Stock code: 2530

Delpha Construction Co., Ltd.
and Subsidiaries
Consolidated Financial Statements
For the years ended December 31, 2022 and 2021
Together with Independent Auditors' Report

For the convenience of readers and for information purpose only, the auditors' report and the accompanying financial statements have been translated into English from the original Chinese version prepared and used in the Republic of China. In the event of any discrepancy between the English version and the original Chinese version or any differences in the interpretation of the two versions, the Chinese-language auditors' report and financial statements shall prevail.

Delpha Construction Co., Ltd. and Subsidiaries

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Delpha Construction Co., Ltd. and Subsidiaries
Letter of Representation

For the year ended December 31, 2022 (from January 1, 2022 to December 31, 2022), pursuant to "Criteria Governing the Preparation of Affiliation Reports, Consolidated Business Reports and Consolidated Financial Statements of Affiliated Enterprises", the entities that are required to be included in the consolidated financial statements of affiliates, are the same entities required to be included in the consolidated financial statements prepared in conformity with the International Financial Reporting Standards No. 10, "Consolidated Financial Statements". In addition, the information required to be disclosed in the consolidated financial statements of affiliates is included in the aforementioned consolidated financial statements. Accordingly, it is not required to prepare a separate set of consolidated financial statements of affiliates.

Very truly yours,

Delpha Construction Co., Ltd.

Cheng, Ssu-Tsung

Chairman

March 15, 2023

Independent Auditors' Report

Delpha Construction Co., Ltd.

Opinion

We have audited the accompanying consolidated balance sheets of Delpha Construction Co., Ltd. (the "Company") and its subsidiaries (collectively referred as the "Group") as of December 31, 2022 and 2021, and the related consolidated statements of comprehensive income, changes in equity and cash flows for the years ended December 31, 2022 and 2021, and the notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, based on our audits, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Group as of December 31, 2022 and 2021, and its consolidated financial performance and its consolidated cash flows for the years then ended, in accordance with the "Regulations Governing the Preparations of Financial Reports by Securities Issuers" and the International Financial Reporting Standards, International Accounting Standards, IFRIC Interpretations, and SIC Interpretations as endorsed by the Financial Supervisory Commission.

Basis for opinion

We conducted our audits in accordance with the "Regulations Governing Auditing and Attestation of Financial Statements by Certified Public Accountants" and generally accepted auditing standards in the Republic of China. Our responsibilities under those standards are further described in the **Independent auditors' responsibilities for the audit of the consolidated financial statements** section of our report. We are independent of the Group in accordance with the Code of professional Ethics for Certified Public Accountants in the Republic of China (the "Code"), and we have fulfilled our other ethical responsibilities in accordance with this Code. Based on our audits, we believe that our audits provide a reasonable basis for our opinion.

Independent Auditors' Report (Continued)

Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements for the year ended December 31, 2022. These matters were addressed in the context of our audit of the consolidated financial statements as a whole and, in forming our opinion thereon, we do not provide a separate opinion on these matters. We determined the key audit matters should be communicated in our audit report are as follows:

1. Evaluation of inventories

Please refer to Note 4(12) to the consolidated financial statements for the accounting policies of evaluation of inventories; refer to Note 5(2) to the consolidated financial statements for the accounting estimates and assumptions of the evaluation of inventories; and please refer to Note 6(5) to the consolidated financial statements for the details description of inventories accounts.

The inventory is an important asset of the Group's operation, which accounts for 82% of the total Group's assets. The accounting treatment for inventory evaluation is in accordance with the International Accounting Standard 2 "Inventories". The financial statements will not present fairly if the assessment of net unrealized value of inventories are inappropriate. Therefore, we considered the evaluation of inventories as one of the key audit matters for the year.

Our audit procedures included, but were not limited to, by referencing to the total transaction price registered in the Ministry of the Interior's real estate transaction database, the average selling price converted into the net realized value of the lands and buildings for sale to assess whether there is a significant difference. And to obtain the valuation report issued by the appraiser or by referencing to the present value of land announced by the Ministry of the Interior to assess whether there is a significant difference between the construction land and the construction in progress; and for the valuation report issued by the appraiser, to assess the rationality of the basic assumptions and expert qualifications such as the percentage of factor adjustment, the direct and indirect costs of the development period, the integrated capital interest rates etc.

2. Revenue and cost recognition – sales of lands and buildings

Please refer to Note 4(22) to the consolidated financial statements for the accounting policies of revenue recognition and cost recognition; refer to Note 6(22) and 6(5) to the consolidated financial statements for the details of revenue and cost, respectively.

The lands and building sales of the Group accounted for the highest proportion of the sales revenue, considering that there may be discrepancies during the period when the collection and transfer of information and transfer and delivery of the property between departments, and it relying on manual control; therefore, we considered the recognition of sales of lands and buildings of the Group and its related costs are one of the key audit matters for the year.

Our audit procedures included, but were not limited to, the testing of the Group's internal control procedures for the recognition of sales of lands and buildings revenue, verifying relevant controls such as the supporting documents of the transfer and delivery of the property and accounting time points, and determining the sales of lands and buildings revenue meets the conditions for revenue recognition, and in conjunction with the recognition of lands and buildings revenue, the cost of sales of lands and buildings is calculated and recognized in accordance with the income approach or the floor space method.

Other matters

We have audited the parent only financial statements of Delpha Construction Co., Ltd. for the years ended December 31, 2022 and 2021 on which we have issued an unqualified opinion.

Independent Auditors' Report (Continued)

Responsibilities of management and those charged with governance for the consolidated financial statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with the "Regulations Governing the Preparations of Financial Reports by Securities Issuers" and the International Financial Reporting Standards, International Accounting Standards, IFRIC Interpretations, and SIC Interpretations as endorsed by the Financial Supervisory Commission, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Those charges with governance, including members of the Audit Committee, are responsible for overseeing the Group's financial reporting process.

Independent auditors' responsibilities for the audit of the consolidated financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a report that includes our opinion. Reasonable assurance is a high level of assurance, but it is not a guarantee that an audit conducted in accordance with the generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the

Independent Auditors' Report (Continued)

basis of these consolidated financial statements.

As part of an audit in accordance with the generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

1. Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risks of not detecting a material misstatement resulting from fraud is higher than for the one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls.

2. Obtain an understanding of internal controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal controls.

3. Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

4. Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our report. However, future events or conditions may cause the Group to cease to continue as a going concern.

Independent Auditors’ Report (Continued)

5. Evaluate the overall presentation, structure and content of the consolidated financial statements, including the footnote disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentations.

6. Obtain sufficient appropriate audit evidence regarding the financial information of the Group’s investee companies accounted for under equity method to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of audit of the Group’s investee companies. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationship and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements for the year ended December 31, 2022 and are therefore the key audit matters. We describe these matters in our report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Chen Kuang Hui

Chen, Kuang-Hui

Yao Yu Lin

Yao, Yu-Lin

For and on behalf of ShineWing CPAs
March 15, 2023
Taipei, Taiwan
Republic of China

Notice to Readers

The accompanying consolidated financial statements are not intended to present the financial position, results of financial operations and cash flows in accordance with accounting principles and practice generally accepted in countries and jurisdictions other than the Republic of China. The standard, procedures and practices in the Republic of China governing the audit of such financial statements may differ from those generally accepted in countries and jurisdictions other than the Republic of China. Accordingly, the accompanying consolidated financial statements and independent auditors' report are not intended for use by those who are not informed about the accounting principles or auditing standards generally accepted in the Republic of China, and their applications in practice.

As the financial statements are the responsibility of the management, ShineWing CPAs cannot accept any liability for the use of, or reliance on, the English translation or for any errors or misunderstandings that may derive from the translation.

Delpha Construction Co., Ltd. and Subsidiaries

Consolidated balance sheets

December 31, 2022 and 2021

(Expressed in thousands of New Taiwan dollars)

Assets	Notes	December 31, 2022	%	December 31, 2021	%
Current assets					
Cash and cash equivalents	6.(1)	$ 2,135,572	11	$ 3,161,810	18
Notes receivable, net	6.(3)	9,281	-	3,130	-
Accounts receivable, net	6.(3)	306	-	6	-
Other receivables	6.(4)	-	-	53	-
Current tax assets		595	-	225	-
Inventories	6.(5) and 8	16,760,895	82	13,776,208	78
Prepayments		401,248	2	289,800	2
Other current financial assets	6.(6) and 8	784,447	4	157,039	1
Other current assets, others		1,329	-	950	-
		20,093,673	99	17,389,221	99
Non-current assets					
Non-current financial assets at fair value through other comprehensive income	6.(2)	2,530	-	3,187	-
Property, plant and equipment	6.(7) and 8	118,318	1	118,562	1
Right-of-use asset	6.(8)	3,015	-	5,320	-
Intangible assets	6.(10)	11,410	-	11,410	-
Deferred tax assets	6.(28)	47,934	-	21	-
Guarantee deposits paid	7	28,633	-	38,936	-
Net defined benefit assets, non-current	6.(16)	6,835	-	3,907	-
Other non-current assets, others		5,552	-	5,552	-
		224,227	1	186,895	1
Total assets		$ 20,317,900	100	$ 17,576,116	100

(Continued on next page)

Delpha Construction Co., Ltd. and Subsidiaries

Consolidated balance sheets

December 31, 2022 and 2021

(Expressed in thousands of New Taiwan dollars)

(Continued from previous page)

Liabilities and equity	Notes	December 31, 2022	%	2021	%
Current liabilities					
Current borrowings	6.(12) and 8	$ 3,609,000	18	$ 3,990,721	23
Short-term notes and bills payable	6.(13)	49,960	-	49,998	-
Current contract liabilities	6.(22)	948,965	5	532,459	3
Notes payable	6.(14)	137,825	1	108,861	1
Accounts payable	6.(14)	98,919	-	87,383	1
Other payables		86,058	-	19,935	-
Current tax liabilities		5,011	-	1,743	-
Current provisions	6.(17)	1,242	-	1,107	-
Current lease liabilities		3,079	-	5,384	-
Advance receipts		4,812	-	28,015	-
Current portion of non-current borrowings	6.(15) and 8	3,499,555	17	211,400	1
Other current liabilities, others		4,969	-	2,105	-
		8,449,395	41	5,039,111	29
Non-current liabilities					
Non-current portion of non-current borrowings	6.(15) and 8	1,346,380	7	3,895,684	22
Guarantee deposits received		3,592	-	1,167	-
		1,349,972	7	3,896,851	22
Total liabilities		9,799,367	48	8,935,962	51
Equity attributable to owners of the parent company					
Ordinary share	6.(18)	8,399,880	42	7,207,525	41
Capital surplus	6.(19)	1,257,084	6	1,018,613	6
Retained earnings:	6.(20)				
Legal reserve		237,247	1	237,247	1
Unappropriated retained earnings		383,372	2	(71,020)	-
Other equity interest		640	-	1,297	-
		10,278,223	51	8,393,662	48
Non-controlling interests	6.(21)	240,310	1	246,492	1
Total equity		10,518,533	52	8,640,154	49
Total liabilities and equity		$ 20,317,900	100	$ 17,576,116	100

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

Delpha Construction Co., Ltd. and Subsidiaries
Consolidated statement of comprehensive income
For the years ended December 31, 2022 and 2021
(Expressed in thousands of New Taiwan dollars)

		For the year ended December 31,			
	Notes	2022	%	2021	%
Operating revenue	6.(22) and 7	$ 1,994,281	100	$ 8,718	100
Operating cost	6.(5) and 7	(1,360,861)	(68)	-	-
Gross profit from operations		633,420	32	8,718	100
Operating expenses					
Selling expenses	6.(25)	(116,868)	(6)	(1,045)	(12)
Administrative expenses	6.(25) and 7	(116,815)	(6)	(94,670)	(1,086)
		(233,683)	(12)	(95,715)	(1,098)
Net operating income (loss)		399,737	20	(86,997)	(998)
Non-operating income and expenses					
Other income	6.(23)	14,031	1	11,376	130
Other gains and losses	6.(24)	5,932	-	(5,075)	(58)
Finance costs	6.(27)	(15,457)	(1)	(38,135)	(437)
		4,506	-	(31,834)	(365)
Net income (loss) before tax		404,243	20	(118,831)	(1,363)
Income tax benefit (expenses)	6.(28)	41,227	2	(1,722)	(20)
Current net income (loss)		445,470	22	(120,553)	(1,383)
Other comprehensive income					
Component of other comprehensive income that will not be reclassified to profit or loss					
Gains on remeasurement of defined benefit plans		2,740	-	781	9
Unrealized losses from investments in equity instruments measured at fair value through other comprehensive income		(657)	-	(632)	(7)
Income tax expenses related to components that will not be reclassified to profit or loss		-	-	-	-
Total other comprehensive income		2,083	-	149	2
Total comprehensive income (loss) for the year		$ 447,553	22	($ 120,404)	(1,381)
Net income (loss) attributable to					
Owners of the parent company		$ 451,652	22	($ 114,623)	(1,315)
Non-controlling interests		(6,182)	-	(5,930)	(68)
		$ 445,470	22	($ 120,553)	(1,383)
Total comprehensive income (loss) attributable to					
Owners of the parent company		$ 453,735	22	($ 114,474)	(1,313)
Non-controlling interests		(6,182)	-	(5,930)	(68)
		$ 447,553	22	($ 120,404)	(1,381)
Earnings per share (In New Taiwan dollars)	6.(29)				
Basic earnings per share		$ 0.56		($ 0.20)	
Diluted earnings per share		$ 0.56			

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

Delpha Construction Co., Ltd. and Subsidiaries

Consolidated statement of changes in equity

For the years ended December 31, 2022 and 2021

(Expressed in thousands of New Taiwan dollars)

	Equity attributable to owners of the parent company								
			Retained earnings			Other equity interest			
	Ordinary share	Capital surplus	Legal reserve	Special reserve	Unappropriated retained earnings	Unrealized gains (losses) of financial assets at fair value through other comprehensive income	Total	Non-controlling interest	Total equity
Balance, January 1, 2021	$ 5,207,525	$ 658,613	$ 237,247	$ 3,789	$ 40,402	$ 560	$ 6,148,136	$ 252,422	$ 6,400,558
Appropriation of prior year's retained earnings:									
Reversal of special reserve	-	-	-	(3,789)	3,789	-	-	-	-
Disposal of investments in equity instruments designated at fair value through other comprehensive income	-	-	-	-	(1,369)	1,369	-	-	-
Issue of shares	2,000,000	360,000	-	-	-	-	2,360,000	-	2,360,000
	7,207,525	1,018,613	237,247	-	42,822	1,929	8,508,136	252,422	8,760,558
Net loss for the year	-	-	-	-	(114,623)	-	(114,623)	(5,930)	(120,553)
Other comprehensive income	-	-	-	-	781	(632)	149	-	149
Total comprehensive income	-	-	-	-	(113,842)	(632)	(114,474)	(5,930)	(120,404)
Balance, December 31, 2021	7,207,525	1,018,613	237,247	-	(71,020)	1,297	8,393,662	246,492	8,640,154
Issue of shares	1,192,355	238,471	-	-	-	-	1,430,826	-	1,430,826
	8,399,880	1,257,084	237,247	-	(71,020)	1,297	9,824,488	246,492	10,070,980
Net income for the year	-	-	-	-	451,652	-	451,652	(6,182)	445,470
Other comprehensive income	-	-	-	-	2,740	(657)	2,083	-	2,083
Total comprehensive income	-	-	-	-	454,392	(657)	453,735	(6,182)	447,553
Balance, December 31, 2022	$ 8,399,880	$ 1,257,084	$ 237,247	$ -	$ 383,372	$ 640	$ 10,278,223	$ 240,310	$ 10,518,533

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

Delpha Construction Co., Ltd. and Subsidiaries

Consolidated statement of cash flows

For the years ended December 31, 2022 and 2021

(Expressed in thousands of New Taiwan dollars)

	For the year ended December 31,	
	2022	2021
Cash flows from operating activities		
Income (loss) before income tax for the year	$ 404,243	($ 118,831)
Adjustments for:		
Income and expenses having no effect on cash flows		
Depreciation expenses	5,803	5,011
Amortization expenses	291	272
Interest income	(4,695)	(1,918)
Dividend revenue	(1,747)	(1,798)
Interest expense	15,457	38,135
(Gain) loss on foreign exchange, net	(5,932)	2,364
Gain on disposal of investments	-	(289)
Changes in operating assets and liabilities		
Increase in notes receivable	(6,151)	(1,483)
Increase in accounts receivable	(300)	-
Increase in other receivables	53	38,397
Increase in inventories	(2,832,354)	(7,594,969)
Increase in prepayments	(111,739)	(74,159)
(Increase) decrease in other current financial assets	(627,408)	53,982
Increase in other current assets, others	(379)	-
Increase in current contract liabilities	416,506	189,973
Increase in notes payable	28,964	107,138
Increase in accounts payable	11,536	39,166
Decrease in accounts payable to related parties	-	(94,571)
Increase in other payables	63,902	6,584
Increase in current provisions	135	346
Decrease in advance receipts	(23,203)	(64)
Increase in other current liabilities, others	2,864	1,918
Increase in net defined benefit assets	(188)	(7)
Cash outflows used in operations	(2,664,342)	(7,404,803)
Interest received	4,695	1,931
Interest paid	(165,494)	(95,352)
Dividend received	1,747	1,798
Income taxes (paid) refund (including land value increment tax)	(3,788)	188
Net cash used in operating activities	(2,827,182)	(7,496,238)

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Delpha Construction Co., Ltd. and Subsidiaries

Consolidated statement of cash flows

For the years ended December 31, 2022 and 2021

(Expressed in thousands of New Taiwan dollars)

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	For the year ended December 31,	
	2022	2021
Cash flows from investing activities		
Proceeds from capital reduction of financial assets at fair value through other comprehensive income	-	913
Acquisition of property, plant and equipment	(3,254)	(3,452)
Acquisition of subsidiary	-	(11,410)
Decrease in guarantee deposits paid	10,303	22,077
Net cash flows generated from investing activities	7,049	8,128
Cash flows from financing activities		
(Decrease) increase in current borrowings	(381,721)	3,075,721
(Decrease) increase in short-term notes and bills payable	(38)	49,998
Increase in non-current portion of non-current borrowings	798,851	4,047,084
Repayment of non-current portion of non-current borrowings	(60,000)	(711,900)
Payment of lease liability	(2,380)	(2,323)
Increase (decrease) in guarantee deposits received	2,425	(9,138)
Proceeds from issuing shares	1,430,826	2,360,000
Net cash flows generated from financing activities	1,787,963	8,809,442
Effect of exchange rate changes on cash and cash equivalents	5,932	(2,364)
Net (decrease) increase in cash and cash equivalents	(1,026,238)	1,318,968
Cash and cash equivalents at beginning of year	3,161,810	1,842,842
Cash and cash equivalents at end of year	$ 2,135,572	$ 3,161,810

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

Delpha Construction Co., Ltd. and Subsidiaries
Notes to the consolidated financial statements

(Expressed in thousands of New Taiwan dollars, except as otherwise specified)

1. History and organization

Delpha Construction Co., Ltd. (the ”Company”) was incorporated under the provisions of the Company Law of the Republic of China (“ROC”) and approved by Ministry of Economic Affairs in December 1960. The registered address is 16F., No. 460, Sec. 5, Chenggong, Rd., Neihu Dist., Taipei City 11490, Taiwan, ROC. The Company and its subsidiaries (collectively referred as the “Group”) are primarily engaged in commercial building constructed by commissioned construction contractor, selling and leasing public housing, development of specialized area, upholstery industry, real estate agency, rental and investment in related business.

2. The date of authorization for issuance of the consolidated financial statements and procedures for authorization

These consolidated financial statements were approved and authorized for issuance by the Board of Directors on March 15, 2023.

3. Application of new standards, amendments and interpretations

(1) Effect of the adoption of new issuances of or amendments to International Financial Reporting Standards (“IFRSs”), International Accounting Standards (“IAS”) and interpretations as endorsed and announced by the Financial Supervisory Commission (“FSC”).

A. IFRSs, IAS and interpretations endorsed and announced by the FSC effective from 2022 are as follows:

New standards, interpretations and amendments	Main amendments	IASB effective date
Reference to the Conceptual Framework (amendments to IFRS 3)	The amendments updated the definition of assets and liabilities reference to the “Conceptual Framework for Financial Reporting” issued in 2018 in respect of how an	January 1, 2022

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	acquirer to determine what constitutes an asset or a liability during a business merger. Due to the above amendment, the amendment also added an exception to the recognition principle of IFRS 3 for liabilities and contingent liabilities that would be within the scope of IAS 37 Provisions, Contingent Liabilities and Contingent Assets or IFRIC 21 Levies, if incurred separately. Due to the above index amendment, this amendment adds an exception to the recognition principle for liabilities and contingent liabilities. For certain types of liability and contingent liabilities, reference should be made to IAS 37 “Provisions, Contingent Liabilities and Contingent” or International Financial Reporting Interpretations Committee (“IFRIC”) 21 Levies”, instead of the aforementioned "Conceptual Framework of Financial Reporting" issued in 2018. At the same time, this amendment also clarifies that the acquirer shall not recognize contingent assets under IAS 37 on the acquisition date.	
Property, Plant and Equipment - Proceeds before Intended Use (amendments to IAS 16)	This amendment prohibits enterprise from deducting the cost of an item of property, plant and equipment any proceeds from selling items produced while bringing that asset to the location and condition necessary for it to be capable of operating in the	January 1, 2022

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	manner intended by management, such as samples produced for testing whether the asset is operating normally . The price of selling such items and the cost of production should be recognized in profit or loss. This amendment also stated that testing whether an asset is operating normally means assessing its technical and physical performance, and has nothing to do with the financial performance of the asset.	
Onerous Contracts - Cost of Fulfilling a Contract (amendments to IAS 37)	This amendment clarifies that the cost of fulfilling the contract includes the cost directly related to the contract. The cost directly related to the contract is composed of the allocation of the incremental cost of fulfilling the contract and other costs directly related to the fulfilling of the contract.	January 1, 2022
Annual improvements - 2018-2020 cycle	(1) IFRS 1"Subsidiary as first-time adopter" This amendment allows the subsidiaries select to adopt IFRS 1 that are exempted from paragraph D16(a) of IFRS No. 1, when measuring cumulative conversion differences, should use the carrying amount of cumulative conversion differences included in the parent company's consolidated financial statements on the date of the parent company's convert to IFRS. This amendment also applies to affiliates and joint ventures that	January 1, 2022

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are exempted from paragraph D16(a) of IFRS 1.

(2) Amendments to IFRS 9 "Fees in the "10 per cent" Test for Derecognition of Financial Liabilities"
This amendment stipulates that the expenses that should be included in the 10% test of financial liabilities are excluded. Enterprise may pay the costs or fees to third parties or lenders. According to this amendment, the cost or expense paid to third parties is not included in the 10% test.

(3) IAS 41 "Taxation in Fair Value Measurements"
This amendment of IAS 41 is to remove the requirement of using pre-tax cash flows when measuring the fair value of a biological asset.

B. The Group assessed the above standards and interpretations and there is no significant impact to the Group's financial position and financial performance.

(2) Effect of new issuances of or amendments to IFRSs as endorsed by the FSC but not yet adopted by the Group.

A. New standards, interpretations and amendments as endorsed by the FSC effective from 2023 are as follows:

New standards, interpretations and amendments	Main amendments	IASB effective date
Disclosure of Accounting Policies (amendments to IAS 1)	This amendment requires companies to disclose information about their material significant accounting policies information, instead of their significant accounting policies. This amendment clarifies how an entity can identify material accounting policy information and to give examples of when accounting policy information is likely to be material.	January 1, 2023
Definition of accounting estimates (amendments to IAS 8)	The amendment clarifies how an entity should distinguish between changes in accounting policies and changes in accounting estimates. The amendment also clarifies that changes in accounting estimates resulting from new information or new developments are not corrections of errors. In addition, the effects of a change in an input or a measurement technique used to develop an accounting estimate are changes in accounting estimates if they do not result from the correction of prior period errors.	January 1, 2023
Deferred tax related to assets and liabilities arising from a single transaction (amendments to IAS 12)	This amendment requires the entity to recognize the relevant deferred income tax assets and liabilities for specific transactions that generate the same amount of taxable and	January 1, 2023

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	deductible temporary differences at the time of original recognition.	

B. The Group assessed the above standards and interpretations and there is no significant impact to the Group's financial position and financial performance.

(3) IFRSs issued by IASB but not yet endorsed by the FSC

A. The Group has not yet applied the following new standards and amendments issued by IASB but not yet endorsed by the FSC:

New standards, interpretations and amendments	Main amendments	IASB effective date
Sale or Contribution of Assets Between An Investor and Its Associate or Joint Venture (amendments to IFRS 10 and IAS 28)	This amendment addresses inconsistencies between the current IFRS 10 and IAS 28. When an investor sells (invests) assets to its affiliates or joint ventures, it is determined to recognize all or part of the disposal gains or losses depending on the nature of the assets sold (invested): (1) When the assets sold (invested) meet the "business", all disposal gains and losses shall be recognized; (2) When the assets sold (invested) do not qualify as "business", non-related investors can only recognize partial disposal of gains and losses within the scope of interests in affiliated companies or joint ventures.	To be determine by IASB
Lease Liability in a Sale and Leaseback (amendment to IFRS 16)	This amendment states how a seller-lessee applied its subsequent measurement for the related right-of-use asset and lease liabilities arising	January 1, 2024

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	from a sale and leaseback transaction, where the lease payments are variable lease payments that do not depend on an index or rate; and the seller-lessee should determine the lease payments or revised lease payments such that the seller-lessee does not recognize a gain or loss that relates to the right of use retained by the seller-lessee. And the new sample is provided for reference.	
IFRS 17 "Insurance Contracts"	This Standard replaces IFRS 4 "Insurance Contracts" and establishes the principles for the recognition, measurement, presentation and disclosure of Insurance and reinsurance contracts that it issues by the entities. This standard applies to all insurance contracts (including reinsurance contracts) that an entity issues and to reinsurance contracts that it holds; and investment contracts with discretionary participation features it issues, provided that the entity also issues insurance contracts. Embedded derivatives, distinct investment components and distinct performance obligations should be separated from insurance contracts. On initial recognition, each portfolio of insurance contracts issued shall be divided into a minimum of three groups by the entities: onerous, no significant possibility of becoming onerous and the remaining contracts in the portfolio. This Standard	January 1, 2023

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	requires a current measurement model where estimates are re-measured at each reporting period. Measurements are based on discounted contract and probability-weighted cash flows, risk adjustments, and the expected profit from the unearned portion of the contract (contractual service margins). An entity may apply a simplified approach to the measurement for some of insurance contracts (premium allocation approach). The entity should recognize the revenue generated by a group of insurance contract during the period when the entity provides insurance coverage and when the entity releases the risk. The entity should recognize the loss immediately, if a group of insurance contracts becomes onerous. The entity should present insurance income, insurance service fees, and insurance finance income and expenses separately and its shall also disclose the amount, judgment and risk information from the insurance contract.	
Insurance Contracts (amendments to IFRS 17)	This amendment includes the deferral of effective date, the expected recovery of the cash flow obtained by insurance, the contractual service margin attributable to investment services, the reinsurance contract held, the recovery of losses and other amendments. These amendments	January 1, 2023

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	have not changed the basics of the standard in principle.	
Initial Application of IFRS 17 and IFRS 9 - Comparative Information (Amendment to IFRS 17)	This amendment allows enterprise to choose to apply the classification overlay approach for each comparative period reported in the initial application of IFRS 17. This option allows the financial assets held by an entity, including those held in activities that are not linked to contracts within the scope of IFRS 17, on an instrument-by-instrument basis, based on how they expect to classify these financial assets in the comparative period when IFRS 9 is initially applied. Entities that have applied IFRS 9 or will apply both IFRS 9 and IFRS 17 for the first time may choose to apply the classification overlay approach.	January 1, 2023
Classification of Liabilities as Current or Non-current (amendments to IAS 1)	This amendment clarifies that the classification of liabilities is based on the rights existing at the end of the reporting period. At the end of the reporting period, the enterprise does not have the right to defer the settlement period of liabilities for at least 12 months after the reporting period, and the liabilities should be classified as current. In addition, this amendment defines "settlement" of a liability is the extinguishment of the liability with cash or other economic resources or the enterprise's own equity instruments. The terms of the liability may result in the settlement of	January 1, 2024

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	the liability by transferring the company's own equity instruments, only if the enterprise has the right to classify an equity instrument as an equity component of a compound financial instrument. These terms do not affect the classification of the liability as current or non-current.	
Non-current Liabilities with Covenants (amendments to IAS 1)	This amendment clarifies that the contractual terms to which an entity is bound after the end of the reporting period do not affect the classification of liabilities as current or non-current. In addition, this amendment increases the disclosure of non-current liabilities subject to terms.	January 1, 2024

B. The Group assessed the above standards and interpretations and there is no significant impact to the Group's financial position and financial performance.

4. Summary of significant accounting policies

The principal accounting policies applied in the preparation of these consolidated financial statements are set out below.

(1) Compliance statement

The consolidated financial statements of the Group have been prepared in accordance with the "Regulations Governing the Preparation of Financial Reports by Securities Issuers" and the International Financial Reporting Standards, International Accounting Standards, IFRIC interpretations, and SIC Interpretations as endorsed by the FSC.

(2) Basis of preparation

A. Except for the financial assets at fair value through other comprehensive income are measured by financial instruments measured at fair value and defined benefit liabilities recognized based on the net amount of pension fund assets less present value of defined benefit obligation, the accompanying consolidated financial statements have been prepared under the historical cost basis.

B. The following significant accounting policies applied consistently to all periods of coverage of the consolidated financial statements.

C. The preparation of financial statements in accordance with IFRSs, IAS and interpretations as endorsed by the FSC requires the use of certain critical accounting estimates. It also requires management to exercise its judgment in the process of applying the Group's accounting policies. The areas involving a higher degree of judgment or complexity, or areas where assumptions and estimates are significant to the consolidated financial statements are disclosed in Note 5.

(3) Basis of consolidation

A. Basis for preparation of consolidated financial statements

(A) All subsidiaries are included in the Group's consolidated financial statements. Subsidiaries are all entities (including structured entities) controlled by the Group. The Group controls an entity when the Group is exposed, or has rights, to variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Consolidation of subsidiaries begins from the date the Group obtains control of the subsidiaries and ceases when the Group loses control of the subsidiaries.

(B) Inter-company transactions, balances and unrealized gains or losses on transactions between companies within the Group are eliminated. Accounting policies of subsidiaries have been adjusted where necessary to ensure consistency with the policies adopted by the Group.

(C) Profit or loss and each component of other comprehensive income are attributed to the owners of the Company and to the non-controlling interest. Total comprehensive income is attributed to the owners of the Company and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

(D) Changes in a parent's ownership interest in a subsidiary that do not result in the parent losing control of the subsidiary (transactions with non-controlling interests) are accounted for as equity transactions, i.e. transactions with owners in their capacity as owners. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received is recognized directly in equity.

(E) When the Group loses control of a subsidiary, the Group remeasures any investment retained in the former subsidiary at its fair value. That fair value is regarded as the fair value on initial recognition of a financial asset or the cost on initial recognition of the associate or joint venture. Any difference between fair value and carrying amount is recognized in profit or loss. All amounts previously recognized in other comprehensive income in relation to the subsidiary are reclassified to profit or loss, on the same basis as would be required if the related assets or liabilities were disposed of. That is, when the Group loses control of a subsidiary, all gains or losses previously recognized in other comprehensive income in relation to the subsidiary should be reclassified from equity to profit or loss, if such gains or losses would be reclassified to profit or loss when the related assets or liabilities are disposed of. The gains or losses should transfer directly to retained earnings if the gain or loss from disposal of underlying assets is transferred to retained earnings at disposal.

B. Subsidiaries included in the consolidated financial statements:

			Ownership (%) December 31,		
Name of investor	Name of subsidiary	Main business activities	2022	2021	Note
The Company	Huachien Development Co.,Ltd. (''Huachien'')	Development, selling and leasing	58	58	-
The Company	Huajian Construction Co., Ltd. ("Huajian")	Construction industry	100	100	1

Note 1：The Company acquired 100% equity of Quan Fong Construction Limited Company in February 2021 with a consideration of $11,500 thousand and changed its name to Huajian Construction Co., Ltd. on March 9, 2021.

C. Subsidiaries not included in the consolidated financial statements: None.

D. Adjustments for subsidiaries with different balance sheet dates: None.

E. Significant restrictions: None.

F. Subsidiaries that have non-controlling interests that are material to the Group:

As of December 31, 2022 and 2021, the Group's non-controlling interest is amounted to $240,310 thousand and $246,492 thousand, respectively. The information of non-controlling interest that are material to the Group and subsidiaries is as follows:

		Non-controlling interest December 31,			
		2022		2021	
Name of subsidiary	Principal place of business	Amount	Ownership %	Amount	Ownership %
Huachien	Taipei, Taiwan	$ 240,310	42	$ 246,492	42

Summarized financial information of the subsidiaries:

Balance sheet

	Huachien	
	December 31,	
	2022	2021
Current assets	$ 1,267,305	$ 1,247,833
Non-current assets	62,864	65,220
Current liabilities	(32,685)	(15,261)
Non-current liabilities	(730,557)	(716,018)
Total net assets	$ 566,927	$ 581,774

Statement of comprehensive income

	Huachien	
	For the year ended December 31,	
	2022	2021
Revenue	$ 8,437	$ 8,016
Loss before income tax	(14,847)	(14,243)
Income tax expense	-	-
Net loss for the year	(14,847)	(14,243)
Other comprehensive loss for the year	-	-
Total comprehensive loss for the year	($ 14,847)	($ 14,243)
Comprehensive loss attributable to non–controlling interest	($ 6,182)	($ 5,930)
Dividends paid to non-controlling interest	$ -	$ -

Statements of cash flows

	Huachien	
	For the year ended December 31,	
	2022	2021
Net cash used in operating activities	($ 14,980)	($ 12,476)
Net cash generated from investing activities	-	10
Net cash generated from financing activities	29,500	9,042
Increase (decrease) in cash and cash equivalents	14,520	(3,424)
Cash and cash equivalents, beginning of year	4,599	8,023
Cash and cash equivalents, end of year	$ 19,119	$ 4,599

(4) Foreign currency translation

Items included in the financial statements of each of the Group's entities are measured using the currency of the primary economic environment in which the entity operates (the "functional currency"). The consolidated financial statements are presented in New Taiwan dollars, which is the Company's functional currency.

Foreign currency translation and balances

A. Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transaction or valuation where items are re-measured, except for those that comply with cash flow hedging and net investment hedging and are deferred to other comprehensive gains and losses.

Foreign exchange gains and losses resulting from the settlement of such transactions are recognized in profit or loss in the period in which they arise.

B. Monetary assets and liabilities denominated in foreign currencies at the period end are re-translated at the exchange rates prevailing at the balance sheet date. Exchange differences arising upon re-translation at the balance sheet date are recognized in profit or loss.

C. Non-monetary assets and liabilities denominated in foreign currencies held at fair value through profit or loss are re-translated at the exchange rates prevailing at the balance sheet date; their translation differences are recognized in profit or loss. Non-monetary assets and liabilities denominated in foreign currencies that are not measured at fair value are translated using the historical exchange rates at the dates of the initial transactions.

D. All exchange gains and losses are reported in the income statement under "Other gains and losses".

(5) Classification of current and non-current items

A. Assets that meet one of the following criteria are classified as current assets:

(A) Assets arising from operating activities that are expected to be realized, or are intended to be sold or consumed within the normal operating cycle;

(B) Assets held mainly for trading purposes;

(C) Assets that are expected to be realized within twelve months from the balance sheet date; or

(D) Cash and cash equivalents, excluding restricted cash and cash equivalents and those that are to be exchanged or used to pay off liabilities more than twelve months after the balance sheet date.

The Group classified its assets that do not meet above criteria as non-current assets.

B. Liabilities that meet one of the following criteria are classified as current liabilities:

(A) Liabilities that are expected to be paid off within the normal operating cycle;

(B) Liabilities arising mainly from trading activities;

(C) Liabilities that are to be paid off within twelve months from the balance sheet date; or

(D) Liabilities for which the repayment date cannot be extended unconditionally to more than twelve months after the balance sheet date. Terms of a liability that could, at the option of the counterparty, result in its settlement by the issue of equity instruments do not affect its classification.

The Group classified its liabilities that do not meet above criteria as non-current liabilities.

C. The operating cycle of property development normally more than one year, the related assets and liabilities of construction are therefore differentiate as current liabilities and non-current liabilities based on operating cycle (normally three years).

(6) Cash and cash equivalents

A. For the purpose of the statements of cash flows, cash and cash equivalents consists of cash on hand, cash in bank, short-term, highly liquid investments, which were within three months of maturity when acquired, and repayable bank overdraft, as part of the cash management. Bank overdraft items listed under current borrowings in current liabilities on the balance sheet.

B. Cash equivalents refer to short-term, highly liquid investments that also meet the following conditions:

(A) Readily convertible to known amount of cash.

(B) Subject to an insignificant risk of changes in interest rates.

(7) Financial assets at fair value through other comprehensive income

A. An irrevocable selection at initial recognition, the changes in fair value of investments in equity instruments that are not held for trading are presented in other comprehensive income; or investments in debt instruments that meet the following conditions:

(A) Financial assets under a business model that hold for the purpose of collecting contractual cash flows and sales.

(B) The contractual terms of the financial assets generate cash flows on a specific date, which are solely for the payment of principal and interest on the outstanding principal amount.

B. The Group's financial assets at fair value through other comprehensive income in accordance with customary transactions are accounted for using trade date.

C. The recognition of the Group's financial assets initially measured at fair value plus transaction cost, and subsequently measured at fair value:

(A) Changes in fair value of equity instruments are recognized in other comprehensive income. At derecognition, the cumulative gains or losses previously recognized in other comprehensive income are not subsequently reclassified to profit or loss; instead, it will be transferred to retained earnings. When the right to receive dividends is established, the economic benefits related to dividends are likely to flow in, and when the amount of dividends can be reliably measured, the Group recognizes dividend income in profit or loss.

(B) Changes in fair value of the debt instruments are recognized in other comprehensive income, and the impairment loss, interest income and foreign currency gains and losses are recognized in profit or loss before derecognition. At derecognition, the cumulative gains or losses previously recognized in other comprehensive income will be reclassified from equity to profit or loss.

(8) Notes and accounts receivable

A. In accordance with terms and conditions of the contracts, entitle a legal right to unconditionally receive consideration in exchange of notes and receivables for transferred goods or rendered services.

B. Short-term notes and accounts receivable without bearing interest are measured at initial invoice amount by the Group as effect of discounting is immaterial.

(9) Impairment of financial assets

On each balance sheet date, the Group’s investment in debt instruments measured at fair value through other comprehensive income and financial assets measured at amortized cost, and accounts receivable or contractual assets, lease receivables, loan commitments and financial guarantee contracts with significant financial components, after considering all reasonable and corroborative information (including forward-looking), the loss allowance is measured on the 12-month expected credit losses for those who have not significantly increased the credit risk since the initial recognition. For those who have significantly increased the credit risk since the initial recognition, the loss allowance is measured by the expected credit losses during the period of existence; the accounts receivable or contract assets that do not contain significant financial components are measured by the lifetime expected credit loss.

(10) Derecognition of financial assets

The Group derecognizes a financial asset when:

A. The contractual rights to receive the cash flows from the financial asset expired.

B. The contractual rights to receive cash flows from the financial asset have been transferred and the Group has transferred substantially all risks and rewards of ownership of the financial asset.

C. The contractual rights to receive cash flows from the financial asset have been transferred; however, the Group has not retained control of the financial asset.

(11) Leasing arrangements as lessor - Lease receivables/lease

A. Based on the term of a lease contract, a lease is classifies as finance lease if the lessee assumes substantially all the risks and rewards incidental to ownership of the leased asset.

(A) At commencement of the lease term, a finance lease should record as a receivable, at an amount equal to the total investment (including original direct costs) in the lease. The difference between total lease receivables and present value should record as 'unearned finance lease income'.

(B) The lessor should recognize finance income based on a pattern reflecting a constant periodic rate of return on the lessor's net investment outstanding in respect of the finance lease.

(C) Associated lease payments (excluding service costs) offset the total investment in the lease during the period would reduce the principal and unearned finance income.

B. Lease income from an operating lease (net of any incentives given to lessee) is recognized in profit and loss on a straight-line basis over the lease term.

(12) Inventories

The inventories are recognized using the acquisition costs method. During the construction process, interests incurred related to acquisition and construction are capitalized. The cumulative costs are attributed to the different construction projects. The costs carry over at the balance sheet date by using floor space method and income approach. Inventories are stated at cost and evaluated at the lower of cost or net realizable value. The individual item approach is used in the comparison of cost and net realizable value and attributed to the different construction projects and categories. The interest payables associated with construction (including land and construction in progress) toward or before completion are capitalized as cost of inventories.

(13) Property, plant and equipment

A. Property, plant and equipment are initially recorded at cost. Borrowing costs incurred during the construction period are capitalized.

B. Subsequent costs are included in the asset's carrying amount or recognized as separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. The carrying amount of the replaced part is derecognized. All other repairs and maintenance are charged to profit or loss during the financial period in which they are incurred.

C. Land is not depreciated. Other property, plant and equipment apply cost model and are depreciated using the straight-line method to allocate their cost over their estimated useful lives.

Each part of an item of property, plant, and equipment with a cost that is significant in relation to the total cost of the item must be depreciated separately.

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted if appropriate, at each balance sheet date. If expectations for the assets' residual values and useful lives differ from previous estimates or the patterns of consumption of the assets' future economic benefits embodied in the assets have changed significantly, any change is accounted for as a change in estimate under IAS 8, 'Accounting Policies, Changes in Accounting Estimates and Errors', from the date of the change. The estimated useful lives of property, plant and equipment, other than buildings, are 3~8 years. The estimated useful lives of buildings are 5~50 years.

(14) Leasing arrangements (lessee) - right-of-use assets/lease liabilities

A. Lease assets are recognized as a right-of-use asset and lease liabilities at the date at which the leased asset is available for use by the Group. For short-term leases or leases of low-value assets, lease payments are recognized as an expense on a straight-line basis over the lease term.

B. Lease liabilities include the net present value of the remaining lease payments at the commencement date, discounted using the incremental borrowing interest rate. Lease payments are comprised of fixed payments, less any lease incentives receivable. The Group subsequently measures the lease liability at amortized cost using the interest method and recognizes interest expense over the lease term. The lease liability is remeasured and the amount of remeasurement is recognized as an adjustment to the right-of-use asset when there are changes in the lease term or lease payments and such changes do not arise from contract modifications.

C. At the commencement date, the right-of-use asset is recognized at cost, includes:

(A) The initial measured amount of the lease liability; and

(B) Any lease payments made at or before the commencement date.

The right-of-use assets is measured using the cost model subsequently and is depreciated from the commencement date to the earlier of the end of the asset's useful life or the end of the lease term. When the lease liability is remeasured, the amount of remeasurement is recognized as an adjustment to the right-of-use asset.

(15) Intangible Assets

Goodwill

Goodwill arises in business combination accounted for applying the acquisition method.

(16) Impairment of non-financial assets

A. The Group assesses at each balance sheet date the recoverable amounts of those assets where there is an indication that they are impaired. An impairment loss is recognized for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to dispose or value in use. Except for goodwill, when the circumstances or reasons for recognizing impairment loss for an asset in prior years no longer exist or diminish, the impairment loss is reversed. The increased carrying amount due to reversal should not be more than what the depreciated or amortized historical cost would have been if the impairment had not been recognized.

B. The recoverable amounts of goodwill, intangible assets with indeterminate useful life and intangible assets not yet available for use are evaluated periodically. An impairment loss is recognized for the amount by which the asset's recoverable amount lower than its carrying amount. Impairment loss of goodwill previously recognized in profit or loss shall not be reversed in the following years.

C. For the purpose of impairment testing, goodwill acquired in a business combination is allocated to each of the cash-generating units, or groups of cash-generating units, that is/are expected to benefit from the synergies of the business combination.

(17) Borrowings

A. Borrowings refer to the non-current and current loans borrowed from the bank and other long-term and short-term loans. The Group initially recognizes the borrowings at fair value less transaction cost, any subsequent difference between the price and the redemption value after deducting the transaction cost, during the circulation period, the interest expense is recognized in profit or loss by using the effective interest method.

B. Fees paid on the establishment of loan facilities are recognized as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw-down occurs. To the extent there is an evidence that it is probable that some or all of the facility will not be drawn down, the fee is capitalized as a pre-payment for liquidity services and amortized over the period of the facility to which it relates.

(18) Notes and accounts payable

A. Notes payable refer to debts arising from purchase of raw materials, goods or services and notes due to operation and non-operation.

B. Short-term notes and accounts payable without bearing interest are measured at initial invoice amount by the Group as effect of discounting is immaterial.

(19) Provisions

Provisions are recognized when the Group has a present legal or constructive obligation as a result of past events, and it is probable that an outflow of economic resources will be required to settle the obligation and the amount of the obligation can be reliably estimated. Provisions are measured at the present value of the expenditures expected to be required to settle the obligation on the balance sheet date, which is discounted using a pre-tax discount rate that reflects the current market assessments of the time value of money and the risks specific to the obligation. When discounting is used, the increase in the provision due to passage of time is recognized as interest expense. Provisions are not recognized for future operating losses.

(20) Employee benefits

A. Short-term employee benefits

Short-term employee benefits are measured at the undiscounted amount of the benefits expected to be paid in respect of service rendered by employees in a period and should be recognized as expenses in that period when the employees render service.

B. Pensions

(A) Defined contribution plans

For defined contribution plans, the contributions are recognized as pension expenses when they are due on an accrual basis. Prepaid contributions are recognized as an asset to the extent of a cash refund or a reduction in the future payments.

(B) Defined benefit plans

a. Net obligation under a defined benefit plan is defined as the present value of an amount of pension benefits that employees will receive on retirement for their services with the Group in current period or prior periods. The liability recognized in the balance sheet in respect of defined benefit pension plans is the present value of the defined benefit obligation at the balance sheet date less the fair value of plan assets. The defined benefit net obligation is calculated annually by independent actuaries using the projected unit credit method. The rate used to discount is determined by using interest rates of government bonds (at the balance sheet date) that are denominated in the currency in which the benefits will be paid, and that have terms to maturity approximating to the terms of the related pension liability.

b. Remeasurement arising on defined benefit plans are recognized in other comprehensive income in the period in which they arise and are recorded as retained earnings.

c. Past service costs are recognized immediately in profit or loss.

C. Termination benefit

Termination benefit is offered when the Group terminates the employee's contract before normal retirement date or when the employee decides to accept the Group's offer of benefits instead of the termination of the contract. The Group recognizes the cost at the earlier of when the offer of benefits is no longer with drawable or when recognizing related significant cost component. Benefits that are not expected to be paid off 12 months after the balance sheet date shall be discounted.

D. Employees' compensation and directors' and supervisors' remuneration

Employees' compensation and directors' and supervisors' remuneration are recognized as expenses and liabilities, provided that such recognition is required under legal obligation or constructive obligation and those amounts can be reliably estimated. However, if the accrued amounts for employees' compensation and directors' and supervisors' remuneration are different from the actual distributed amounts as resolved by the shareholders at their shareholders' meeting subsequently, the differences should be recognized based on the accounting for changes in estimates.

(21) Income tax

A. The tax expense for the period comprises current and deferred tax. Tax is recognized in profit or loss, except to the extent that it relates to items recognized in other comprehensive income or items recognized directly in equity, in which cases the tax is recognized in other comprehensive income or equity.

B. The current income tax expense is calculated on the basis of the tax laws enacted or substantively enacted at the balance sheet date in the countries where the Company and its subsidiaries operated and generate taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in accordance with applicable tax regulation. It establishes provisions where appropriated based on the amounts expected to be paid to the tax authorities. According to the Income Tax Law, an additional income tax is levied on current year earnings that remain undistributed by the end of the following year after shareholders' meeting; and recognized as income tax expenses.

C. The land value increment tax arising from selling land should be presented as an item of income tax for the period.

D. Deferred income tax is recognized, using the balance sheet method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated balance sheet. However, the deferred income tax is not accounted for if it arises from initial recognition of goodwill or of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss. Deferred income tax is provided on temporary differences arising on investments in subsidiaries and associates, except where the timing of the reversal of the temporary difference is controlled by the Group and it is probable that the temporary difference will not reverse in the foreseeable future. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the balance sheet date and are expected to apply when the related deferred income tax asset is realized or the deferred income tax liability is settled.

E. Deferred income tax assets are recognized only to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilized. At each balance sheet date, unrecognized and recognized deferred income tax assets are reassessed.

F. Current tax assets and liabilities are offset and the net amount reported in the balance sheet when there is a legally enforceable right to offset the recognized amounts and there is an intention to settle on a net basis or realize the asset and settle the liability simultaneously.

Deferred income tax assets and liabilities are offset on the balance sheet when the entity has the legally enforceable right to offset current tax assets against current tax liabilities and they are levied by the same taxation authority on either the same entity or different entities that intend to settle on a net basis or realize the asset and settle the liability simultaneously.

G. "Income Basic Tax Act" began effective on January 1, 2006, the amount of basic income shall be the sum of the taxable income as calculated in accordance with the Income Tax Act, plus any related tax exempted income included in other laws with the rate prescribed by the Executive Yuan. Current income tax shall pay according to whichever is higher compared between the basic income and regular income tax. The Group assessed the impact of the basic income tax on the consolidated financial statements for current period income tax.

(22) Revenue recognition

A. The Group operates land development and sales of residential properties and recognizes revenue when the control of properties are transferred to customers. For the contracts of sales of properties that have been signed, the Group is restricted by the terms of the contract on making use of the property by any means until the legal ownership of the properties transferred to the customers; and then the Group has an enforceable right to collect the contractual amounts; and therefore the revenues are recognized when the legal titles are transferred to the customers.

B. Revenue is measured by the agreed amount in the contract, and the customer pays the contract price when the legal title of the property is transferred. In rare cases, the Group and the customers agree to defer payment, but period of deferred payment will be no more than 12 months. The Group determines these defer payment contracts do not contains significant financial component and therefore no adjustment to the consideration amount.

(23) Business combinations

A. The Group uses the acquisition method for the business combination. The consideration is calculated based on the fair value of the assets transferred, liabilities incurred or assumed and equity instruments issued, and the transferred consideration includes the fair value of any assets and liabilities arising from the contingent consideration agreement. Acquisition-related costs are recognized as an expense as incurred. All assets acquired and liabilities assumed in a business combination are measured at acquisition-date fair value. The Group is based on individual acquisition transactions, if the components of non-controlling interests are current ownership interests and its holders are entitled to a pro rata share of the net assets of the enterprise when liquidation occurs, choice in measurement at acquisition-date fair value or the non-controlling interests; or the non-controlling interests' proportionate share of net assets of the acquiree. All other components of non-controlling interests are measured at their acquisition-date fair value.

B. If the transferred consideration, the non-controlling interests of acquiree and the total fair value of interests in the acquiree previously held exceeds the fair value of the identifiable assets acquired and liabilities assumed, it is recognized as goodwill on the acquisition date; if the fair value of the identifiable assets acquired and liabilities assumed exceeds the total fair value of the transferred consideration, the non-controlling interests of the acquiree, and the fair value of the interests in the acquiree previously held, the difference is recognized on the acquisition date for the current profit and loss.

(24) Operating segments

Operating segments are reported in a manner consistent with the internal reporting provided to the strategic business unit. The strategic business unit, who is responsible for allocating resources and assessing performance of the operation segments, has been identified as the board of directors that makes strategic decisions.

(25) Earnings per shares

The Group presents basic and diluted earnings per share (''EPS'') data for its common shares. Basic EPS is calculated by dividing the net income attributable to shareholders of the Company by the weighted average number of common shares outstanding during the period, adjusted for own shares held. Diluted EPS is determined by adjusting the statement of income attributable to shareholders and the weighted average number of common shares outstanding, adjusted for own shares held, for the effects of all dilutive potential common shares.

(26) Dividends

Dividends are recorded in the Company's financial statements in the period in which they are approved by the Company's shareholders. Cash dividends are recorded as liabilities; stock dividends are recorded as stock dividends to be distributed and are reclassified to ordinary shares on the effective date of new shares issuance.

5. Critical accounting judgments, estimates and key sources of assumption uncertainty

The preparation of these consolidated financial statements requires management to make critical judgments in applying the Group's accounting policies and make critical assumptions and estimates concerning future events. Assumptions and estimates may differ from the actual results and are continually evaluated and adjusted based on historical experience and other factors. The information is addressed below:

(1) Critical judgments in applying the Group's accounting policies

None.

(2) Critical accounting estimates and assumptions

The Group makes estimates and assumptions based on the expectation of future events that are believed to be reasonable under the circumstances at the end of the reporting period. The resulting accounting estimates might be different from the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are addressed below:

Evaluation of inventories

As inventories are stated at the lower of cost and net realizable value, the Group must determine the net realizable value of inventories on balance sheet date using judgments and estimates. As the net realizable value of inventories on balance sheet date is assessed to be lower than cost, the Group writes down the cost of inventories to the net realizable value. Therefore, there might be material changes to the evaluation.

As of December 31, 2022, the Group's carrying amount of inventories is $16,760,895 thousand.

6. Details of significant accounts

(1) Cash and cash equivalents

	December 31,	
	2022	2021
Cash on hand and working capital	$ 480	$ 360
Checking accounts and demand deposits	2,135,092	3,161,450
Total	$ 2,135,572	$ 3,160,810

A. The Group transacts with a variety of financial institutions all with high credit quality to disperse credit risk, therefore the probability of counterparty default is remote. The Group's maximum exposure to credit risk at balance sheet date is the carrying amount of all cash and cash equivalents.

B. The Group did not pledge its cash and cash equivalents.

(2) Financial assets at fair value through other comprehensive income

	December 31,	
	2022	2021
Investments in equity instrument measured at fair value through other comprehensive income:		
Unlisted equity investments	$ 2,530	$ 3,187
Current	$ -	$ -
Non-current	2,530	3,187
Total	$ 2,530	$ 3,187

A. The above equity instruments held by the Group are long-term strategic investments and are not held for trading purpose and have been designated to be measured at fair value through other comprehensive income.

B. Hwa Chi Venture Capital Co., Ltd. adopted July 1, 2021 as the reference date for the application of capital reduction and refund. After the capital reduction, the Group recovered the capital of $860 thousand.

C. On April 2, 2008, Emphasis Materials, Inc. was dissolve by resolution. At the extraordinary shareholders meeting on June 4, 2020 resolved that the reference date for completion of liquidation was May 5, 2020, and part of the shares of $1,200 thousand was recovered in 2020 after the completion of liquidation. In January, 2021, the Group recovered the remaining capital of $43 thousand.

D. In July 2020, the Group applied for a refund of the amount of $10 thousand from the Keelung Second Credit Centre and the aforesaid amount will be recovered in April 2021.

E. The amount recognized in other comprehensive income by the Group in 2022 and 2021 is a loss of $657 thousand and a loss of $632 thousand respectively.

F. Information relating to credit risk, please refer to Note 12(2).

(3) Notes receivable and accounts receivable

	December 31,	
	2022	2021
Notes receivable	$ 9,281	$ 3,130
Less: allowance for doubtful accounts	-	-
Subtotal	9,281	3,130
Accounts receivable	306	6
Less: allowance for doubtful accounts	-	-
Subtotal	306	6
Total	$ 9,587	$ 3,136

A. The Group grants an interest free and average credit term of 60 days to its customer accounts.

B. The Group's maximum exposure to credit risk at December 31, 2022 and 2021 was the carrying amount of each class of notes receivable and accounts receivable.

C. The Group's aging analysis of notes receivable and accounts receivable is as follows:

	December 31,	
	2022	2021
Not past due	$ 9,587	$ 3,136
Past due less than 1 month	-	-
Past due 1 - 3 months	-	-
Past due 3 - 6 months	-	-
Past due over 6 months	-	-
Total	$ 9,587	$ 3,136

D. The Group measures the allowance for doubtful notes and accounts receivable by using the provision matrix is as follows:

December 31, 2022	Expected credit loss rate	Total carrying amount	Allowance for doubtful accounts (Lifetime expected credit loss)	Amortized cost
Not past due	-	$ 9,587	$ -	$ 9,587
Past due less than 1 month	-	-	-	-
Past due 1 - 3 months	-	-	-	-
Past due 3 - 6 months	-	-	-	-
Past due over 6 months	-	-	-	-
Total		$ 9,587	$ -	$ 9,587

December 31, 2021	Expected credit loss rate	Total carrying amount	Allowance for doubtful accounts (Lifetime expected credit loss)	Amortized cost
Not past due	-	$ 3,136	$ -	$ 3,136
Past due less than 1 month	-	-	-	-
Past due 1 - 3 months	-	-	-	-
Past due 3 - 6 months	-	-	-	-
Past due over 6 months	-	-	-	-
Total		$ 3,136	$ -	$ 3,136

E. Information relating to credit risk, please refer to Note 12(2).

(4) Other receivables

	December 31, 2022	December 31, 2021
Other receivables	$ 16,245	$ 16,298
Less: allowance for doubtful accounts	(16,245)	(16,245)
Total	$ -	$ 53

(5) Inventories

	December 31, 2022	December 31, 2021
Lands for sale	$ 46,636	$ 52,177
Buildings for sale	26,177	28,986
Lands held for construction	13,005,628	12,461,928
Land held for floor-area-ratio transfer	261	261
Construction in progress	4,030,670	1,608,712
Prepayment for land	29,993	13,540
Less: allowance for decline in market value and obsolescence	(378,470)	(389,396)
Total	$ 16,760,895	$ 13,776,208

A. Details of lands for sale and buildings for sale:

	December 31,			
	2022		2021	
Case	Lands for sale	Buildings for sale	Lands for sale	Buildings for sale
Li Hsiang Jia A	$ 511	$ 1,251	$ 511	$ 1,251
Sheng Huo Jia A	2,864	2,482	2,864	2,482
Ya Dian Wang Chao A	-	456	-	456
Ya Dian Wang Chao B	-	1,722	-	1,722
Hang Sha	-	-	5,541	2,809
Shi Tan Duan A	43,261	20,266	43,261	20,266
Total	$ 46,636	$ 26,177	$ 52,177	$ 28,986

B. Details of lands held for construction and construction in progress:

	December 31,			
	2022		2021	
Case	Lands held for construction	Construction in progress	Lands held for construction	Construction in progress
Shu Lin An	$ 112,371	$ 85,821	$ 112,371	$ 85,821
Sheng Huo Jia B	7,803	1,350	7,803	1,350
Hsin Dian He Feng	483,764	148,391	483,764	148,391
Tai Yuan Lu	1,211,267	37,488	1,211,267	34,652
Fu De Duan B	423	-	423	-
Hsin Guang Lu B	2,217	-	2,217	-
Rong Hsing Duan	-	-	73,440	200,053
Huai Sheng Duan	1,418,917	49,001	1,418,917	17,114
Yun He Jie A	-	-	621,454	269,040
Yun He Jie B	1,712	-	1,712	-
Wen Lin Bei Lu	443,418	976	285,172	976
Xin Bi Duan A	801,292	656,349	801,292	266,247
Xin Bi Duan B	652,192	189,499	-	-
Le Jie Duan A	476,602	407,518	476,602	186,169
Le Jie Duan B	507,401	105,407	507,401	91,302
Qing Xi Duan A	303,381	228,769	303,381	107,190
Qing Xi Duan B	1,133,407	373,234	1,133,407	131,679
Shalu New Station Duan	175,962	154,818	175,962	27,898
Shanjie Duan	333,179	163,949	333,179	1
Wuri New High-speed Railway	3,895,809	1,364,161	3,895,809	40,829
Qing An Duan	656,423	39,595	616,355	-
San Zuo Wu Duan	388,088	24,344	-	-
Total	$ 13,005,628	$ 4,030,670	$ 12,461,928	$ 1,608,712

C. Detail of land held for floor-area-ratio transfer:

	December 31,	
Case	2022	2021
Zheng Ying Duan, Taichung City	$ 261	$ 261

D. Detail for prepayment for land:

Case	December 31, 2022	December 31, 2021
Qing An Duan	$ -	$ 13,540
Wen Lin Bei Lu	29,993	-
	$ 29,993	$ 13,540

E. For the years ended December 31, 2022 and 2021, the interest capitalized as cost of inventory amounted to $152,333 thousand and $60,200 thousand respectively. Annual interest rate used for capitalization for the years ended December 31, 2022 and 2021 was 2.0186% and 1.6738%, respectively.

F. For details of inventories pledged as collateral, please refer to Note 8.

G. Significant information on construction projects

(A) As of December 31, 2022, the Group's contracted the procurement material and outsourcing projects of Yun He Jie A, Rong Hsing Duan, Shi Tan Duan A, Huai Sheng Duan, Xin Bi Duan A, Le Jie Duan A, Le Jie Duan B, Qing Xi Duan A, Qing Xi Duan B, Shalu New Station Duan, Wuri New High-speed Railway and Shanjie Duan for $3,263,833 thousand in total, and $1,830,745 thousand have been paid.

(B) As of December 31, 2022, except for the above-mentioned projects, the remaining projects have not yet been contracted for outsourcing.

H. The cost of inventories recognized as expense (income) is as follows:

	For the year ended December 31, 2022	For the year ended December 31, 2021
Cost of sales	$ 1,371,787	$ -
Gain from price recovery of inventory	(10,926)	-
Total	$ 1,360,861	$ -

(6) Other current financial assets

	December 31, 2022	December 31, 2021
Cash in bank	$ 784,447	$ 157,039
Current	$ 784,447	$ 157,039
Non-current	-	-
Total	$ 784,447	$ 157,039

For details of other current financial assets pledged as collateral, please refer to Note 8.

(7) Property, plant and equipment

	Lands	Buildings	Transportation equipment	Office equipment	Leasehold improvements	Other equipment	Total
Cost							
At January 1, 2022	$ 94,331	$ 38,958	$ 639	$ 8,847	$ 1,851	$ 257	$ 144,883
Additions	-	216	1,618	1,420	-	-	3,254
Disposals	-	-	-	(93)	-	-	(93)
At December 31, 2022	$ 94,331	$ 39,174	$ 2,257	$ 10,174	$ 1,851	$ 257	$ 148,044
At January 1, 2021	$ 94,331	$ 38,958	$ 639	$ 7,246	$ -	$ 257	$ 141,431
Additions	-	-	-	1,601	1,851	-	3,452
At December 31, 2021	$ 94,331	$ 38,958	$ 639	$ 8,847	$ 1,851	$ 257	$ 144,883

	Lands	Buildings	Transportation equipment	Office equipment	Leasehold improvements	Other equipment	Total
Accumulated depreciation and impairment							
At January 1, 2022	$ -	$ 19,003	$ 439	$ 6,290	$ 360	$ 229	$ 26,321
Depreciation	-	1,561	322	999	616	-	3,498
Disposals	-	-	-	(93)	-	-	(93)
At December 31, 2022	$ -	$ 20,564	$ 761	$ 7,196	$ 976	$ 229	$ 29,726

	Lands	Buildings	Transportation equipment	Office equipment	Leasehold improvements	Other equipment	Total
At January 1, 2021	$ -	$ 17,368	$ 359	$ 5,601	$ -	$ 229	$ 23,557
Depreciation	-	1,635	80	689	360	-	2,764
At December 31, 2021	$ -	$ 19,003	$ 439	$ 6,290	$ 360	$ 229	$ 26,321
Net book value							
At December 31, 2022	$ 94,331	$ 18,610	$ 1,496	$ 2,978	$ 875	$ 28	$ 118,318
At December 31, 2021	$ 94,331	$ 19,955	$ 200	$ 2,557	$ 1,491	$ 28	$ 118,562

For details of property, plant and equipment pledged as collateral, please refer to Note 8.

(8) Leasing arrangements as lessee

A. The leased assets by the Group are buildings with the lease period usually ranges from one to four years. Lease contracts are negotiated individually and contain a variety of terms and conditions. The leased assets are not to be subleased, to be lent, to be transferred or to be used by others in other disguised ways, no other restrictions are imposed.

B. The lease period of the Group's leased transportation equipment parking spaces does not exceed twelve months, and the leases of low-value assets are office equipment and other equipment. In addition, as of December 31, 2022 and 2021, the Group's lease payment for short-term lease commitments were $325 thousand and $419 thousand, respectively.

C. The carrying amounts of the right-of-use asset and the depreciation expense recognized are as follows:

	December 31, 2022	For the year ended December 31, 2022	December 31, 2021	For the year ended December 31, 2021
	Carrying amount	Depreciation	Carrying amount	Depreciation
Buildings	$ 3,015	$ 2,305	$ 5,320	$ 2,247

D. Movements in right-of-use asset were as follows:

	Buildings
January 1, 2022	$ 5,320
Depreciation expenses	(2,305)
December 31, 2022	$ 3,015
January 1, 2021	$ 6,571
Additions	996
Depreciation expenses	(2,247)
December 31, 2021	$ 5,320

E. The right-of-use assets of the Group increased by $0 thousand and $996 thousand in 2022 and 2021, respectively.

F. The income and expenses related to the lease contracts are recognized as follows:

	For the year ended December 31,	
Items affecting profit or loss	2022	2021
Interest expense on lease liabilities	($ 75)	($ 112)
Expense on short-term lease	($ 1,981)	($ 661)
Expense on lease of low-value assets	($ 657)	($ 311)

G. The total cash outflow for the leases of the Group in 2022 and 2021 amounted to $5,018 thousand and $3,295 thousand, respectively.

(9) Leasing arrangements as lessor

A. The leased assets of the Group include land and buildings. The lease contracts period usually ranges from one to five years. Lease contracts are negotiated individually and contain various terms and conditions.

B. The Group respectively recognized the rental income from operating lease contracts of $10,619 thousand and $8,718 thousand in 2022 and 2021, of which none of the rental income was recognized as variable lease payments.

C. The lease receipts due under an operating lease of the Group are analyzed as follows:

	December 31,	
	2022	2021
At December 31, 2022	$ -	$ 6,335
At December 31, 2023	8,368	2,017
At December 31, 2024	4,941	758
At December 31, 2025	3,359	384
At December 31, 2026	-	-
Total	$ 16,668	$ 9,494

(10) Intangible Assets

	December 31,	
	2022	2021
Goodwill		
Costs	$ 11,410	$ 11,410

	Goodwill
January 1, 2021	$ -
Addition – business combination	11,410
December 31, 2021	$ 11,410

(11) Impairment of non-financial assets

For the years ended December 31, 2022 and 2021, the Group did not recognized an impairment loss or gain on reversal of impairment loss of property, plant and equipment.

(12) Current borrowings

	December 31,	
	2022	2021
Secured borrowings	$ 3,026,000	$ 2,647,721
Credit borrowings	583,000	1,343,000
Total	$ 3,609,000	$ 3,990,721
Interest rate range (%)	2.1005 ~ 2.455	1.50 ~ 2.0345

A. The above current borrowings are used for constructions and working capital and repayable in one to three years.

B. For details of collateral of current borrowings, please refer to Note 8.

(13) Short-term notes and bills payable

		December 31,	
	Acceptance agencies	2022	2021
Short-term notes and bills payable	Notes and bills of Mega Bank	$ 50,000	$ 50,000
Less: unamortized discount		(40)	(2)
Total		$ 49,960	$ 49,998

The interest rates of short-term bills payable as of December 31, 2022 and 2021 were 1.84% and 0.65%, respectively, and the issuance of short-term bills is both limited to $100,000 thousand.

(14) Notes payable and accounts payable

	December 31,	
	2022	2021
Notes payable	$ 137,825	$ 108,861
Accounts payable	68,321	79,485
Estimated accounts payable	30,598	7,898
Subtotal	98,919	87,383
Total	$ 236,744	$ 196,244

(15) Non-current borrowings

Details	December 31, 2022	December 31, 2021
Secured non-current borrowings		
- The loan will be expired and repaid by a one-off payment in August 2023 and early repayment was made in March 2022. The floating interest rate as of December 31, 2021 was 1.945%.	$ -	$ 60,000
- Starting from May 2021, the repayment will be at a minimum of 70% of the estimated or actual sales price if there is a sale of property, whichever is higher. The repayment of the remaining amount will be a one-off payment in March 2025, with floating interest rate. The interest rate as of December 31, 2022 and 2021 were 2.181% and 1.68%, respectively.	724,000	612,549
- Starting from May 2021, the repayment will be at a minimum of 70% of the estimated or actual sales price if there is a sale of property, whichever is higher. The repayment of the remaining amount will be a one-off payment in March 2025, with floating interest rate. The interest rate as of December 31, 2022 and 2021 were 2.426% and 1.8%, respectively.	275,755	275,755
- Starting from June 2021, the repayment will be made if there is a sale of property. The repayment of the remaining amount will be a one-off payment in May 2025, with floating interest rate. The interest rate as of December 31, 2022 and 2021 were 2.425% and 1.8%, respectively.	2,142,400	2,142,400
- Starting from June 2021, the repayment will be at a minimum of 70% of the estimated or actual sales price if there is a sale of property, whichever is higher. The repayment of the remaining amount will be a one-off payment in August 2024, with floating interest rate. The interest rate as of December 31, 2022 and 2021 were 2.181% and 1.68%, respectively.	96,400	96,400
- Starting from June 2021, the repayment will be at a minimum of 70% of the estimated or actual sales price if there is a sale of property, whichever is higher. The repayment of the remaining amount will be a one-off payment in August 2024, with floating interest rate. The interest rate as of December 31, 2022 and 2021 were 2.181% and 1.68%, respectively.	5,000	5,000

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Credit long-term borrowings		
- Starting from December 27, 2022, the repayment will be $6,250 thousand per quarter. The repayment of the remaining amount will be a one-off payment in December 2026, with floating interest rate. The interest rate as of December 31, 2022 and 2021 were 2.5% and 2.15%, respectively.	200,000	200,000
Secured non-current borrowings		
- Starting from January 2022, the repayment will be made if there is a sale of property. The repayment of the remaining amount will be a one-off payment in September 2025, with floating interest rate. The interest rate as of December 31, 2022 was 2.560677%.	181,000	-
- Starting from May 2022, the repayment will be at a minimum of 70% of actual sales price if there is a sale of property. The repayment of the remaining amount will be a one-off payment in May 2026, with floating interest rate. The interest rate as of December 31, 2022 was 2.425%.	257,000	-
- Starting from November 2022, the repayment will be at a minimum of 70% of actual sales price if there is a sale of property. The repayment of the remaining amount will be a one-off payment in May 2026, with floating interest rate. The interest rate as of December 31, 2022 was 2.475%.	93,000	-
- Starting from December 2022, the repayment will be a one-off payment in June 2026, with floating interest rate. The interest rate as of December 31, 2022 was 2.7287%.	142,500	-
- Starting from May 2021, the repayment will be at a minimum of 70% of the estimated or actual sales price if there is a sale of property, whichever is higher and the repayment will be based on the proportion of the credit balance. The repayment of the remaining amount will be a one-off payment in December 2027, with floating interest rate. The interest rate as of December 31, 2022 and 2021 were 2.181% and 1.68%, respectively.	728,880	714,980
Total	4,845,935	4,107,084
Less: non-current borrowings expired within an operating cycle	(3,499,555)	(211,400)
Net	$ 1,346,380	$ 3,895,684

A. Repayment deadlines of above non-current borrowings are as follows:

Due by	Amount
December 31, 2023	$ 25,000
December 31, 2024	126,400
December 31, 2025	3,348,155
December 31, 2026	617,500
December 31, 2027	728,880
After December 31, 2027	-
Total	$ 4,845,935

B. For details of collateral of non-current borrowings, please refer to Note 8.

(16) Pensions

A. Defined benefit plans

(A) The Company has a defined benefit pension plan for formally hired employees in accordance with the Labor Standards Law. Pension benefits are based on the number of units accrued and the average monthly salaries and wages of the last 6 months prior to retirement. The Company contributes monthly with an amount equal to 2% of the employees' monthly salaries and wages to the retirement fund deposited with Bank of Taiwan, the trustees, under the name of the independent retirement fund committee.

(B) The amounts recognized in the balance sheet were determined as follows:

	December 31,	
	2022	2021
Present value of funded obligations	($ 17,337)	($ 19,759)
Fair value of plan assets	24,172	23,666
Net defined benefit assets	$ 6,835	$ 3,907

(C) Movements in net defined benefit liability were as follows:

	Present value of funded obligations	Fair value of plan assets	Net defined benefit assets (liabilities)
For the year ended December 31, 2021			
Balance as of January 1	($ 20,106)	$ 23,225	$ 3,119
Interest (expense) income	(51)	58	7
	(20,157)	23,283	3,126
Remeasurements			
Impact of change in financial assumptions	587	-	587
Examined adjustments	(189)	383	194
	398	383	781
Balance as of December 31	($ 19,759)	$ 23,666	$ 3,907

	Present value of funded obligations	Fair value of plan assets	Net defined benefit assets
For the year ended December 31, 2022			
Balance as of January 1	($ 19,759)	$ 23,666	$ 3,907
Interest (expense) income	(109)	130	21
	(19,868)	23,796	3,928
Remeasurements			
Impact of change in financial assumptions	1,210	-	1,210
Examined adjustments	(288)	1,818	1,530
	922	1,818	2,740
Employer Contribution	-	167	167
Actual benefit payments	1,609	(1,609)	-
	1,609	(1,442)	167
Balance as of December 31	($ 17,337)	$ 24,172	$ 6,835

(D) The Bank of Taiwan was entrusted to manage the Fund of the Company's defined benefit pension plan in accordance with the fund's annual investment and utilization plan and the "Regulations for Revenues, Expenditures, Safeguard and Utilization of the Labor Retirement Fund". With regard to the utilization of the Fund, its minimum earnings in the annual distributions on the final financial statements shall be no less than the earnings attainable from the amounts accrued from two-year time deposits with the interest rates offered by local banks. The constitution of fair value of plan assets as of December 31, 2022 and 2021 is given in the Annual Labor Retirement Fund Utilization Report published by the government.

(E) The principal actuarial assumptions used were as follows:

	For the year ended December 31,	
	2022	2021
Discount rate	1.29%	0.55%
Future salary increases	3.00%	3.00%
Expected return on plan assets	1.29%	0.55%

The assumption for future mortality rate is estimated based on the 6th mortality table issued by Taiwan Life Insurance Industry.

The analysis of impact on present values of defined benefit obligation by using principal actuarial assumptions:

	Discount rate		Future salary increase rate	
	Increase	Decrease	Increase	Decrease
December 31, 2022	0.5%	0.5%	0.5%	0.5%
Impact on present value of defined benefit obligation	($ 753)	$ 799	$ 782	($ 745)

	Discount rate		Future salary increase rate	
	Increase	Decrease	Increase	Decrease
December 31, 2021	0.5%	0.5%	0.5%	0.5%
Impact on present value of defined benefit obligation	($ 931)	$ 991	$ 962	($ 914)

The above mentioned sensitivity analysis is the analysis of the impact of change in a single assumption while all other assumptions remain unchanged. In practice, change in assumptions is interacted. The sensitivity analysis adopts the same method in calculating the net pension liability in balance sheet.

(F) Estimated contributions to the defined benefit pension plans of the Company within one year from December 31, 2022 amounting to $0 thousand.

(G) As of December 31, 2022, the weighted average period for the pension plan is 9 years.

Analysis of the pension payment past due is as follow:

Less than a year	$ 14,486
One to two years	-
Two to five years	889
Over five years	175
	$ 15,550

B. Defined contribution plan

Effective from July 1, 2005, the Group have established a defined contribution pension plan (the "New Plan") under the Labor Pension Act (the "Act"). Under the new plan, the Group contributes to the employees' individual pension accounts at the Bureau of Labor Insurance. The pension costs under the defined contribution pension plans of the Group for the years ended December 31, 2022 and 2021 were $2,678 thousand and $2,035 thousand, respectively.

(17) Provisions

	Provisions for employee benefits
At January 1, 2021	$ 761
Addition during the year	1,107
Used during the year	(761)
At December 31, 2021	1,107
Addition during the year	1,242
Used during the year	(1,107)
At December 31, 2022	$ 1,242

Analysis of provisions was as follow:

	December 31,	
	2022	2021
Current	$ 1,242	$ 1,107
Non-current	$ -	$ -

(18) Ordinary share

A. As of December 31, 2022, the Company's authorized capital was $12,000,000 thousand with par value of $10 per share. As of December 31, 2022 and 2021, total paid-in capital were $8,399,880 thousand and $7,207,525 thousand, respectively.

B. Details of the Company's previous offerings at a discounted price (private placement) were as follows:

Date of issue	Number of share issued (in thousand)	Issued price ($/share)
September 27, 2004 (public offering completed)	41,137	2.99
August 21, 2007 (public offering completed)	18,750	8.00
August 25, 2021	83,000	11.80
September 17, 2021	117,000	11.80
February 24, 2022	53,571	12.00
May 9, 2022	65,664	12.00

C. Movements in the number of the Company's ordinary shares outstanding are as follows:

	Number of outstanding shares (in thousand)			
	For the year ended December 31,			
	2022		2021	
At January 1	$	720,753	$	520,753
Issue of shares – private placement		119,235		200,000
At December 31	$	839,988	$	720,753

D. On August 5, 2021, the Company has passed the resolution of the shareholders' meeting to issue 200,000 thousand ordinary shares through a cash private placement to increase capital, with a par value of $10 per share and an issue price of $11.8 per share. The use of proceeds is to enrich working capital and repay the bank loan or in response to future long-term development needs. The reference date of capital increase was on August 25 and September 17, 2021, respectively, and has raised $2,360,000 thousand, and the application of change of registration with the Ministry of Economic Affairs was completed. The rights and obligations of this private placement of ordinary shares are the same as those of other issued ordinary shares, except that there are restrictions on circulation and transfer as stipulated by the Securities and Exchange Act; and the application for listing must be completed after three years from the delivery date and make up the application of the public offering.

E. On November 30, 2021, the Company has passed the resolution of the extraordinary shareholders' meeting to issue ordinary shares through private placements. The issuance does not exceed 140,000,000 shares, and it is processed once to three times within a year from the resolution date of the extraordinary meeting of shareholders. On February 10 and April 25, 2022, the board of directors passed a resolution to issue ordinary shares of 53,571 thousand shares and 65,664 thousand shares respectively, with a par value of $10 per share and an issue price of $12 per share. The reference dates of the increase of capital were on February 24 and May 9, 2022, respectively; and the application for change of registration with the Ministry of Economic of Affairs has been completed. The rights and obligations of this private placement of ordinary shares are the same as those of other shares, except that there are restrictions on circulation and transfer stipulated by the Securities and Exchange Act; and the application for public listing must be completed after three years from the delivery date and make up the application of the public offering.

(19) Capital surplus

	December 31,	
	2022	2021
Ordinary shares premium	$ 1,247,904	$ 1,009,433
Cash dividend unclaimed for over five years	592	592
Adjusted difference by equity method	1,100	1,100
Gains after tax on disposal of property, plant and equipment held by subsidiary under equity method	7,487	7,487
Exercise disgorgement	1	1
Total	$ 1,257,084	$ 1,018,613

Pursuant to the ROC Company Act, capital surplus arising from paid-up capital in excess of par value on issuance of ordinary shares and donations can be used to cover accumulated deficit or to issue new stocks or cash to shareholders in proportion to their share ownership, provided that the Company has no accumulated deficit. Further, the Securities and Exchange Act of ROC requires that the amount of capital surplus to be capitalized mentioned above should not exceed 10% of the paid-in capital each year. Capital surplus should not be used to cover accumulated deficit unless the legal reserve is insufficient.

(20) Retained earnings

A. Legal reserve

Except for covering accumulated deficit or issuing new stocks or cash to shareholders in proportion to their share ownership, the legal reserve shall not be used for any other purpose. The use of legal reserve for the issuance of stocks or cash to shareholders is permitted, provided that the distribution of the reserve is limited to the portion in excess of 25% of the

Company’s paid-in capital.

B. Special reserve

When the Company distributes the earnings, in accordance with the regulations, the Company shall set aside special reserve from the debit balance on other equity items at the current year balance sheet date. When debit balance on other equity items is reversed subsequently, the reversed amount could be included in the distributable earnings.

The amounts previously set aside by the Company as special reserve on initial application of IFRSs, in accordance with the Order No. Financial-Supervisory-Securities-Corporate-1090150022 issued on March 31, 2021, when the Company subsequently uses, disposes or reclassifies the relevant assets, the previously set aside special reserve shall be reversed proportionately.

C. Distribution of retained earnings

In accordance with the Articles of Association, the Company’s distribution of earnings or appropriation of loss shall be made after the end of each half of the fiscal year. If the Company has a proposal of earnings distribution or appropriation of loss in the first half of the fiscal year, it shall be submitted to the board of directors for resolution before the end of the second half of the fiscal year. When distributing earnings, the Company shall first estimate and reserve the taxes to be paid, offset its losses in accordance with the relevant laws and regulations and set aside legal reserves, set aside or reverse special reserves. The legal reserve should be set aside until it reached the paid-in capital. The distribution of earnings in cash shall be resolved by the board of directors, and the issuance of new shares shall be resolved by the shareholders’ meeting.

If the Company has earnings in its annual final accounts, it shall first pay taxes and offset the accumulated losses over the years; however, this does not apply when the accumulated legal reserve has reached the total paid-in capital of the Company. Secondly, 10% of the remaining earnings shall be set aside as a legal reserve, or appropriate to or reverse to a special reserve according to relevant regulations or as requested by the competent authority. For the remaining balance of earnings plus the accumulated undistributed earnings in the first half of the fiscal year, the board of directors can plan an earnings distribution proposal to allocate 0% to 100% of the distributable earnings each year to distribute shareholder dividends, and then to submit at the shareholders' meeting, but if the distributable earnings are less than 5% of the Company's paid-in capital, it may not be distributed.

This distribution of shareholders' dividends shall be either in cash or stocks in which with cash dividends not less than 10% of the total dividend.

D. The Company passed the resolution of the board of directors on August 11, 2022 that it will not distribute the earnings due to losses in the first half of 2022. In addition, on June 30, 2022 and August 5, 2021, the Company passed a resolution at the general meeting of shareholders to not distribute earnings due to losses in 2021 and 2020, respectively.

E. For details of information on employee's compensation and directors and supervisors' remuneration, please refer to Note 6(26).

(21) Non-controlling interests

	For the year ended December 31,	
	2022	2021
At January 1	$ 246,492	$ 252,422
Share attributable to non-controlling interests:		
Loss for the year	(6,182)	(5,930)
At December 31	$ 240,310	$ 246,492

(22) Revenue

	For the year ended December 31,	
	2022	2021
Revenue from customer contracts		
Sales revenue - lands	$ 1,502,739	$ -
Sales revenue - buildings	480,923	-
	1,983,662	-
Rental income	10,619	8,718
Total	$ 1,994,281	$ 8,718

A. The Group's revenue from customer contracts recognized at a point in time in 2022 and 2021 were as follows:

	For the year ended December 31,	
	2022	2021
Revenue recognized at a point in time	$ 1,983,662	$ -

B. Contracts liabilities

	December 31,	
	2022	2021
Contracts liabilities:		
Sales of properties	$ 948,965	$ 532,459

The Group's contract liabilities for the current period increased as compared to December 31, 2021 was mainly due to the performance obligations had not been fulfilled and therefore the consideration received from customers in advance had not been recognized as revenue.

Of the opening balances of contract liabilities in 2022 and 2021, the amounts of revenue recognized in 2022 and 2021 were $474,929 thousand and $0 thousand, respectively.

(23) Other income

	For the year ended December 31,	
	2022	2021
Interest income:		
Interest on bank deposits	$ 4,692	$ 1,914
Other interest income	3	4
	4,695	1,918
Dividend income	1,747	1,798
Other income - other	7,589	7,660
Total	$ 14,031	$ 11,376

(24) Other gains and losses

	For the year ended December 31,	
	2022	2021
Net currency exchange gain (loss)	$ 5,932	($ 2,364)
Gain on disposal of investment	-	289
Other non-operating losses	-	(3,000)
Total	$ 5,932	($ 5,075)

(25) Additional disclosures related to cost of revenues and operating expenses are as follows:

	For the year ended December 31,					
	2022			2021		
	Cost of revenue	Operating expenses	Total	Cost of revenue	Operating expenses	Total
Employee benefit expenses	$ 23,298	$ 80,728	$ 104,026	$ 8,068	$ 53,716	$ 61,784
Depreciation expenses	129	5,674	5,803	9	5,002	5,011
Amortization expenses	64	227	291	55	217	272

(26) Employee benefit expenses

	For the year ended December 31,	
	2022	2021
Wages and salaries	$ 80,755	$ 49,136
Director's remuneration	7,454	3,977
Labor and health insurance contribution	5,340	3,805
Pension costs	2,919	2,028
Other personnel expenses	7,558	2,838
Total	$ 104,026	$ 61,784

A. In accordance with the Articles of Association, the Company's accumulated deficits should be covered before distribution of current year earnings, 0.5% of distributable earnings and no more than 2% of current year earnings shall be appropriated as employees' compensation and directors' remuneration respectively. The percentage of employees' compensation and director's remuneration as mentioned in the preceding paragraph and employees' compensation distributed by way of stock or cash shall be resolved in the meeting of the board of directors attended by more than a two-thirds of directors; of which half of the attended directors shall agree such distribution; and report at the shareholder's meeting.

The current year earnings referred to in the preceding paragraph refers to the current year profit before tax and before deduction of the distribution of employees' bonus and directors' remuneration

B. The compensation to employees were determined by the profit of the year. In 2022 and 2021, the employees' compensation and directors' remuneration of the Company were $1,707 thousand, $3,414 thousand, $0 thousand and $0 thousand, respectively.

The number of share dividend is calculated based on the closing price of the day before the resolution being made by the board and after considering the effect of ex-rights. If the actual amounts subsequently resolved by the shareholders differ from the proposed amounts by the board of directors, the differences are recorded in profit and loss in the subsequent year.

C. Please refer to Market Observation Post System for more information on the resolution related to the appropriation of distributable earnings as employees' compensation and directors' remuneration of the Company's board of directors and shareholders' meeting.

(27) Finance costs

	For the year ended December 31, 2022	2021
Interest expense		
Bank loans	$ 167,790	$ 98,335
Less: capitalization of qualifying assets	(152,333)	(60,200)
Total	$ 15,457	$ 38,135

(28) Income tax

A. Income tax expense

Components of income tax expense:

	For the year ended December 31, 2022	2021
Current income tax for the year		
Current income tax expenses	$ 5,913	$ 1,743
Land value increment tax included in current income tax for the year	773	-
Current income tax for the year	6,686	1,743
Deferred tax		
Relating to origination and reversal of temporary differences	(47,913)	(21)
Income tax (income) expense	($ 41,227)	$ 1,722

B. Reconciliation between income tax expense and loss before income tax:

	For the year ended December 31, 2022	For the year ended December 31, 2021
Income before income tax	$ 404,243	($ 118,831)
Income tax expense at statutory rate	80,849	(23,766)
Tax effect of adjusting items		
Permanent differences	9,747	10,666
Loss on unrecognized deferred tax assets	251	13,737
Unrecognized temporary differences	(2,753)	1,085
Change in assessment of the realizability of deferred tax assets	(130,094)	-
Land value increment tax	773	-
Income tax (income) expense	($ 41,227)	$ 1,722

C. Deferred income tax assets are as follows:

	For the year ended December 31, 2022			
	At January 1	Recognized in profit or loss	Recognized in other comprehensive income	At December 31
Deferred tax assets				
Current provisions	$ 21	$ 221	$ -	$ 242
Net defined benefit liabilities – non-current	-	1,368	-	1,368
Unrealized exchange gains and losses	-	1,102	-	1,102
Loss carry forward	-	45,222	-	45,222
	$ 21	$ 47,913	$ -	$ 47,934

	For the year ended December 31, 2021			
	At January 1	Recognized in profit or loss	Recognized in other comprehensive income	At December 31
Deferred tax assets				
Current				
provisions	$ -	$ 21	$ -	$ 21

D. The details of unrecognized deferred tax assets were as follows:

	December 31,	
	2022	2021
Loss carry forward		
Expired in 2023	$ 272	$ 8,978
Expired in 2024	-	21,519
Expired in 2025	-	34,776
Expired in 2026	-	14,432
Expired in 2027	952	9,366
Expired in 2028	-	19,351
Expired in 2029	-	1,845
Expired in 2030	439	4,288
Expired in 2031	540	13,737
Expired in 2032	251	-
	2,454	128,292
Deductible temporary differences		
Contract liabilities	-	1,133
Inventories	75,694	77,317
Allowance for doubtful accounts	3,249	3,249
Financial assets at fair value through other comprehensive income	21,612	21,612
Prepayments	546	546
Unrealized exchange gains and losses	-	2,946
Net defined benefit liabilities – non-current	-	1,372
Current provisions	6	201
	101,107	108,376
Total	$ 103,561	$ 236,668

E. The Company's income tax returns through 2020 have been assessed by the Tax Authority.

(29) Earnings per share

The calculation of earnings per share and weighted average number of common share is as follows:

	For the year ended December 31, 2022		
	Amount after tax	Weighted average number of common shares outstanding (in thousands)	Earnings per share (in dollars)
Basic earnings per share			
Profit attributable to the Company	$ 451,652	809,035	$ 0.56
Diluted earnings per share			
Profit attributable to the Company	451,652	809,035	
Effect of potentially dilutive common shares			
Employees' compensation	-	99	
Profit attributable to Company's common shareholder	$ 451,652	809,134	$ 0.56

	For the year ended December 31, 2021		
	Amount after tax	Weighted average number of common shares outstanding (in thousands)	Earnings per share (in dollars)
Basic earnings per share			
Loss attributable to the Company	($ 114,623)	584,065	($ 0.20)

Diluted earnings per share

None.

(30) Business combination

A. On February 17, 2021, the Group acquired 100% equity of Huajian with cash of $11,500 thousand and obtained control of Huajian. Huajian is a Grade A comprehensive construction plant and is able to benefit the Group in controlling the construction progress, quality and cost after acquisition.

B. The information on the consideration paid for the acquisition of Huajian, the fair value of the assets acquired and liabilities assumed on the acquisition-date, and the fair value of the non-controlling interests on the acquisition-date are as follows:

	February 17, 2021
Acquisition consideration	
Cash	$ 11,500
	11,500
Fair value of identifiable assets acquired and liabilities assumed	
Prepayment	90
Total net identifiable net assets	90
Goodwill	$ 11,410

C. Since the acquisition of Huajian on February 17, 2021, the operating income and net loss before income tax contributed by Huajian are $0 and $ 3,136 thousand, respectively. If it is assumed that Huajian has been included in the Group since January 1, 2021, the operating income and net loss before income tax of the Group will be $0 and $3,322 thousand, respectively.

(31) Changes in liabilities from financing activities

The reconciliation of the Group's liabilities from financing activities is as follows:

	January 1, 2022	Cash flow	Other non-cash	December 31, 2022
Current borrowings	$ 3,990,721	($ 381,721)	$ -	$ 3,609,000
Short-term notes and bills payable	49,998	(38)	-	49,960
Lease liabilities	5,384	(2,380)	75	3,079
Non-current borrowings	4,107,084	738,851	-	4,845,935
Guarantee deposits	1,167	2,425	-	3,592
Liabilities from financing activities	$ 8,154,354	$ 357,137	$ 75	$ 8,511,566

	January 1, 2021	Cash flow	Other non-cash	December 31, 2021
Current borrowings	$ 915,000	$ 3,075,721	$ -	$ 3,990,721
Short-term notes and bills payable	-	49,998	-	49,998
Lease liabilities	6,599	(2,323)	1,108	5,384
Non-current borrowings	771,900	3,335,184	-	4,107,084
Guarantee deposits	10,305	(9,138)	-	1,167
Liabilities from financing activities	$ 1,703,804	6,449,442	1,108	8,154,354

7. Related party transactions

Balances and amounts of transaction between the Company and subsidiaries had been eliminated upon consolidation and was not disclosed in this note. Details of transactions between the Group and other related parties were disclosed as follows:

(1) Name of related parties and relationship

Name	Relationship
Lin Yuan Yi	Second degree of kinship of the director of the Company
Lin Heng Yi	Second degree of kinship of the director of the Company
He Feng Investment Co., Ltd.	Substantive related party
Pauguo Real Estate Management Co., Ltd.	Substantive related party

(2) Significant related party transactions and balances:

A. Purchase

	For the year ended December 31,	
	2022	2021
Sales revenue of lands and buildings		
Other related parties	$ 29,816	$ -

B. Purchase

	For the year ended December 31,	
	2022	2021
Cost of lands		
Other related parties	$ -	$ 511,888

C. Construction expense

	For the year ended December 31,	
	2022	2021
Miscellaneous expenses		
He Feng Investment Co., Ltd.	$ -	$ 21,875
Finance costs		
Paoguo Real Estate Management Co., Ltd.	$ 3,390	$ 686

D. General & administrative expenses

	For the year ended December 31,	
	2022	2021
Miscellaneous expenses		
Other related parties	$ 41	$ 74

E. The balances of receivables and payables with related parties were as follows:

	December 31,	
	2022	2021
Refundable deposit		
Other related parties	$ -	$ 2,442

(3) Key management compensation

	For the year ended December 31,	
	2022	2021
Salaries and other short–term employee benefits	$ 22,417	$ 9,298
Termination benefits	-	-
Post-employment benefits	-	-
Other long-term employee benefits	-	-
Share-based payment	-	-
Total	$ 22,417	$ 9,298

8. Pledge of assets

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

Pledged assets	Purposes	Book value December 31, 2022	2021
Inventories			
Lands held for construction	Current borrowings and non-current borrowings	$ 11,781,985	10,448,708
Construction in progress	Current borrowings and non-current borrowings	2,013,960	502,409
Property, plant and equipment			
Lands	Current borrowings	94,331	94,331
Buildings	Current borrowings	18,610	19,955
Other equipment	Current borrowings	28	28
Other current financial assets	Trust account	784,447	157,039
Total		$ 14,693,361	$ 11,222,470

9. Significant contingent liabilities and unrecognized commitments

A. As of December 31, 2022, the Group received the promissory notes from the contractors and customers amounting to $111,692 thousand.

B. As of December 31, 2022, the deposit guarantee notes issued by the Company to the landlord amounted to $146,215 thousand.

C. As of December 31, 2022, the Company signed the contracts of pre-sale of properties with customer amounted to $6,994,200 thousand, and have been received $922,660 thousand according to the contract amount.

D. As of December 31, 2022, the Company has signed the sales contract but yet to transfer of title and delivery amounted to $93,880 thousand, and the amount received according to the contract is $26,310 thousand.

E. As of December 31, 2022, the Group contracted the procurement material and project payments amounted to $3,263,833 thousand, of which $1,433,088 thousand was unpaid.

F. As of December 31, 2022, the total price of the land acquired by the Company but yet to transfer of title is $49,988 thousand, and the contract amount of $19,995 thousand remains unpaid.

10. Significant disaster loss

None.

11. Significant events after the balance sheet date

None.

12. Others

(1) Capital Management

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern in order to provide returns for shareholders and interest of other related parties, to maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to shareholders, return capital to shareholders by reduction of capital, issue new shares or sell assets to reduce debt.

The Group is same as other in the same industry, controls its capital based on the debt-to-equity ratio. The ratio is calculated by the net liabilities divided by total capital. Net liabilities are the total liabilities shown on the balance sheet less cash and cash equivalents. Total capital is all components of equity (i.e. ordinary share, capital surplus, retained earnings, other equity interests and non-controlling interests) plus net liabilities.

Management uses an appropriate net liabilities/(total equity plus net liabilities) or other financial ratio to determine the optimum capital of the Group to ensure financing at a reasonable cost.

Debt-to-equity ratio is as follows:

	December 31	
	2022	2021
Total liabilities	$ 9,799,367	$ 8,935,962
Less: cash and cash equivalents	(2,135,572)	(3,161,810)
Net liabilities	7,663,795	5,774,152
Total equity	10,518,533	8,640,154
Capital adjustments	$ 18,182,328	$ 14,414,306
Debt-to-equity ratio	42.15%	40.06%

(2) Financial instruments

A. Financial instruments by category

	December 31,	
	2022	2021
Financial assets		
Financial assets at fair value through other comprehensive income		
Designated investments in equity instruments	$ 2,530	$ 3,187
Financial assets at amortized cost		
Cash and cash equivalents	$ 2,135,572	$ 3,161,810
Notes receivable	9,281	3,130
Accounts receivables	306	6
Other receivable	-	53
Other current financial assets	784,447	157,039
Guarantee deposits paid	28,633	38,936
	$ 2,958,239	$ 3,360,974
Financial liabilities		
Financial liabilities at amortized cost		
Current borrowings	$ 3,609,000	$ 3,990,721
Short-term notes and bills payable	49,960	49,998
Notes payable	137,825	108,861
Accounts payable	98,919	87,383
Other payable	86,058	19,935
Non-current borrowings (including current portion)	4,845,935	4,107,084
Guarantee deposits	3,592	1,167
	$ 8,831,289	$ 8,365,149
Lease liabilities	$ 3,079	$ 5,384

B. Financial risk management objectives and policies

The Group's financial instruments include equity investment, notes receivables, accounts receivables, other receivables, other current financial assets, refundable deposits, bank borrowings, notes payable, accounts payable and other payables. Risk management is coordinated by the Group's finance department by entering domestic and international financial market operations and responsible to monitor and manage the financial risk according to the degree of risk and evaluating the breadth analysis of risk exposure. Such risk includes market risk (including exchange rate risk, interest rate risk and other price risk), credit risk and liquidity risk.

The Group seeks to reduce the risk by employing a risk management and to analyze, identify and evaluate the related financial risk that potentially poses adverse effects on the Group. The Group has a relevant plan to avoid the adverse factors of financial risk.

(A) Market risk

Market risk is arising from movements in market prices, such as foreign exchange risk and interest rate risk that affecting the Group's earning or financial instruments held by the Group. The objective of market risk management is to control the market risk exposure within affordable range and to optimize the return on investment.

The major markets risks undertake by the Group's operation are foreign exchange risk, interest rate risk and equity price risk. In practice, a movement by a single change in risk variables is rare, hence change in risk variables are always interrelated. The following sensitivity analysis did not consider the interaction of related risks variables.

a. Exchange risk

The Group holds financial assets at fair value through other comprehensive income that are denominated in foreign currencies, thereby exposing the Company to the risk of change in the exchange rate. The Company's exchange risk mainly arises from cash and cash equivalents denominated in foreign currencies and financial assets at fair value through other comprehensive gains and losses, etc., and foreign currency exchange gains or losses arise upon translation.

Details of the unrealized exchange gains and losses of the Group’s monetary items whose value would significant affected by exchange rate fluctuation are as follows:

	For the year ended December 31, 2022		
	Foreign currency amount (in thousands)	Exchange rate	Unrealized exchange gains and losses (NT$)
Financial assets			
US$: NT$	$ 38	30.710	$ 2,867
CN¥ : NT$	-	4.408	33
HK$: NT$	-	3.938	6

	For the year ended December 31, 2021		
	Foreign currency amount (in thousands)	Exchange rate	Unrealized exchange gains and losses (NT$)
Financial assets			
US$: NT$	$ 2,984	27.680	($ 2,351)
CN¥ : NT$	202	4.344	(7)
HK$: NT$	53	3.549	(6)

The sensitivity analysis of the Group’s exchange risk mainly focuses on the relevant foreign currency appreciation or depreciation of main foreign currency items at the closing date of financial reporting period, and its impact on the Group’s profit and loss and equity.

The determination of below sensitivity analysis is based on the Group’s non-functional currency assets and liabilities with significant exchange rate exposure at the balance date. The relevant information is as follows:

	December 31, 2022					
	Foreign currency amount	Exchange rate	Carrying amount (NT$)	Variation	Effect on profit or loss	Effect on equity
Financial assets						
Monetary items						
US$	$ 38	30.710	$ 1,166	5%	$ 58	$ -
Non-monetary items						
US$	55	30.710	1,675	5%	-	84

	December 31, 2021					
	Foreign currency amount	Exchange rate	Carrying amount (NT$)	Variation	Effect on profit or loss	Effect on equity
Financial assets						
Monetary items						
US$	$ 2,984	27.680	$ 82,597	5%	$ 4,130	$ -
CN¥	202	4.344	877	5%	44	-
HK$	53	3.549	187	5%	9	-
Non-monetary items						
US$	78	27.680	2,152	5%	-	108

b. Interest rate risk

The Group's interest rate risk arises from borrowing. Borrowing with floating interest rate exposes the Group to change in fair value risk and cash flow risk. The Group by maintaining an appropriate combination of floating rate to manage interest rate risk. The Group assesses its hedging activities on a regular basis to ensure hedging strategies are established consistently between interest rate and risk preferences and in most cost-effective manner.

The Group's exposure on financial liabilities rate risk is described in this Note for liquidity risk management below.

Sensitivity analysis

The following sensitivity analysis is based on interest rate risk exposure on the non-derivative instruments at the closing reporting date of reporting period. Regarding the liabilities with variable interest rate, the following analysis is on the basis of the assumption that the amount of liabilities outstanding at the reporting date was outstanding throughout the year. The rate of change is expressed as the interest rate increase or decrease by 1% when key management report internally, which also represents management of the Group's assessment on the reasonably possible interval of interest rate change.

If the interest rate has increased or decreased by 1% with other variable held constant, the net profit before tax would have increased or decreased by $85,049 thousand and $81,478 thousand for the years ended December 31, 2022 and 2021, respectively, which would be mainly resulted from the Group's borrowing with variable interest rate.

c. Other price risk

The Group's exposure to equity price risk in 2022 and 2021 resulted from investments in unlisted equity securities. The investments in the equity securities are financial assets at fair value through other comprehensive income. The management of the Group manages risk by holding investment portfolios with different risk.

Sensitivity analysis

The following sensitivity analysis is based the exposure of equity securities at the closing date of the reporting date.

If the price of equity securities has increased or decreased by 10%, the Company's other equity would have increased or decreased by $253 thousand and $319 thousand for the years ended December 31, 2022 and 2021, respectively, which would be resulted from the change in fair value of the financial assets at fair value through other comprehensive income held.

(B) Credit risk

Credit risk refers to the risk of financial loss to the Group arising from default by counterparties on the contract obligations. The Group's credit risk is attributable to its operating activities (mainly notes and accounts receivables) and financial activities (mainly bank deposits and various financial instruments).

Each unit of the Group follows credit risk policies, procedures and controls to manage credit risk. The credit risk assessment of all counterparties is based on factors such as the financial position, the rating of the credit rating agency, historical trading experience, the current economic environment and the Group's internal rating criteria etc. The Group also uses certain credit enhancement tools (such as pre-collection from sales of properties) at an appropriate time to reduce the credit risk of counterparties.

The Group's accounts receivables mainly comprise receipts from customers on sales of properties. Based on the past experiences, the Group's management assessed these accounts receivable has no significant risk.

The finance department of the Group manages the credit risk of bank deposits, fixed income securities and other financial instruments in accordance with the Group's policies. The trading parties of the Group are determined by internal control procedures such as the banks with good credit financial institutions with investment grades, corporate organizations and government agencies are considered to have no significant credit risk.

(C) Liquidity risk

Liquidity risk refers to risk when the Group is unable to settle its financial liabilities by cash or other current financial assets and failure to fulfill obligations associated with existing operations.

The Group manages its liquidity risk by maintaining adequate cash and cash equivalents in order to cope and mitigate the effects of the Group's operating cash flow fluctuations. The Group's management oversight banking facilities usage and ensure the terms of the loan agreement are followed.

Bank borrowings are the important source of liquidity to the Group. As of December 31, 2022 and 2021, the total banking facilities that have not yet utilized by the Group were $5,673,965 thousand and $1,693,095 thousand respectively.

Table of liquidity and interest rate risk

The table below analyzes the Group's non-derivative financial liabilities based on remaining period to the contractual maturity date during the agreed repayment period and in accordance to the possible earliest required date of repayment. The financial liabilities in below table prepared by undiscounted cash flows.

	December 31, 2022				
	Less than 1 year	Between 1 and 3 years	Between 3 and 5 years	Over 5 years	Total of undiscounted cash flows
Non-derivative financial liabilities					
Current borrowings	$ 2,566,491	$ 1,113,302	$ -	$ -	$ 3,679,793
Short-term notes and bills payable	50,000	-	-	-	50,000
Notes payable	137,825	-	-	-	137,825
Accounts payable	98,919	-	-	-	98,919
Other payables	86,058	-	-	-	86,058
Lease liabilities	2,345	734	-	-	3,079
Non-current borrowings (include current portion)	139,357	3,648,279	1,385,747	-	5,173,383
Guarantee deposits received	2,509	1,083	-	-	3,592
Total	$ 3,083,504	$ 4,763,398	$ 1,385,747	$ -	$ 9,232,649

	December 31, 2021				
	Less than 1 year	Between 1 and 3 years	Between 3 and 5 years	Over 5 years	Total of undiscounted cash flows
Non-derivative financial liabilities					
Current borrowings	$ 2,016,493	$ 2,041,025	$ -	$ -	$ 4,057,518
Short-term notes and bills payable	50,000	-	-	-	50,000
Notes payable	108,861	-	-	-	108,861
Accounts payable	87,383	-	-	-	87,383
Other payables	19,935	-	-	-	19,935
Lease liabilities	2,305	3,079	-	-	5,384
Non-current borrowings (include current portion)	132,125	293,554	3,228,734	726,992	4,381,405
Guarantee deposits received	686	353	128	-	1,167
Total	$ 2,417,788	$ 2,338,011	$ 3,228,862	$ 726,992	$ 8,711,653

The Group does not have callable bank borrowing that requires repayment on demand.

The amount of above non-derivative financial liabilities instruments with floating interest rate will be varied when the estimated rate became different at the end of reporting period.

(3) Fair value information

A. The different levels of valuation techniques which are used to measure fair value of financial and non-financial instruments have been defined as follows:

Level 1: The input value of this level is the public quotation (unadjusted) of the identical asset or liability in the active market. A market is regarded as active when the goods in the market are in same nature and the price information is readily available in the public market for both buyers and sellers.

Level 2: Inputs other than the observable publicly quoted prices included within Level 1 for assets and liabilities, either directly (such as price) or indirectly (such as derived from the price).

Level 3: Unobservable inputs for the asset or liability.

B. Financial instruments not measured at fair value

The carrying amounts of cash and cash equivalents, notes receivable, accounts receivables, other receivables, other current financial assets, deposits, bank borrowings, notes payable, accounts payable and other payables are reasonable approximations of fair values.

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

	December 31, 2022			
	Level 1	Level 2	Level 3	Total
Assets:				
Recurring fair value				
Financial assets at fair value through other comprehensive income				
Unlisted equity investments	$ -	$ -	$ 2,530	$ 2,530

	December 31, 2021			
	Level 1	Level 2	Level 3	Total
Assets:				
Recurring fair value				
Financial assets at fair value through other comprehensive income				
Unlisted equity investments	$ -	$ -	$ 3,187	$ 3,187

D. The methods of assumptions of the Group used to measure fair value are as follows:

(A) The Group applied market quoted prices and net value as their inputs of fair value for its domestic listed stock (that is Level 1).

(B) In addition to the above-mentioned financial instruments with active markets, the fair values of the remaining financial instruments is obtained by means of evaluation techniques or reference to counterparty quotes. The fair value is obtained through the evaluation techniques based on the current fair value of other financial instruments with similar characteristics and characteristics, discounted cash flow method or other evaluation techniques including calculations based on the application model of market information available on the balance sheet date.

(C) The output of the evaluation model is the estimated value, and the evaluation technique may not reflect all the factors that the Group holds for financial instruments and non-financial instruments. Therefore, the estimated value by the evaluation model will be adjusted according to additional parameters, such as model risk or liquidity risk. According to the Group's management policy of fair value evaluation model and related control procedures, the management believes that the evaluation adjustments are appropriated and necessary for the fair presentation of the fair value of financial instruments and non-financial instruments in the individual balance sheet. The pricing information and parameters used in the evaluation process are carefully evaluated and appropriately adjusted to current market conditions.

E. There is no transfer between first and second level measured at fair value in 2022 and 2021.

F. Change in level 3

	For the year ended December 31,	
	2022	2021
January 1	$ 3,187	$ 2,898
Increase in the current period	-	1,781
Refund of capital after capital reduction in the current period	-	(860)
Gain (losses) recognized in other comprehensive loss	(657)	(632)
December 31	$ 2,530	$ 3,187

G. The Group's evaluation process for fair value is classified into level 3 is carried out and responsible by the financial department which is responsible to ensure that the evaluation results are reasonable. These include: verifying the fair value of financial instruments by using independent source data to bring the evaluation results close to the market; to confirm the data sources are independently reliable and consistent with other resources and represent executable prices; and regularly calibrate the evaluation model; perform back-testing; update the input values and materials required for the evaluation model; and any other necessary fair value adjustments.

H. Quantitative information on significant unobservable inputs for the fair value measurement in level 3

	Fair value December 31, 2022	Evaluation techniques	Significant unobservable inputs	Relationship between input value and fair value
Non-derivative equity instruments:				
Venture capital stock	$ 2,530	Net assets value method	Lack of market liquidity and minority share discount	Lack of market circulation, the higher the discount, the lower the fair value

	Fair value December 31, 2021	Evaluation techniques	Significant unobservable inputs	Relationship between input value and fair value
Non-derivative equity instruments:				
Venture capital stock	$ 3,187	Net assets value method	Lack of market liquidity and minority share discount	Lack of market circulation, the higher the discount, the lower the fair value

I. Sensitivity analysis of changes in significant unobservable inputs

	Input value	Changes	For the year ended December 31, 2022			
			Recognize to profit or loss		Recognize to other comprehensive income	
			Favorable changes	Unfavorable changes	Favorable changes	Unfavorable changes
Financial assets						
Equity instruments	Lack of market liquidity and minority share discount	10%	$ -	$ -	$ 421	$ 421

	Input value	Changes	For the year ended December 31, 2021			
			Recognize to profit or loss		Recognize to other comprehensive income	
			Favorable changes	Unfavorable changes	Favorable changes	Unfavorable changes
Financial assets						
Equity instruments	Lack of market liquidity and minority share discount	10%	$ -	$ -	$ 531	$ 531

13. Supplementary disclosures

(1) Significant transactions information:

No.	Items	Footnote
1	Loans to others	None
2	Provision of endorsements and guarantees to others	Table 1
3	Holding of marketable securities at the end of the period (excluding investment in subsidiaries, associates and joint ventures)	Table 2
4	Purchase or sale of the same security with the accumulated cost exceeding $300 million or 20% of paid-in capital or more	None
5	Acquisition of real estate reaching $300 million or 20% of paid-in capital or more	Table 3
6	Disposal of real estate reaching $300 million or 20% of paid-in capital or more	None
7	Purchases or sales of goods from or to related parties reaching $100 million or 20% of paid-in capital or more	Table 4
8	Receivables from related parties reaching $100 million or 20% of paid-in capital or more	None
9	Derivative financial instruments undertaken	None
10	Significant inter-company transactions between the Company and subsidiaries	Table 5

(2) Information on investments: Table 6

(3) Information on investments in Mainland China: None

(4) Information of major shareholders: Table 7

Table 1

Provision of endorsements and guarantees to others by the Company as of December 31, 2022:

(Expressed in thousands of New Taiwan dollars)

NO. (Note 1)	Endorser/Guarantor	Endorsees		Endorsement limit for a single entity (Note 3)	Highest balance during the year (Note 4)	Outstanding balance at December 31, 2022 (Note 5)	Actual amount drawn down (Note 6)	Balance secured by collateral	Ratio of accumulated amount to net worth of the Company	Maximum amount of endorsement (Note 3)	Provision of endorsements by parent company to subsidiary (Note 7)	Provision of endorsements by subsidiary to parent company (Note 7)	Provision of endorsement to the party in Mainland China (Note 7)
		Company name	Relationship (Note 2)										
0	The Company	Huajian	2	$ 2,055,645	$ 100,000	$ 100,000	$ 50,000	$ --	0.97%	$ 5,139,112	Y	N	N

Note 1：The intercompany transactions between the companies are identified and numbered as follow for indication:

(1) Parent company: 0.

(2) Invested company start was numbered starting from 1 and forward.

Note 2：There are seven types of relationship between the endorser and the endorsee, and are indicated as follows:

(1) Having business dealings.

(2) Majority owned subsidiaries.

(3) The Company direct or indirect owns over 50% of voting rights of the investee company.

(4) A subsidiary jointly owned over 90% by the Company.

(5) Guarantee by the Company according to the construction contract.

(6) The guarantees were provided based on the Company's proportionate share in the investee company.

(7) Joint and several guarantee by the Company according to the pre-construction contract under Customer Protection Act.

Note 3: Provision of the total amount on endorsements and guarantees provided by the Company shall keep the amount no more than 50% of net assets recorded in the latest financial statements of the Company. Provision of endorsement and guarantee provided for a single entity shall keep the amount no more than 20% of net assets recorded in the latest financial statements of the Company. Provision of endorsement and guarantee provided for a single entity which is having business dealings shall keep the amount no more than 20% of net assets recorded in the latest financial statements of the Company.

Note 4: The highest balance during the year for the provision of endorsement and guarantee to others.

Note 5: The amount approved by the board of directors, however, if the board of directors authorizes the chairman of the board of directors to make a decision in accordance with Article 12, paragraph 8, of the Regulations Governing Loaning of Funds and Making of Endorsements/Guarantees by Public Companies, it refers to the amount decided by the chairman of the board.

Note 6: The actual amount drawn down within the range of the endorsement and guarantee to others by the Company.

Note 7: "Y" for the endorsement and guarantee of the listed parent company to its subsidiaries, the endorsement and guarantee of the subsidiaries to the listed parent company, and the endorsement and guarantee of the mainland China.

Table 2

Marketable securities held by the Company as of December 31, 2022 (excluding investment in subsidiaries, associates and joint ventures)

(Expressed in thousands of New Taiwan dollars)

Securities held by	Type	Name	Relationship with the securities issuer	General ledger account	December 31, 2022				Footnote	
					Number of shares/units (in thousands)	Book value	Ownership (%)	Fair value	Number of collateral share provided (in thousands)	Collateral amounts
The Company	Stock	Vincera Growth Capital II Limited	None	Non- current financial assets at fair value through other comprehensive income	60	$ 1,675	5	$ 1,675	-	$ -
The Company	Stock	Hua Chi Venture Capital Co., Ltd.	None	Non-current financial assets at fair value through other comprehensive income	8	855	2	855	-	-

Table 3

As of December 31, 2022, acquisition of real estate by the Company reaching $300 million or 20% of paid-in capital or more

(Expressed in thousands of New Taiwan dollars)

The company that acquired the real estate	Name of real estate	Day of fact	Amount of transaction	Payment status	Transaction party	Relationship	The information of previous transfer, if the transaction party is a related party				Basis of reference for price determination	Purpose of acquisition and usage	Other agreed matters
							Owner	Relationship with the issuer	Date of transfer	Amount			
The Company	Lot No. 258, Xin Bi Duan, Lu Zhu District, Taoyuan City and relevant lands, etc.	January 24, 2022 (Signing date)	$ 353,362	Pay according to the contract	Zhong-Jin Construction Co., Ltd.	Non-related party	-	-	-	$ -	Valuation report	Construction of residential buildings	-

Table 4

As of December 31, 2022, the Company's purchases or sales of goods from or to related parties reaching $100 million or 20% of paid-in capital or more for the year end

(Expressed in thousands of New Taiwan dollars)

			Detail of transaction				Circumstances and reasons of why trading conditions are different from ordinary trading		Notes and accounts receivable (payable)		
Sales/ Purchase of the company	Transaction party	Relationship	Sales/ Purchase	Amount	Percentage of total purchases (sales)	Credit period	Unit price	Credit period	Balance	Percentage of total notes and accounts receivable (payable)	Remark
The Company	Huajian	Subsidiary	Purchase	$ 1,041,884	39.38%	Pay in installments according to the contract	$ -	-	($ 124,756)	68.69%	Note 1
Huajian	The Company	Parent company	Sales	(1,104,964)	100.00%	Receive payment in installment according to the contract	-	-	195,835	100.00%	Note 2

Note 1: The purchase amount is recognized based on the period-by-period estimated amount.

Note 2: The construction revenue is recognized by the percentage of completion method, and is included in the amount of sales.

Table 5

Significant inter-company transactions between the Company and subsidiaries as of December 31, 2022:

(Expressed in thousands of New Taiwan dollars)

NO. (Note 1)	Transaction party	Counterparty	Relationship (Note 2)	Transaction details			
				Financial statement accounts	Amount	Payment terms	Percentage to total revenues or total assets (Note 3)
1	Huajian	The Company	2	Contract assets	$ 155,856	Note 4	0.76%
1	Huajian	The Company	2	Notes receivable	195,835	Note 4	0.96%
1	Huajian	The Company	2	Revenue	1,104,964	Note 4	55.41%

Note 1: The intercompany transactions between the companies are identified and numbered as follow for indication:

(1) Parent company: 0

(2) Subsidiaries start from 1 consecutively.

Note2: The relationship between transaction company and counterparty is classified into one of the following three categories (If it is the same transaction between parent and subsidiary or between subsidiaries, does not need to disclose it repeatedly. For example, if the parent company has disclosed the transaction between the parent company and the subsidiary, the subsidiary does not need to be disclosed repeatedly; for the transaction between the subsidiary and the subsidiary, if one subsidiary has disclosed, the other subsidiary does not need to disclose it repeatedly):

(1) The Company to the subsidiary

(2) The subsidiary to the Company

(3) The subsidiary to another subsidiary

Note 3: Percentage of total consolidated revenues or total assets is calculated using the total consolidated assets at the end of the year when the subject of transaction is an asset/liability, and is calculated by total consolidated revenues during the year when the subject of transaction is a revenue/expense.

Note 4: Consideration of construction that the Company commissioned to the related party is made based on mutual agreement, and the payment is repayable in installments based on the agreement.

Table 6　Information on investments

Information on investments in which the Company exercise significant influence

(Expressed in thousands of New Taiwan dollars)

Investor	Investee	Location	Main business activities	Initial investment amount		Shares held as at December 31, 2022			Net profit (loss) of the investee for the year ended December 31, 2022	Investment income (loss) recognized for the year ended December 31, 2022	Footnote
				Balance as at December 31, 2022	Balance as at December 31, 2021	Number of shares (in thousands)	Ownership (%)	Book value			
The Company	Huachien	16F, No. 460, sec. 5, Chenggong Rd., Neihu Dist, Taipei City 11490	Residential and building development, sale and rental business	$ 704,993	$ 704,993	18,208	58.36	$ 330,858	($ 14,847)	($ 8,665)	-
The Company	Huajian	16F, No. 460, sec. 5, Chenggong Rd., Neihu Dist, Taipei City 11490	Comprehensive construction, rental and sales of residential and building development, wholesale of building materials wholesale industry	339,000	339,000	35,000	100.00	320,937	23,166	12,967)	-

Table 7　Information of major shareholders

Major shareholders of the Company as of December 31, 2022

(Unit: In thousand shares)

Name of major shareholders	Number shares held	Percentage of shareholding (%)
Chia Chun Investment Co., Ltd.	264,732	31.51
Da Shuo Investment Co., Ltd.	50,412	6.00

Note 1: The information of major shareholders in the above table was calculated by the Taiwan Depository and Clearing Corp. based on the information of shareholders of the Company who hold more than 5% of ordinary shares and special shares and have been completed the non-physical registration and delivery (including treasury shares) on the last business day of the end of each quarter.　As for the shares capital recorded in the Company's financial statements may vary from the Company's actual number of shares which completed the non-physical registration and delivery due to different calculation basis or differences.

Note 2: In the above table, if the shareholder entrust its shares to the trust, disclosure is made by the individual accounts of the trustee who opened the trust account by the grantor.　As for the shareholders' declarations for insider equity holdings exceeding 10% in accordance with the Securities and Exchange Act, his shareholding includes his own shares plus the shares entrusted to the trust with voting right, etc.　For the information on the declaration for insider equity, please refer to Market Observatory Post System.

14. Segment information

(1) General information

The Group operates in a single industry. The board of directors determined the operating segments based on the overall assessment of Group's performance and allocation of resources. The Group's company organization, basis of department segmentation and principles for measure segment information for the period were not significantly changed.

(2) Segment information

The segment information provided to the strategic business unit for the reportable segments is as follows:

The Group's reportable segments are the strategic business unit to provide different types of products and services. The accounting policies of the segments are in agreement with the significant accounting policies summarized in Note 4.

The Group's reportable segment income, profit and loss, assets and liabilities are adjusted, eliminated and summarized as follows:

	For the year ended December 31, 2022				
	The Company	Huachien	Huajian	Elimination & adjustment	Total
Total segment revenue					
Revenue from external customers	$ 1,985,844	$ 8,437	$ -	$ -	$ 1,994,281
Inter-segment revenue	314	-	1,104,964	(1,105,278)	-
Total	$ 1,986,158	$ 8,437	$ 1,104,964	($ 1,105,278)	$ 1,994,281
Interest income	$ 4,353	$ 15	$ 327	$ -	$ 4,695
Interest expense	(703)	(14,381)	(373)	-	(15,457)
Depreciation	(3,545)	(2,356)	(193)	-	(6,094)
Share of loss of investment account for under equity method	(21,632)	-	-	21,632	-
Significant profit and loss items:					
Net currency exchange gain	5,932	-	-	-	5,932
Segment net income (loss)	$ 404,537	($ 14,847)	$ 29,053	($ 14,500)	$ 404,243
Assets					
Long-term equity investment account for under equity method	$ 651,795	$ -	$ -	($ 651,795)	$ -
Capital expenditure – non-current assets	2,565	-	689	-	3,254
Segment assets	$ 19,196,302	$ 1,330,169	$ 601,032	($ 809,603)	$ 20,317,900
Segment liabilities	$ 8,918,079	$ 763,242	$ 243,442	($ 125,396)	$ 9,799,367

Inter-segment income, profit and loss, assets and liabilities are adjusted and eliminated.

	For the year ended December 31, 2021				
	The Company	Huachien	Huajian	Elimination & adjustment	Total
Total segment revenue					
Revenue from external customers	$ 702	$ 8,016	$ -	$ -	$ 8,718
Inter-segment revenue	266	-	344,313	(344,579)	-
Total	$ 968	$ 8,016	$ 344,313	($ 344,579)	$ 8,718
Interest income	$ 1,905	$ 2	$ 11	$ -	$ 1,918
Interest expense	(25,928)	(12,202)	(5)	-	(38,135)
Depreciation	(2,837)	(2,389)	(64)	7	(5,283)
Share of loss of investment account for under equity method	(13,409)	-	-	13,409	-
Significant profit and loss items:					
Net currency exchange losses	(2,364)	-	-	-	(2,364)
Segment net income (loss)	($ 114,623)	($ 14,243)	$ 8,370	$ 1,665	($ 118,831)
Assets					
Long-term equity investment account for under equity method	$ 673,427	$ -	$ -	($ 673,427)	$ -
Capital expenditure – non-current assets	3,159	-	293	-	3,452
Segment assets	$ 16,465,824	$ 1,313,053	$ 494,773	($ 697,534)	$ 17,576,116
Segment liabilities	$ 8,072,162	$ 731,279	$ 160,349	($ 27,828)	$ 8,935,962

Inter-segment income, profit and loss, assets and liabilities are adjusted and eliminated.

(3) Information on segment revenue, segment net income (loss) and segment assets

A. Segment revenue

	For the year ended December 31,	
	2022	2021
Total segment revenue	$ 3,099,559	$ 353,297
Inter-segment elimination	(1,105,278)	(344,579)
Total revenue	$ 1,994,281	$ 8,718

B. Segment net income (loss)

	For the year ended December 31,	
	2022	2021
Segment net income (loss)	$ 418,743	($ 120,496)
Inter-segment elimination	(14,500)	1,665
Segment net income (loss) before income tax	$ 404,243	($ 118,831)

C. Segment assets

	December 31,	
	2022	2021
Total segment assets	$ 21,127,503	$ 18,273,650
Inter-segment elimination	(809,603)	(697,534)
Segment assets	$ 20,317,900	$ 17,576,116

(4) Information on products and services

Details of sources of income and the balances of the Group are the followings:

	For the year ended December 31,			
Revenue	2022	%	2021	%
Revenue - buildings	$ 480,923	24	$ -	-
Revenue - lands	1,502,739	75	-	-
Rental income	10,619	1	8,718	100
Total	$ 1,994,281	100	$ 8,718	100

(5) Geographical information

	For the year ended December 31,			
	2022		2021	
Location	Revenue	Non-current assets	Revenue	Non-current assets
Taiwan	$ 1,994,281	$ 152,503	$ 8,718	$ 163,050

(6) Major customer information

For the years ended December 31, 2022 and 2021, the Group's revenue from one single customer which exceeds 10% of total operating revenue is as the followings:

	For the years ended December 31,					
Customer	2022		%	2021		%
Customer A	$	-	-	$	3,470	40
Customer B		-	-		977	11
Customer C		-	-		944	11