 2025	Sales of construction		
	Taiwan	China	Total
Timing of revenue recognition			
— Revenue recognized at a specific timing	$ 2,006,446	$ —	$ 2,006,446

2. The aggregate amount of the transaction price and the estimated recognized revenue year of the sales contract signed by the Group, which had not yet satisfied its performance obligations, are as follows:

	Estimated recognized revenue year	Amount of contracts signed
June 30, 2026	2026 - 2029	$ 47,226,779
December 31, 2025	2026 - 2029	$ 43,717,680
June 30, 2025	2025 - 2029	$ 38,002,925

3. Contract liabilities

(1) The Group recognized contract revenues related to contract liabilities as follows:

	June 30, 2026	December 31, 2025	June 30, 2025	January 1, 2025
Contract liabilities - current:				
— Advance land receipts	$ 4,550,782	$ 4,712,012	$ 4,537,732	$ 4,096,463
— Advance building receipts	2,007,335	2,097,651	2,029,697	1,915,402
	$ 6,558,117	$ 6,809,663	$ 6,567,429	$ 6,011,865

The Group's sales contract of pre-sale homes contains provisions for advance payment from customers, and the time between advance receipt and commodity ownership transfer is longer than one year. According to IFRS 15, contract liabilities related to sales of pre-sale homes were recognized as current liabilities.

(2) Provision for opening contract liabilities:

	April 1 to June 30, 2026	April 1 to June 30, 2025
Balance of initial contract liability recognized as revenue in the current period		
— Pre-sale contract for a construction project	$ 362,020	$ 956,788

	January 1 to June 30, 2026	January 1 to June 30, 2025
Balance of initial contract liability recognized as revenue in the current period		
— Pre-sale contract for a construction project	$ 1,757,820	$ 956,788

(XX)

Additional information regarding the nature of expense

	April 1 to June 30, 2026	April 1 to June 30, 2025
Construction costs	$ 1,052,462	$ 1,360,697
Employee benefit expenses	98,664	88,603
Advertising expenses	36,957	75,151
Taxation	16,485	20,114
Depreciation and amortization	18,563	18,764
Other costs and expenses	(1,989)	20,175
Operating cost and operating expenses	$ 1,221,142	$ 1,583,504

	January 1 to June 30, 2026	January 1 to June 30, 2025
Construction costs	$ 4,164,243	$ 1,360,587
Employee benefit expenses	227,593	155,508
Advertising expenses	94,707	112,924
Taxation	29,450	35,358
Depreciation and amortization	37,196	30,716
Other costs and expenses	4,021	23,673
Operating cost and operating expenses	$ 4,557,210	$ 1,718,766

(XXI) Employee benefit expenses

	April 1 to June 30, 2026	April 1 to June 30, 2025
Salary and bonuses	$ 82,741	$ 72,075
Director Compensation	4,905	5,182
Labor and health insurance expenses	4,350	4,224
Pension expenses	2,331	2,274
Other personnel cost	4,337	4,848
	$ 98,664	$ 88,603

	January 1 to June 30, 2026	January 1 to June 30, 2025
Salary and bonuses	$ 181,415	$ 123,295
Director Compensation	18,400	6,366
Labor and health insurance expenses	13,794	13,210
Pension expenses	4,705	4,907
Other personnel cost	9,279	7,730
	$ 227,593	$ 155,508

1. As stated in the Articles of Incorporation, if there are any remaining profits after deducting the accumulated deficits from the profits of the year, the Company shall allocate 3%-5% of the remaining profits as compensation to employees, and remuneration to directors cannot exceed 2% of the remaining profits.
2. For the period from April 1 to June 30, 2026 and 2025 as well as January 1 to June 30, 2026 and 2025, the Company's recognized compensation to employees amounted to NT$8,604, NT$9,391, NT$36,978, and NT$9,391, respectively, and remuneration to directors amounted to NT$3,729, NT$4,070, NT$16,024, and NT$4,070, respectively, all presented under payroll expense.
3. Based on the profitability for the period from January 1 to June 30, 2026, it is estimated that 3% and 1.3%, respectively, have been allocated.
4. The Company's 2025 employee remuneration and directors' remuneration are consistent with the amounts recognized in the financial statements for the year ended December 31, 2025.

Information regarding employees' compensation and directors' remuneration approved by the Board of Directors of the Company can be found at the Market Observation Post System (MOPS) website.

(XXII) Interest income

	April 1 to June 30, 2026	April 1 to June 30, 2025
Interests on bank deposits	$ 40,570	$ 19,126
Interest income from financial assets at amortized cost	11,978	16,286
Other interest income	386	201
	$ 52,934	$ 35,613

	January 1 to June 30, 2026	January 1 to June 30, 2025
Interests on bank deposits	$ 55,221	$ 22,625
Interest income from financial assets at amortized cost	24,380	38,123
Other interest income	871	201
	$ 80,472	$ 60,949

(XXIII) Other income

	April 1 to June 30, 2026	April 1 to June 30, 2025
Advertising service income	$ 18,883	$ 5,036
Contract default income from the buyers	7,715	2,593
Other income	1,714	231
	$ 28,312	$ 7,860

	January 1 to June 30, 2026	January 1 to June 30, 2025
Advertising service income	$ 45,795	$ 5,036
Transferred income from accounts payable	123	180
Contract default income from the buyers	12,429	8,000
Other income	9,762	6,081
	$ 68,109	$ 19,297

(XXIV) Other gains and losses

	April 1 to June 30, 2026	April 1 to June 30, 2025
(Losses) Gains on financial liabilities measured at fair value through profit or loss	$ (18,400)	$ 2,200
Gains from lease modifications	—	240
Gains on financial assets at fair value through profit or loss	20	66
Foreign exchange losses	—	(16)
Gain on disposal of property, plant, and equipment	—	1
Miscellaneous items	(190)	(429)
	$ (18,570)	$ 2,062

	January 1 to June 30, 2026	January 1 to June 30, 2025
(Losses) Gains on financial liabilities measured at fair value through profit or loss	$ (10,200)	$ 400
Gains from lease modifications	—	240
Gains on financial assets at fair value through profit or loss	50	126
Foreign exchange losses	—	(16)
Loss on disposal of property, plant, and equipment	—	(2)
Miscellaneous items	(190)	(429)
	$ (10,340)	$ 319

(XXV) Financial cost

	April 1 to June 30, 2026	April 1 to June 30, 2025
Interest expense		
— Bank loans	$ 88,996	$ 111,422
— Amortization of convertible bonds discount	32,288	32,289
— Loans secured by accounts receivable	11,994	13,669
— Lease liabilities	151	149
Financial expenses	311	658
	133,740	158,187
Less: Amount capitalized of qualified assets	(69,526)	(110,144)
	$ 64,214	$ 48,043

	January 1 to June 30, 2026	January 1 to June 30, 2025
Interest expense		
— Bank loans	$ 176,266	$ 220,699
— Amortization of convertible bonds discount	64,577	64,577
— Loans secured by accounts receivable	24,378	27,722
— Lease liabilities	321	336
Financial expenses	621	1,736
	266,163	315,070
Less: Amount capitalized of qualified assets	(162,693)	(228,468)
	$ 103,470	$ 86,602

(XXVI) Income tax

1. Income tax expense

(1) Components of income tax expense:

	April 1 to June 30, 2026	April 1 to June 30, 2025
Current income tax:		
Income tax incurred in the current period	$ 58,616	$ 77,678
Land value increment tax recognized in income tax in the current period	—	8,648
Tax on undistributed surplus earnings	10,172	—
Over-estimated provision of the prior year's income tax	(1,157)	(13,127)
Total current income tax	67,631	73,199
Deferred income tax:		
Recognition and reversal of temporary differences	977	2,997
Income tax expense	$ 68,608	$ 76,196

	January 1 to June 30, 2026	January 1 to June 30, 2025
Current income tax:		
Income tax incurred in the current period	$ 224,200	$ 82,672
Land value increment tax recognized in income tax in the current period	14,747	8,648
Tax on undistributed surplus earnings	10,172	—
Over-estimated provision of the prior year's income tax	(1,157)	(13,127)
Total current income tax	247,962	78,193
Deferred income tax:		
Recognition and reversal of temporary differences	1,826	1,542
Income tax expense	$ 249,788	$ 79,735

(2) Income tax expense amount associated with other comprehensive income:

	April 1 to June 30, 2026	April 1 to June 30, 2025
Currency translation differences	$ (80)	$ 725

	January 1 to June 30, 2026	January 1 to June 30, 2025
Currency translation differences	$ (253)	$ 577

2. The tax authorities have examined income tax returns of the Company through the year ended December 31, 2024.

(XXVII) Earnings per share

	April 1 to June 30, 2026		
	Amount after tax	Weighted average number of shares outstanding (shares in thousands)	Earnings per share (NT$)
Basic earnings per share			
Profit attributable to ordinary shareholders of the parent company	$ 215,974	335,493	$ 0.64
Diluted earnings per share			
Assumed conversion of all dilutive potential ordinary shares			
— Convertible corporate bonds	—	3,251	
— Employee remuneration	—	471	
Profit attributable to common stock shareholders plus assumed conversion of all dilutive potential common stocks	$ 215,974	339,215	$ 0.64

	April 1 to June 30, 2025		
	Amount after tax	Weighted average number of shares outstanding (shares in thousands)	Earnings per share (NT$)
Basic earnings per share			
Profit attributable to ordinary shareholders of the parent company	$ 359,147	335,493	$ 1.07

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	April 1 to June 30, 2025		
	Amount after tax	Weighted average number of shares outstanding (shares in thousands)	Earnings per share (NT$)
Diluted earnings per share			
Assumed conversion of all dilutive potential ordinary shares			
— Convertible corporate bonds	—	43,659	
— Employee remuneration	—	256	
Profit attributable to common stock shareholders plus assumed conversion of all dilutive potential common stocks	$ 359,147	379,408	$ 0.95

	January 1 to June 30, 2026		
	Amount after tax	Weighted average number of shares outstanding (shares in thousands)	Earnings per share (NT$)
Basic earnings per share			
Profit attributable to ordinary shareholders of the parent company	$ 943,338	335,493	$ 2.81
Diluted earnings per share			
Assumed conversion of all dilutive potential ordinary shares			
— Convertible corporate bonds	—	51,445	
— Employee remuneration	—	749	
Profit attributable to common stock shareholders plus assumed conversion of all dilutive potential common stocks	$ 943,338	387,687	$ 2.43

	January 1 to June 30, 2025		
	Amount after tax	Weighted average number of shares outstanding (shares in thousands)	Earnings per share (NT$)
Basic earnings per share			
Profit attributable to ordinary shareholders of the parent company	$ 231,788	335,493	$ 0.69
Diluted earnings per share			
Assumed conversion of all dilutive potential ordinary shares			
— Convertible corporate bonds	—	43,659	
— Employee remuneration	—	256	
Profit attributable to common stock shareholders plus assumed conversion of all dilutive potential common stocks	$ 231,788	379,408	$ 0.61

(XXVIII) Changes in liabilities from financing activities

2026

	Short-term loans	Short-term notes and bills payable	Bonds payable	Long-term loans (Note 2)	Guarantee deposits received	Lease liabilities	Dividends payable	Total liabilities from financing activities
January 1	$ 10,729,667	$ —	$ 5,515,674	$ 4,183,341	$ 27,611	$ 14,801	$ —	$ 20,471,094
Increase	2,830,700	—	—	2,563,150	12,977	—	—	5,406,827
Decrease	(1,873,050)	—	—	(403,604)	(24,280)	(6,885)	(2,557,750)	(4,865,569)
Amortization of convertible bonds discount	—	—	64,577	—	—	—	—	64,577
Payment of interest expense (Note 1)	—	—	—	—	—	(321)	—	(321)
Other non-cash changes	—	—	—	—	—	20,338	2,557,750	2,578,088
June 30	$ 11,687,317	$ —	$ 5,580,251	$ 6,342,887	$ 16,308	$ 27,933	$ —	$ 23,654,696

2025

	Short-term loans	Short-term notes and bills payable	Bonds payable	Long-term loans (Note 3)	Guarantee deposits received	Lease liabilities	Dividends payable	Total liabilities from financing activities
January 1	$ 16,778,327	$ 349,706	$ 5,386,521	$ 4,216,330	$ 11,211	$ 43,582	$ —	$ 26,785,677
Increase	3,388,380	1,050,000	—	6,200	600	—	—	4,445,180
Decrease	(2,133,050)	(1,050,000)	—	(833,699)	(6,200)	(9,271)	—	(4,032,220)
Amortization of convertible bonds discount	—	—	64,577	—	—	—	—	64,577
Payment of interest expense (Note 1)	—	(2,243)	—	—	—	(336)	—	(2,579)
Other non-cash changes	—	1,922	—	—	—	(12,169)	1,674,717	1,664,470
June 30	$ 18,033,657	$ 349,385	$ 5,451,098	$ 3,388,831	$ 5,611	$ 21,806	$ 1,674,717	$ 28,925,105

Note 1: Statement of cash flows from operating activities.

Note 2: It includes NT$2,111,750 long-term loans due within one year or one operating cycle, accounted for under the item "Long-term liabilities due within one year or one operating cycle."

Note 3: It includes NT$1,167,559 long-term loans due within one year or one operating cycle, accounted for under the item "Long-term liabilities due within one year or one operating cycle".

(XXIX) Supplemental cash flow information

Fundraising activities that do not affect cash flow:

	January 1 to June 30, 2026	January 1 to June 30, 2025
Unpaid cash dividends declared	$ —	$ 1,674,717

VII. Related-Party Transactions

(I) Name and relationship of related parties

Name of related party	Relationship with the Group
Taiwan Digit Automated Control Co., Ltd. (TDAC)	Associates
Full-Come Foundation Engineering Co., Ltd. (Full-Come Foundation Engineering)	Associates
Huapu Construction Co., Ltd. (Huapu Construction)	Associates
Huang I-Jui	Director of the Company
Liu Shih-Hsuan	Relatives of key management within the second degree of kinship
Liu Shih-I	Relatives of key management within the second degree of kinship
Wan-Chien Chung	Relatives of key management within the second degree of kinship
Wei-Chieh Liao	Relatives of key management within the second degree of kinship
Huang Yu-Hsuan	Relatives of key management within the second degree of kinship
Huang Pin-Wei	Relatives of key management within the second degree of kinship
Chang-Hsueh Investment Co., Ltd. and other three people	Other related parties

(II) Significant transactions with related parties

1. Sales

(1) For the period from January 1 to June 30, 2026 and 2025, the Board of Directors of the Group resolved to sell the projects developed and constructed by the Company to the related parties, and the total transaction amounts including tax were NT$167,380 and NT$72,160, respectively.

(2) In 2024 and 2022, respectively, the Group sold the development projects it had developed to related parties; These projects were completed and delivered

in the current year and the prior year, respectively, and sales revenue of NT$66,200 (tax included) and NT$429,830 (tax included) was recognized, respectively.

2. Purchase

	April 1 to June 30, 2026	April 1 to June 30, 2025
Associates	$ 120,362	$ 64,310

	January 1 to June 30, 2026	January 1 to June 30, 2025
Associates	$ 201,977	$ 101,305

(1) The above transactions with associates are entrusted with contracting projects. The price is based on the contract. The payment period is the same as that of non-related persons, and both are within one month or 45 days.

(2) As of June 30, 2026, the total price of the uncompleted project contracts signed between the Group and associates was NT$896,682, and the amount of unrecognized construction payments was NT$212,232.

3. Accounts payable

	June 30, 2026	December 31, 2025	June 30, 2025
Associates	$ 114,133	$ 151,097	$ 59,007

The accounts payable to related parties are mainly from the purchase transaction. The said accounts payable are non-interest bearing.

(III) <u>Information on the remunerations of the key management</u>

	April 1 to June 30, 2026	April 1 to June 30, 2025
Short-term employee benefits	$ 13,601	$ 13,207

	January 1 to June 30, 2026	January 1 to June 30, 2025
Short-term employee benefits	$ 44,051	$ 19,780

VIII. Pledged Assets

The Group's assets pledged as collateral are as follows:

Asset items	Carrying amounts June 30, 2026	December 31, 2025	June 30, 2025	Purpose of the guarantees
Installment accounts receivable				Loans secured by accounts receivable
— Accounts receivable	$ 104,115	$ 107,742	$ 108,717	
— Long-term notes and accounts receivable	1,429,555	1,548,540	1,645,836	
Other installments receivable				Loans secured by accounts receivable
— Other receivables	9,235	8,763	8,842	
— Long-term notes and accounts receivable	118,982	119,296	125,436	
Other current assets				
— Restricted bank deposits	2,462,650	2,022,294	1,771,427	Pre-sale construction project trust fund
Inventories	35,597,478	32,708,447	43,184,814	Short-term loans and commercial papers payable
Investment property	233,366	235,416	237,466	Loans secured by accounts receivable
	$ 39,955,381	$ 36,750,498	$ 47,082,538	

IX. Significant Contingent Liabilities and Unrecognized Contractual Commitments

(I) As of June 30, 2026, the total value of the engineering contract signed between the Group and non-related parties amounted to NT$22,684,618 and the amount not yet estimated was NT$17,297,808.

(II) As of June 30, 2026, the total amount not yet estimated for land acquisition contracts signed by the Group was NT$1,796,088.

(III) As of June 30, 2026, the Group had signed letters of trust deed with the trustee financial institution for the project of construction in progress, and the relevant project names and trust banks were as follows:

Project name	Trust bank
Sky tower	Taipei Fubon Commercial Bank Co., Ltd.
UPPER MANSION	Cathay United Bank Co., Ltd.
FLOURISH MANSION	E.SUN Commercial Bank, Ltd.
Mout River	Mega International Commercial Bank
THE WEAVEN	Mega International Commercial Bank
Ultimate Luxury	Cathay United Bank Co., Ltd.
Huaku Mansion de Lotus	E.SUN Commercial Bank, Ltd.
Huaku Grand Seasons	CTBC Bank Co., Ltd.
Huaku Vision Park	Hua Nan Commercial Bank, Ltd.
Huaku Yu Cheng	CTBC Bank Co., Ltd.

The Group has processed the registrations of transferring the values trust or real estate development trust to the financial institution that undertakes the assurance for the construction as mentioned above projects.

X. Significant Disaster Losses

None.

XI. Significant Subsequent Events

None.

XII. Others

(I) Capital risk management

The objective of the Group's capital management is to ensure that the Group can continue as a going concern, that an optimal capital structure is maintained to lower the cost of capital, and that rewards are provided to shareholders. In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to shareholders, issue new shares or sell assets to reduce debt. The Group regulates the borrowing amount of the company based on the progress of the project and the funds required for the operation.

(II) Financial instruments

1. Categories of financial instruments

	June 30, 2026	December 31, 2025	June 30, 2025
Financial assets			
Financial assets measured at fair value through profit or loss			
Financial assets mandatorily measured at FVTPL	$ 5,276	$ 7,703	$ 11,688
Financial assets/loans and receivables measured at amortized cost			
Cash and cash equivalents	5,047,431	7,668,970	3,628,919
Notes receivable	86,274	120,421	219,387
Accounts receivable (including long-term installment accounts receivable over one year)	1,728,824	1,859,217	1,916,831
Other receivables	67,264	173,279	140,231
Refundable deposits	616,357	840,123	818,493
Other financial assets	2,462,650	2,022,294	1,771,427
	$ 10,008,800	$ 12,684,304	$ 8,495,288
Financial liabilities			
Financial liabilities measured at amortized costs			
Short-term loans	$ 11,687,317	$ 10,729,667	$ 18,033,657
Short-term notes and bills payable	—	—	349,385
Notes payable	1,866	13,949	9,453
Accounts payable	1,840,446	2,644,106	1,580,319
Other accounts payable	411,152	630,259	1,930,457
Bonds payable	5,580,251	5,515,674	5,451,098
Long-term loans (including due within one year or one operating cycle)	6,342,887	4,183,341	3,388,831
Guarantee deposits received	16,308	27,611	5,611
	$ 25,880,227	$ 23,744,607	$ 30,748,811
Lease liabilities	$ 27,933	$ 14,801	$ 21,806

2. Risk management policy

(1) The Group's daily operations are affected by various financial risks, e.g. market risks (including exchange rate risk, interest rate risk and price risk), credit risk and liquidity risk.

(2) The risk management process is carried out by the finance department of the Group in accordance with the opinions of the Board of Directors. Through cooperation with the Group's each operating units, the finance department is responsible for identifying, evaluating and hedging financial risks.

(3) The Group does not undertake derivatives for hedging financial risks.

3. Nature and degree of significant financial risks

(1) Market risk

Foreign currency risk

The Group operates internationally. The main currencies are NTD and RMB. Foreign currency risk arises from recognized assets and liabilities and net investments in foreign operations. The management of the Group has established policies to manage the foreign currency risk of functional currencies. The Group manages its overall foreign currency risk through the Finance Department. The Group had no foreign currency assets or liabilities as of June 30, 2026, December 31, 2025, and June 30, 2025.

Due to the monetary items of the Group, the aggregated exchange (loss) gains (both realized and unrealized) for the period from April 1 to June 30, 2026 and 2025 as well as January 1 to June 30, 2026 and 2025, were NT$0, NT$(16), NT$0 and NT$(16), respectively.

Price risk

The price of wealth management commodities held by the Group is subject to the uncertainty of the price risk of the investment target's future value, so there exists a price risk exposure.

Cash flow interest rate risk and fair value interest rate risk

A. The Group's interest rate risks come from short- and long-term loans. Loans with floating interest rates expose the Group to cash flow interest rate risks, of which a portion is offset by the cash held with floating interest rates. From January 1 to June 30, 2026 and 2025, the Group's loans at floating interest rates were denominated in NTD.

B. The Group simulates a number of scenarios and analyzes interest rate risk, including consideration of refinancing, extending contracts of existing positions, and other available financings to calculate the impact of changes in specific interest rates on profit or loss.

C. When all other factors remain unchanged, the maximum impact of a 1% change in the interest rate on the financial costs for the period from January 1 to June 30, 2026 and 2025, would be an increase or decrease of NT$180,302 and NT$217,725, respectively. The two payments of NT$16,619 and NT$18,888 for the period from January 1 to June 30, 2026 and 2025, respectively, were due to the Group's contract of the loan secured by accounts receivable with the bank. The interest income generated by the installment sales was directly deposited by the purchaser into the bank loan account of the Group to repay the interest expenses arising from the above-mentioned factoring contract. Therefore, there was no need for the Group to undertake the risk of interest rate changes arising from this transaction. The simulation is done on a quarterly basis to verify that the maximum loss potential is within the limit given by the management.

(2) Credit risk

A. Credit risk of the Group refers to the risk of financial loss of the Group caused by the client or counterparties of financial instruments fail to fulfill their contractual obligations. The risk is mainly from the counterparty unable to pay off the accounts payable according to the collection conditions.

B. The Group establishes credit risk management from the group perspective. Only banks and financial institutions with an independent credit rating of at least "A" are accepted as counterparties for transactions.

C. The Group mainly engages in the lease and sale of public housings, plants as well as the sale of premises. Revenue is recognized when the full contract payments are collected, and the transfer of ownership and the actual delivery of the house are completed. Therefore, the amount of accounts receivable arising from the sale of real estate should be petty proportion, and no much chance of non-recovery. The Company also implements individual management and regular tracking of receivables arising from special trading. In addition, the Group classifies customers' accounts receivable and installment accounts receivable based on customer characteristics, and use the simplified preparation matrix, the company estimates the expected credit loss and adjusts the loss rate established by historical and current information during a specific period to assess the allowance loss of installments receivable. The Group's assessed credit impairment losses as of June 30, 2026, December 31, 2025, and June 30, 2025, were not significant.

D. No written-off debts with recourse existed as of June 30, 2026, December 31, 2025, and June 30, 2025.

E. The Group has no circumstances of selling accounts receivable.

(3) Liquidity risk

A. The cash flow forecast is performed by each operating entity of the Group and compiled by the Group's finance department. The Group's finance division monitors rolling forecasts of the Group's liquidity requirements to ensure it has sufficient cash to meet operational needs while maintaining sufficient headroom on its undrawn committed borrowing facilities at all times so that the Group does not breach borrowing limits or covenants (where applicable) on any of its borrowing facilities.

B. The Group's non-derivative financial liabilities are analyzed based on the remaining period from the date of balance sheet to the contract expiration date; the derivative financial liabilities are analyzed based on the fair value at the date of balance sheet.

Except for notes payable with undiscounted contract cash flow amount that is approximately equal to its book value and matures within one year, the amount of undiscounted contractual cash flow of other financial liabilities is as follows:

June 30, 2026 Non-derivative financial liabilities:	Within 1 Year	1-3 years	Over 3 years
Short-term loans	$ 428,220	$ 6,019,763	$ 6,289,945
Accounts payable	1,014,211	164,201	662,034
Other payables	367,237	21,294	22,621
Lease liabilities	14,413	8,553	5,875
Long-term loans (including due within one year or one operating cycle)	2,071,476	2,718,315	—
Loans secured by accounts receivable	142,547	297,549	1,736,778
Bonds payable	—	—	6,000,000

December 31, 2025

Non-derivative financial liabilities:	Within 1 Year	1-3 years	Over 3 years
Short-term loans	$ 2,108,339	$ 1,497,057	$ 8,021,320
Accounts payable	1,776,492	156,468	711,146
Other payables	580,786	15,189	34,284
Lease liabilities	10,016	5,008	—
Long-term loans (including due within one year or one operating cycle)	1,296,996	1,149,046	—
Loans secured by accounts receivable	149,625	137,086	2,100,831
Bonds payable	—	—	6,000,000

June 30, 2025

Non-derivative financial liabilities:	Within 1 Year	1-3 years	Over 3 years
Short-term loans	$ 6,280,567	$ 7,248,705	$ 5,299,235
Short-term notes and bills payable	350,000	—	—
Accounts payable	817,571	158,756	603,992
Other payables	1,895,966	1,900	32,591
Lease liabilities	12,215	10,016	—
Long-term loans (including due within one year or one operating cycle)	1,068,854	450,277	—
Loans secured by accounts receivable	153,166	306,178	2,068,010
Bonds payable	—	—	6,000,000

C. The Group did not expect a maturity analysis of which the cash flows timing would be significantly earlier, or the actual amount would be significantly different.

(III) Fair value information

1. The following states the definition of different levels of valuation techniques used to measure the fair value of financial and non-financial instruments:

   Level 1: Level 1 inputs are (unadjusted) quoted prices in active markets for identical assets or liabilities that the entity can access at the measurement date. An active market is a market in which transactions for the asset or liability take place with sufficient frequency and volume to provide pricing information on an ongoing basis.

   Level 2: Observable inputs for the asset or liability, either directly or indirectly, other than quoted market prices included within Level 1.

   Level 3: Unobservable inputs for the asset or liability. The financial products invested by the Group belong to this level.

2. For fair value information of investment property measured at cost, please refer to Note 6 (8) for details.

3. Financial instruments not measured at fair value, including cash and cash equivalents, notes and accounts receivable, other receivables, refundable deposits, restricted bank deposits, short-term loans, short term bills payable, notes payable, accounts payable, other payables, long-term borrowings, guarantee deposit received, are reasonable approximations of fair values.

4. The Group categorizes financial and non-financial instruments measured at fair value on the basis of the nature, characteristics, and risks of the assets and liabilities. The related information is as follows:

(1) Classified by nature of assets:

	Level 1	Level 2	Level 3	Total
June 30, 2026				
Assets				
Recurring fair value				
Financial assets measured at fair value through profit or loss	$ —	$ —	$ 5,276	$ 5,276
Liabilities				
Recurring fair value				
Financial liabilities measured at fair value through profit or loss	$ —	$ —	$ 40,000	$ 40,000

	Level 1	Level 2	Level 3	Total
December 31, 2025				
Assets				
Recurring fair value				
Financial assets measured at fair value through profit or loss	$ —	$ —	$ 7,703	$ 7,703
Liabilities				
Recurring fair value				
Financial liabilities measured at fair value through profit or loss	$ —	$ —	$ 29,800	$ 29,800

	Level 1	Level 2	Level 3	Total
June 30, 2025				
Assets				
Recurring fair value				
Financial assets measured at fair value through profit or loss	$ —	$ —	$ 11,688	$ 11,688
Liabilities				
Recurring fair value				
Financial liabilities measured at fair value through profit or loss	$ —	$ —	$ 60,200	$ 60,200

(2) Methods and assumptions adopted by the Group for measurement of fair value are stated as follows:

The Group has not held any financial assets with quoted market prices and the fair value of the remaining financial instruments is obtained from valuation techniques or reference to quotes from counterparties.

5. For the period from January 1 to June 30, 2026 and 2025, there were no transfers between Level 1 and Level 2 for the Group.

6. The changes in Level 3 for the period from January 1 to June 30, 2026 and 2025, were as follows:

	2026	2025
January 1	$ 7,703	$ 13,385
Current acquisition	—	5,965
Disposal in the current period	(2,759)	(6,505)
Currency translation differences	332	(1,157)
June 30	$ 5,276	$ 11,688

7. The finance department of the Group is in charge of valuation procedures for fair value measurements being categorized within Level 3, which is to confirm the resource of information is independent, reliable and represented as the exercisable price.

XIII. Matters Disclosed in Notes

(I) Related Information on Significant Transactions

1. Financing provided to others: None.

2. Endorsements/guarantees provided to others: None.

3. Significant marketable securities held at the end of the period: None.

4. Purchases from and sales to related parties amounted to at least NT$100 million or exceeding 20% of paid-in capital: Please refer to Table 1.

5. Receivables from related parties amounted to at least NT$100 million or exceeding 20% of paid-in capital: Please refer to Table 2.

6. Parent-subsidiary and subsidiary-subsidiary business relations and significant transactions thereof: Please refer to Table 3.

(II) Related Information on Investees

Name, location, and information on investee companies (not including investee companies in mainland China): Please refer to Table 4.

(III) Information on Investments in Mainland China

1. Investee information: Please refer to Table 5.

2. Significant transactions with investee companies in mainland China, either directly or indirectly via a third region: None.

XIV. Information on Operating Segments

(I) General information

The Group operates business only in a single industry. The Group's operating decision-makers, who allocate resources and assesses the performance of the Group as a whole, has identified that the Group is a single reportable operating segment.

The Group's company organization, basis of department segmentation and principles for measuring segment information for the period were not significantly changed.

(II) Segment information on profit or loss and assets

The financial information of reportable segments provided to chief operating decision makers is as follows:

	January 1 to June 30, 2026			
	Taiwan	China	Adjustment and elimination	Total
Net external revenue	$ 5,706,888	$ 593	$ —	$ 5,707,481
Internal segment revenue	1,969,074	—	(1,969,074)	—
Segment revenue	$ 7,675,962	$ 593	$ (1,969,074)	$ 5,707,481
Segment income or loss	$ 1,001,215	$ 182	$ (58,023)	$ 943,374
Segment assets	$ 53,822,716	$ 51,848	$ —	$ 53,874,564

	January 1 to June 30, 2025			
	Taiwan	China	Adjustment and elimination	Total
Net external revenue	$ 2,027,253	$ 751	$ —	$ 2,028,004
Internal segment revenue	2,303,790	—	(2,303,790)	—
Segment revenue	$ 4,331,043	$ 751	$ (2,303,790)	$ 2,028,004
Segment income or loss	$ 283,851	$ (2,065)	$ (50,411)	$ 231,375
Segment assets	$ 57,035,627	$ 52,430	$ —	$ 57,088,057

(III) Reconciliation for segment profit or loss and assets

The revenue from external parties, segment income and segment assets reported to the Chief Operating Decision Maker are measured in a manner consistent with the revenue, net profit after taxes, and total assets in the financial statements; therefore, there is no need to adjust.

Huaku Development Co., Ltd. and Subsidiaries

Purchases or sales of goods from or to related parties amounting to at least NT$100 million or 20% of the paid-in capital

January 1 to June 30, 2026

Table 1.

Unit: NT$ thousands

(Unless specified otherwise)

			Transaction Details				Reasons for and Status of Differences in Transaction Terms Compared to Arms-Length Transaction		Notes and Accounts Receivable (Payable)		
Supplier (Buyer)	Counterparty	Relationship	Purchase/ Sale	Amount	Ratio to the Total Purchase/ Sale Amount	Credit period	Unit Price	Credit period	Balance	Ratio to the Total Notes/Accounts Receivable (Payable)	Note
Huaku Development Co., Ltd.	Pin Shing Construction Co., Ltd.	Subsidiary	Purchase	$ 1,979,223	31	Within 120 days	Contract-based pricing	Typically, suppliers are paid within one month or 45 days	$ (1,433,453)	57	
Pin Shing Construction Co., Ltd.	Huaku Development Co., Ltd.	Parent company	Sales	(1,979,223)	100	Within 120 days	Contract-based pricing	Typically, customers are provided with a 30-day monthly credit term	1,433,453	100	

Huaku Development Co., Ltd. and Subsidiaries

Receivables from related parties amounting to at least NT$100 million or 20% of the paid-in capital

June 30, 2026

Table 2.

Unit: NT$ thousands

(Unless specified otherwise)

Companies with receivables	Counterparty	Relationship	Balance of receivable from related parties	Turnover Rate	Overdue		Amount collected after the period for receivable from related parties	Allowance for Doubtful Accounts
					Amount	Action Taken		
Pin Shing Construction Co., Ltd.	Huaku Development Co., Ltd.	Parent company	$ 1,433,453	Note	$ —	—	$ 1,170,449	$ —

Note: This column is not applicable to the construction engineering industry.

Huaku Development Co., Ltd. and Subsidiaries
Parent-subsidiary and subsidiary-subsidiary business relations and significant transactions thereof
January 1 to June 30, 2026

Table 3.

Unit: NT$ thousands
(Unless specified otherwise)

No. (Note)	Name of counterparty	Counterparty	Relationship with the Counterparty	Transaction Details: Account	Transaction Details: Amount	Transaction Details: Terms	Transaction Details: Ratio as A Percentage of Total Consolidated Revenue or Total Assets
0	Huaku Development Co., Ltd.	Pin Shing Construction Co., Ltd.	Parent company to subsidiary	Purchase	$ 1,979,223	Contract-based pricing within 120 days	35
0	Huaku Development Co., Ltd.	Pin Shing Construction Co., Ltd.	Parent company to subsidiary	Accounts payable	1,433,453	Contract-based pricing within 120 days	3
1	Pin Shing Construction Co., Ltd.	Huaku Development Co., Ltd.	Subsidiary to parent company	Sales	1,979,223	Contract-based pricing within 120 days	35
1	Pin Shing Construction Co., Ltd.	Huaku Development Co., Ltd.	Subsidiary to parent company	Accounts receivable	1,433,453	Contract-based pricing within 120 days	3

Note: The information of intercompany transactions between the parent company and subsidiaries should be indicated in the number column separately, and the number should be filled in as follows:

(1) 0 for the parent company.

(2) Subsidiaries should be numbered based on the company’s classification, beginning with the Arabic numeral 1.

Huaku Development Co., Ltd. and Subsidiaries
Name, location, and information on investee companies (not including investee companies in Mainland China)
January 1 to June 30, 2026

Table 4.

Unit: NT$ thousands
(Unless specified otherwise)

Investor Company	Investee company	Location	Main Businesses	Initial Investment Amount		Shares Held as at the End of the Period			Current Profit or Loss of the Investee Company	Investment Gain (Loss) Recognized in the Current Period	Note
				End of the Current Period	End of Last Period	Shares	Ratio	Carrying Amount			
Huaku Development Co., Ltd.	Pin Shing Construction Co., Ltd.	Taiwan	Contracting civil engineering and hydraulic engineering projects	$ 614,184	$ 614,184	70,000,000	100	$ 651,168	$ 57,877	$ (2,384)	Subsidiary
Huaku Development Co., Ltd.	Taiwan Digit Automated Control Co., Ltd.	Taiwan	Engineering monitoring	8,000	8,000	800,000	40	32,625	10,852	4,341	An investee accounted for using the equity method
Huaku Development Co., Ltd.	Huapu Construction Co., Ltd.	Taiwan	Leasing, selling and development of residential and commercial buildings	5,000	5,000	500,000	50	5,120	(34)	(19)	An investee accounted for using the equity method
Pin Shing Construction Co., Ltd.	Full-Come Foundation Engineering Co., Ltd.	Taiwan	Professional construction industry of foundation engineering	25,925	25,925	3,062,274	38.05	40,648	9,473	3,798	An investee company of subsidiary accounted for using equity method

Huaku Development Co., Ltd. and Subsidiaries
Basic Information on Investments in Mainland China
January 1 to June 30, 2026

Table 5.

Unit: NT$ thousands
(Unless specified otherwise)

Investee company in Mainland China	Main Businesses	Paid-in Capital	Investment Method	Accumulated Investment Amount of Remittance from Taiwan - Beginning of the Current Period	Remitted or Recovered Investment Amount of the Current Period: Remitted	Remitted or Recovered Investment Amount of the Current Period: Recovered	Accumulated Investment Amount of Remittance from Taiwan - End of the Current Period	Current Profit or Loss of the Investee Company	The Company's Shareholding Percentage from Direct or Indirect Investment	Investment profit or loss recognized in the current period (Note 2)	Book Value of Investment at the End of the Current Period	Accumulated Repatriation of Investment Income as of the End of the Period	Note
Chengdu Wanda Real Estate Co., Ltd.	Property development	$ 2,345	Note 1	$ —	$ —	$ —	$ —	$ 182	80	$ 145	$ 30,662	$ 350,614	Note 3

Company Name	Accumulated Remitted Investment Amount from Taiwan to Mainland China - End of the Current Period	Investment Amounts Authorized by Investment Commission, MOEA	Ceiling on Investment in Mainland China Imposed by the Investment Commission, MOEA
Huaku Development Co., Ltd.	$ —	$ 891,190	$ 12,486,689

Note 1: Direct investment in a Mainland China company.

Note 2: Based on the valuation and disclosure of the Company's financial statements for the same period, which have not been reviewed by a CPA.

Note 3: On August 29, 2014, the company was approved by the Chengdu Investment Promotion Committee to reduce the capital by RMB$ 115 million. In October 2017, all the Company's holdings of RMB$ 92 million had been fully remitted back.

In addition, on April 20, 2018, with the approval of the Chengdu Investment Promotion Commission, the company reduced its capital by RMB 110 million. In February 2019, all the company's holdings of RMB 88 million had been fully remitted back.

In addition, on April 29, 2022, with the approval of the Administration for Market Regulation of Chengdu, the Company reduced its capital by RMB$ 4.5 million. In May 2022, all the Company's holdings of RMB$ 3.6 million had been fully remitted back.