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Delpha Construction Co., Ltd.

Parent Company Only Financial Statements

For The Years Ended December 31, 2023 And 2022

With Independent Auditor's Report

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For the convenience of readers, the independent auditors' report and the accompanying parent company only financial statements have been translated into English from the original Chinese version prepared and used in the Republic of China. If there is any conflict between the English version and the original Chinese version or any difference in the interpretation of the two versions, the Chinese-language independent auditors' report and parent company only financial statements shall prevail.

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Independent Auditors' Audit Report

To Delpha Construction Co., Ltd.

Opinion

We have audited the accompanying parent company only balance sheets of Delpha Construction Co., Ltd. (the "Company") as of December 31, 2023, and the related Parent Company Only Statements of Comprehensive Income, changes in equity and cash flows for the years ended December 31, 2023, and notes to the parent company only financial statements, including the summary of significant accounting policies (together "the parent company only financial statements").

In our opinion, the parent company only financial statements referred to above present fairly, in all material respects, the financial position of the Company as of December 31, 2023, and its financial performance and cash flows for the years ended December 31, 2023, in conformity with the requirements of the Regulations Governing the Preparation of Financial Reports by Securities Issuers and International Financial Reporting Standards, International Accounting Standards, Interpretations developed by the International Financial Reporting Interpretations Committee or the former Standing Interpretations Committee as endorsed by Financial Supervisory Commission of the Republic of China.

Basis for Opinion

We conducted our audits in accordance with the Regulations Governing Auditing and Attestation of Financial Statements by Certified Public Accountants and Standards on Auditing of the Republic of China. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Parent Company Only Financial Statements section of our report. We are independent of the Company in accordance with the Norm of Professional Ethics for Certified Public Accountant of the Republic of China (the "Norm"), and we have fulfilled our other ethical responsibilities in accordance with the Norm. Based on our audits, we believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of 2023 parent company only financial statements. These matters were addressed in the context of our audit of the parent company only financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Valuation of inventories

The inventories of Delpha Construction Co., Ltd. mainly consist of land held for constructionsite, construction in progress, and land and buildings held for sale. As of December 31, 2023, the net inventories of Delpha Construction Co., Ltd. was NT$19,197,265 thousand, representing approximately 84% of the total assets, which is significant for the parent company only financial statements. Additionally, due to the real estate development industry being susceptible to various factors such as policies, tax reform, and market conditions, the management faced a higher level of difficulty and risk in inventory valuation. We considered the valuation of inventories to be significant for the consolidated financial statements and have therefore determined this a key audit matter for this fiscal year.

Our audit procedures included (but were not limited to) evaluating the appropriateness of the inventory valuation accounting policies; obtaining the net realizable value estimation data and investment return analysis for projects of Delpha Construction Co., Ltd. which included appraisal reports provided by professional institutions. We assessed the professional competence, qualification, and objectivity of the external experts appointed by the Company, and understood and evaluated the valuation methods and key assumptions and parameters used in the appraisal reports. For parts not covered by professional institution appraisals, we selected samples to reference contracts of presold properties, researched recent actual transaction prices, and compared them with market transaction prices of similar properties in nearby areas (which included the real estate transaction price inquiry service from the Ministry of the Interior and real estate brokerage websites) to assess the reasonableness of the allowance for inventory losses. Additionally, we considered the appropriateness of the disclosures regarding inventory valuation in Notes 5 and 6 of the consolidated financial statements.

Sales Revenue and cost recognition

Delpha Construction Co., Ltd. primarily engage in the business of commissioning construction contractors to build public residential housing and commercial buildings, which are then presold. As the revenue recognition from the sale of properties by Delpha Construction Co., Ltd. involves determining the point in time when control is transferred to the customer, and given that revenue from property sales constitutes a significant proportion of the operating revenue and has a substantial impact on the parent company only financial statements, we have determined this to be a key audit matter.

The audit procedures for the revenue recognition of property sales by Delpha Construction Co., Ltd. which included (but were not limited to) evaluating the appropriateness of the accounting policy for revenue recognition from property sales; understanding the revenue recognition process of the property transactions during the audit of internal controls and performing tests of control points to confirm their effectiveness; selecting samples to perform test of details of transactions, as well as reviewing significant terms of property sale contracts to identify performance obligations; examining property transfer and handover documentation to confirm the completion of the transfer of ownership, while also verifying transaction terms and matching them with corresponding documents to ascertain the appropriateness of the timing of revenue recognition upon satisfaction of performance obligations through the transfer of control.

We also assessed whether Delpha Construction Co., Ltd. have appropriately disclosed information related to the revenue recognition from property sales in the parent company only financial statements, as detailed in Notes 4 and 6 of the parent company only financial statements.

Other Matters - Audited by Other Accountants in Prior Period

The parent company only financial statements of Delpha Construction Co., Ltd. for the period from January 1, 2022, to December 31, 2022, were audited by other accountants who issued an unqualified audit report on March 15, 2023.

Responsibilities of Management and Those Charged with Governance for the Parent Company Only Financial Statements

Management is responsible for the preparation and fair presentation of the parent company only financial statements in accordance with the requirements of the Regulations Governing the Preparation of Financial Reports by Securities Issuers and International Financial Reporting Standards, International Accounting Standards, Interpretations developed by the International Financial Reporting Interpretations Committee or the former Standing Interpretations Committee as endorsed by Financial Supervisory Commission of the Republic of China and for such internal control as management determines is necessary to enable the preparation of parent company only financial statements that are free from material misstatement, whether due to fraud or error.

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

Those charged with governance, including audit committee or supervisors, are responsible for overseeing the financial reporting process of the Company.

Auditor's Responsibilities for the Audit of the Parent Company Only Financial Statements

Our objectives are to obtain reasonable assurance about whether the parent company only financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Auditing Standards of the Republic of China 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 basis of these parent company only financial statements.

As part of an audit in accordance with the Auditing Standards of the Republic of China, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

1. Identify and assess the risks of material misstatement of the parent company only 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 risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

2. Obtain an understanding of internal control 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 internal control of the Company.

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 ability to continue as a going concern of the Company. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the parent company only 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 auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

5. Evaluate the overall presentation, structure and content of the parent company only financial statements, including the accompanying notes, and whether the parent company only financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

6. Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Company to express an opinion on the parent company only financial statements. We are responsible for the direction, supervision and performance of the Company audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, 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 relationships 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 2023 parent company only financial statements and are therefore the key audit matters. We describe these matters in our auditor's 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.

Lin, Su-Wen

Huang, Chien-Che

Ernst & Young, Taiwan

March 29, 2024

Notice to Readers

The accompanying parent company only financial statements are intended only to present the financial position and results of operations and cash flows in accordance with accounting principles and practices generally accepted in the Republic of China and not those of any other jurisdictions. The standards, procedures and practices to audit such parent company only financial statements are those generally accepted and applied in the Republic of China.

Accordingly, the accompanying parent company only financial statements and report of independent auditors 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, Ernst & Young 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.
PARENT COMPANY ONLY BALANCE SHEETS
December 31, 2023 and 2022

(In Thousands of New Taiwan Dollars)

			December 31, 2023		December 31, 2022	
Code	Assets	Note	Amount	%	Amount	%
	Current assets					
1100	Cash and cash equivalents	4.(5), 6.(1)	$1,065,780	5	$1,810,562	9
1150	Notes receivable, net	4.(6), 6.(3)	6,838	-	5,725	-
1170	Accounts receivable, net	4.(6), 6.(4)	385,649	2	300	-
1220	Current tax assets		421	-	595	-
130x	Inventories	4.(8), 6.(6)	19,197,265	84	15,404,870	81
1410	Prepayments		318,720	1	218,298	1
1476	Other current financial assets	4.(6), 6.(8)	666,511	3	784,447	4
1479	Other current assets-others		5,009	-	950	-
1480	Current assets recognized as incremental costs to obtain contract with customers	4.(16), 6.(15)	460,791	2	169,767	1
11xx	Total current assets		22,106,984	97	18,395,514	96
	Non-current assets					
1517	Non-current financial assets at fair value through other comprehensive income	4.(6), 6.(2)	3,003	-	2,530	-
1550	Investments accounted for using the equity method	4.(9), 6.(7)	633,268	3	651,795	4
1600	Property, plant and equipment	4.(10), 6.(9)	54,981	-	57,534	-
1755	Right-of-use assets	4.(11), 6.(17)	59	-	387	-
1840	Deferred tax assets	4.(20), 6.(21)	1,376	-	47,888	-
1915	Prepayments for equipment		470	-	-	-
1920	Guarantee deposits paid		7,525	-	28,267	-
1975	Net defined benefit assets-non-current	4.(19), 6.(12)	7,135	-	6,835	-
1990	Other non-current assets-others		5,552	-	5,552	-
15xx	Total non-current assets		713,369	3	800,788	4
1xxx	Total assets		$22,820,353	100	$19,196,302	100

(Please refer to the accompanying notes to the parent company only financial statements)

Delpha Construction Co., Ltd.
PARENT COMPANY ONLY BALANCE SHEETS (Continued)
December 31, 2023 and 2022

(In Thousands of New Taiwan Dollars)

			December 31, 2023		December 31, 2022	
Code	Liabilities and Equity	Note	Amount	%	Amount	%
	Current liabilities					
2100	Short-term borrowings	4.(17), 6.(10),8	4,088,935	18	$3,584,000	19
2130	Current contract liabilities	4.(16), 6.(15)	2,143,844	10	948,965	5
2150	Notes payable		84,430	-	19,160	-
2160	Notes payable - Related parties	7.(6)	290,086	1	124,756	1
2170	Accounts payable		21,352	-	37,713	-
2180	Accounts payable- Related parties	7.(7)	465,250	2	-	-
2200	Other payable		161,980	1	77,113	-
2230	Current tax liabilities	4.(20)	89,426	-	-	-
2250	Current provisions	4.(15), 6.(13)	831	-	980	-
2280	Current lease liabilities	4.(12), 6.(17)	60	-	393	-
2310	Advance receipts		194	-	1,157	-
2320	Long-term borrowings, current portion	4.(17), 6.(11),8	3,992,055	18	3,499,555	18
2399	Other current liabilities-others		52,614	-	4,872	-
21xx	Total current liabilities		11,391,057	50	8,298,664	43
	Non-current liabilities					
2540	Long-term borrowings	4.(17), 6.(11),8	984,000	4	617,500	3
2645	Guarantee deposits received		24	-	1,915	-
25xx	Total non-current liabilities		984,024	4	619,415	3
2xxx	Total liabilities		12,375,081	54	8,918,079	46
31xx	Equity attributable to owners of parent					
3100	Common shares	6.(14)				
3110	Ordinary shares		8,399,880	37	8,399,880	44
3200	Capital surplus	6.(14)	1,257,440	6	1,257,084	7
3300	Retained earnings	6.(14)				
3310	Legal reserve		275,584	1	237,247	1
3350	Unappropriated retained earnings		511,255	2	383,372	2
	Total retained earnings		786,839	3	620,619	3
3400	Other equity		1,113	-	640	-
3xxx	Total equity		10,445,272	46	10,278,223	54
	Total liabilities and equity		$22,820,353	100	$19,196,302	100

(Please refer to the accompanying notes to the parent company only financial statements)

Delpha Construction Co., Ltd.
PARENT COMPANY ONLY STATEMENTS OF COMPREHENSIVE INCOME
For years ended December 31, 2023 and 2022

(In Thousands of New Taiwan Dollars)

Code	Item	Notes	For the year ended December 31, 2023		For the year ended December 31, 2022	
			Amount	%	Amount	%
4000	Operating revenue	4.(16), 6.(15),7.(1)	$1,943,183	100	$1,986,158	100
5000	Operating costs	6.(6),7.(2)	(1,118,972)	(58)	(1,360,861)	(69)
5900	Gross profit from operating		824,211	42	625,297	31
6000	Operating expenses	7.(4)				
6100	Selling expenses		(97,828)	(5)	(116,868)	(6)
6200	Administrative expenses		(91,616)	(5)	(101,172)	(5)
	Total operating expenses		(189,444)	(10)	(218,040)	(11)
6900	Net operating income		634,767	32	407,257	20
7000	Non-operating income and expenses					
7010	Other income	6.(19)	17,435	1	9,330	-
7100	Interest income	6.(19)	10,710	1	4,353	-
7020	Other gains and losses	6.(19)	(3,147)	-	5,932	-
7050	Financial costs	6.(19)	(11)	-	(703)	-
7070	Share of profit or loss of subsidiaries, associates, and joint ventures accounted for using the equity method		(11,696)	(1)	(21,632)	(1)
	Total non-operating income and expenses		13,291	1	(2,720)	(1)
7900	Profit before tax		648,058	33	404,537	19
7950	Income tax benefit (expense)	4.(20), 6.(21)	(137,015)	(7)	47,115	2
8200	Net profit		511,043	26	451,652	21
8300	Other comprehensive income	4.(6), 6.(20)				
8310	Components of other comprehensive income that will not be reclassified to profit or loss:					
8311	Remeasurements of defined benefit plans		212	-	2,740	-
8316	Unrealized gains (losses) from investments in equity instruments measured at fair value through other comprehensive income		473	-	(657)	-
	Total other comprehensive income, net of tax		685	-	2,083	-
8500	Total comprehensive income		$511,728	26	$453,735	21
	Earnings per share (in dollars)	6.(22)				
9750	Basic earnings per share		$0.61		$0.56	
9850	Diluted earnings per share		$0.61		$0.56	

(Please refer to the accompanying notes to the parent company only financial statements)

Delpha Construction Co., Ltd.

PARENT COMPANY ONLY STATEMENTS OF CHANGES IN EQUITY

For year ended December 31, 2023 and 2022

(In Thousands of New Taiwan Dollars)

Item	Ordinary shares	Capital surplus	Retained earnings: Legal reserve	Retained earnings: Unappropriated retained earnings (accumulated profit or loss)	Other equity interest items: Unrealized gain (loss) on financial assets at fair value through other comprehensive income	Total equity
Balance as of January 1, 2022	$7,207,525	$1,018,613	$237,247	$(71,020)	$1,297	$8,393,662
Net profit	-	-	-	451,652	-	451,652
Other comprehensive income	-	-	-	2,740	(657)	2,083
Total comprehensive income	-	-	-	454,392	(657)	453,735
Issue of shares	1,192,355	238,471	-	-	-	1,430,826
Balance on December 31, 2022	$8,399,880	$1,257,084	$237,247	$383,372	$640	$10,278,223
Balance as of January 1, 2023	$8,399,880	$1,257,084	$237,247	$383,372	$640	$10,278,223
Legal reserve appropriated	-	-	38,337	(38,337)	-	-
Cash dividends of ordinary share	-	-	-	(345,035)	-	(345,035)
Capital surplus transferred from unclaimed dividends	-	356	-	-	-	356
Net profit	-	-	-	511,043	-	511,043
Other comprehensive income	-	-	-	212	473	685
Total comprehensive income	-	-	-	511,255	473	511,728
Balance on December 31, 2023	$8,399,880	$1,257,440	$275,584	$511,255	$1,113	$10,445,272

(Please refer to the accompanying notes to the parent company only financial statements)

Delpha Construction Co., Ltd.
PARENT COMPANY ONLY STATEMENTS OF CASH FLOWS
For the years ended December 31, 2023 and 2022

(In Thousands of New Taiwan Dollars)

Item	For the year ended December 31, 2023	For the year ended December 31, 2022
Cash flows from operating activities:		
Profit before tax	$648,058	$404,537
Adjustments:		
Adjustments to reconcile profit (loss):		
Depreciation expense	3,470	3,318
Amortization expense	212	227
Interest income	(10,710)	(4,353)
Dividend income	(1,393)	(1,747)
Interest expense	11	703
Share of losses of subsidiaries, associates, and joint ventures accounted for using the equity method	11,696	21,632
Changes in operating assets and liabilities:		
Decrease (increase) in notes receivable	(1,113)	(4,074)
Decrease (increase) in accounts receivable	(385,349)	(300)
Decrease (increase) in inventories	(3,573,216)	(2,802,570)
Decrease (increase) in prepayments	(100,634)	(113,798)
Decrease (increase) in other financial assets	117,936	(627,408)
Decrease (increase) in other current assets	(4,059)	-
Decrease (increase) in net defined benefit assets	(88)	(188)
Decrease (increase) in assets recognized as incremental costs to obtain contract with customers	(291,024)	-
Increase (decrease)in contract liabilities	1,194,879	416,506
Increase (decrease)in notes payable	65,270	(7,237)
Increase (decrease) in notes payable-relatedparties	165,330	97,044
Increase (decrease) in accounts payable-relatedparties	465,250	-
Increase (decrease) in accounts payable	(16,361)	(26,740)
Increase (decrease) in other payable	82,926	59,105
Increase (decrease) in provisions	(149)	(10)
Increase (decrease) in receipts in advance	(963)	(25,338)
Increase (decrease) in other current liabilities	47,742	2,789
Other adjustments to reconcile loss	(5)	-
Cash inflow (outflow) generated from operations	(1,582,284)	(2,607,902)
Interest received	10,710	4,353
Interest paid	(217,244)	(150,914)
Dividends received	8,224	1,747
Income taxes refund (paid)	(903)	(1,143)
Net cash flows from (used in) operating activities	(1,781,497)	(2,753,859)
Cash flows from investing activities:		
Acquisition of property, plant and equipment	(564)	(2,565)
Decrease (increase) in guarantee deposits paid	20,742	10,373
Decrease (increase) in prepayments for equipment	(470)	-
Net cash flows from (used in) investing activities	19,708	7,808
Cash flows from financing activities:		
Increase (decrease) in short-term borrowings	504,935	(398,721)
Proceeds from long-term borrowings	884,000	784,951
Repayment of long-term borrowings	(25,000)	(60,000)
Increase (decrease) in guarantee deposits received	(1,891)	1,786
Repayments of lease liabilities	(358)	(340)
Cash dividends paid	(345,035)	-
Proceeds from issuing shares	-	1,430,826
Other financing activities	356	-
Net cash flows from (used in) financing activities	1,017,007	1,758,502
Net increase (decrease) in cash and cash equivalents	(744,782)	(987,549)
Cash and cash equivalents at the beginning of period	1,810,562	2,798,111
Cash and cash equivalents at the end of period	$1,065,780	$1,810,562

(Please refer to the accompanying notes to the parent company only financial statements)

Delpha Construction Co., Ltd
NOTES TO PARENT COMPANY ONLY FINANCIAL STATEMENTS
For the Years Ended December 31, 2023 and 2022
(Amounts in Thousands of New Taiwan Dollars, Unless Otherwise Stated)

1. History and organization

Delpha Construction Co., Ltd. (the “Company”) was incorporated in December 1960 with the approval of the Ministry of Economic Affairs. The Company and its subsidiaries (collectively, the “Group”) primarily engaged in building commercial buildings by commissioning construction building companies, selling and leasing of public housing, development of specific professional areas, interior decoration, property rent/sale real estate agency, and the operation of and investment in related businesses. The Company's stocks were listed on the TWSE in 1995. And the address is registered at 16F, No. 460, Sec. 5, Chenggong Rd., Neihu Dist., Taipei City.

2. Date and procedures of authorization of financial statements for issue

The parent company only financial statements for the years ended December 31, 2023 and 2022 were authorized for issue by the Board of Directors on March 29, 2024.

3. Newly issued or revised standards and interpretations

(1) Changes in accounting policies resulting from applying for the first-time certain standards and amendments

The Company has adopted International Financial Reporting Standards, International Accounting Standards, interpretations or explanatory announcements recognized by the Financial Supervisory Commission (hereinafter referred to as the FSC) and applicable for accounting years commencing on or after January 1, 2023. The initial application of these new and amended standards has not had a significant impact on the Company.

(2) Standards or interpretations issued, revised or amended, by International Accounting Standards Board (“IASB”) which are endorsed by FSC, and not yet adopted by the Company as of the end of the reporting period are listed below.

Items	New, Revised or Amended Standards and Interpretations	Effective Date issued by IASB
a	Classification of Liabilities as Current or Non-current – Amendments to IAS 1	January 1, 2024
b	Lease Liability in a Sale and Leaseback – Amendments to IFRS 16	January 1, 2024
c	Non-current Liabilities with Covenants – Amendments to IAS 1	January 1, 2024
d	Supplier Finance Arrangements – Amendments to IAS 7 and IFRS 7	January 1, 2024

(a) Classification of Liabilities as Current or Non-current – Amendments to IAS 1

These are the amendments to paragraphs 69-76 of IAS 1 Presentation of Financial statements and the amended paragraphs related to the classification of liabilities as current or non-current.

(b) Lease Liability in a Sale and Leaseback – Amendments to IFRS 16

The amendments add seller-lessees additional requirements for the sale and leaseback transactions in IFRS 16, thereby supporting the consistent application of the standard.

(c) Non-current Liabilities with Covenants – Amendments to IAS 1

The amendments improved the information companies provide about long-term debt with covenants. The amendments specify that covenants to be complied within twelve months after the reporting period do not affect the classification of debt as current or non-current at the end of the reporting period.

(d) Supplier Finance Arrangements – Amendments to IAS 7 and IFRS 7

The amendments introduced additional information of supplier finance arrangements and added disclosure requirements for such arrangements.

The abovementioned standards and interpretations were issued by IASB and endorsed by FSC so that they are applicable for annual periods beginning on or after January 1, 2024. The new or admended standards and interpretations have no material impact on the Company.

(3) Standards or interpretations issued, revised, or amended, by IASB which are not endorsed by FSC, and not yet adopted by the Company As of the end of the reporting period are listed below.

Items	New, Revised or Amended Standards and Interpretations	Effective Date issued by IASB
a	IFRS 10 “Consolidated Financial Statements” and IAS 28 “Investments in Associates and Joint Ventures” — Sale or Contribution of Assets between an Investor and its Associate or Joint Ventures	To be determined by IASB
b	IFRS 17 “Insurance Contracts”	January 1, 2023
c	Lack of Exchangeability – Amendments to IAS 21	January 1, 2025

(a) IFRS 10 “Consolidated Financial Statements” and IAS 28 “Investments in Associates and Joint Ventures” — Sale or Contribution of Assets between an Investor and its Associate or Joint Ventures

The amendments address the inconsistency between the requirements in IFRS 10 "Consolidated Financial Statements" and IAS 28 "Investments in Associates and Joint Ventures", in dealing with the loss of control of a subsidiary that is contributed to an associate or a joint venture. IAS 28 restricts gains and losses arising from contributions of non-monetary assets to an associate or a joint venture to the extent of the interest attributable to the other equity holders in the associate or joint ventures. IFRS 10 requires full profit or loss recognition on the loss of control of the subsidiary. IAS 28 was amended so that the gain or loss resulting from the sale or contribution of assets that constitute a business as defined in IFRS 3 between an investor and its associate or joint venture is recognized in full.

IFRS 10 was also amended so that the gains or loss resulting from the sale or contribution of a subsidiary that does not constitute a business as defined in IFRS 3 between an investor and its associate or joint venture is recognized only to the extent of the unrelated investors' interests in the associate or joint venture.

(b) IFRS 17 "Insurance Contracts"

IFRS 17 provides a comprehensive model for insurance contracts, covering all relevant accounting aspects (including recognition, measurement, presentation and disclosure requirements). The core of IFRS 17 is the General (building block) Model, under this model, on initial recognition, an entity shall measure a group of insurance contracts at the total of the fulfilment cash flows and the contractual service margin. The carrying amount of a group of insurance contracts at the end of each reporting period shall be the sum of the liability for remaining coverage and the liability for incurred claims.

Other than the General Model, the standard also provides a specific adaptation for contracts with direct participation features (the Variable Fee Approach) and a simplified approach (Premium Allocation Approach) mainly for short-duration contracts.

IFRS 17 was issued in May, 2017 and it was amended in 2020 and 2021. The amendments include deferral of the date of initial application of IFRS 17 by two years to annual beginning on or after January 1, 2023 (from the original effective date of January 1, 2021); provide additional transition reliefs; simplify some requirements to reduce the costs of applying IFRS 17 and revise some requirements to make the results easier to explain. IFRS 17 replaces an interim Standard – IFRS 4 Insurance Contracts – from annual reporting periods beginning on or after January 1, 2023.

(c) Lack of Exchangeability – Amendments to IAS 21

These amendments specify whether a currency is exchangeable into another currency and, when it is not, to determining the exchange rate to use and the disclosures to provide. The amendments apply for annual reporting periods beginning on or after January 1, 2025.

The abovementioned standards and interpretations issued by IASB have not yet been endorsed by FSC at the date when the Company’s financial statements were authorized for issue, the local effective dates are to be determined by FSC. The remaining new or amended standards and interpretations have no material impact on the Company.

4. Summary of significant accounting policies information

(1) Statement of compliance

The parent company only financial statements of the Company for the years ended December 31, 2023 and 2022 have been prepared in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers (“the Regulations”).

(2) Basis of preparation

The Company prepares the parent company only financial statements based on the Regulations Governing the Preparation of Financial Reports by Securities Issuers. According to the provisions of Article 21, the profit or loss during the period and other comprehensive income presented in parent company only financial reports shall be the same as the allocations of profit or loss during the period and of other comprehensive income attributable to owners of the parent presented in the financial reports prepared on a consolidated basis, and the owners' equity presented in the parent company only financial reports shall be the same as the equity attributable to owners of the parent presented in the financial reports prepared on a consolidated basis. Therefore, the investment of subsidiaries is expressed as “investment using the equity method” and adjusted for necessary evaluation.

The parent company only financial statements have been prepared on a historical cost basis, except for financial instruments that have been measured at fair value. The parent company only financial statements are expressed in thousands of New Taiwan Dollars (“NT$”) unless otherwise stated.

(3) Foreign currency transactions

The Company’s parent company only financial statements are presented in NT$, which is also the Company’s functional currency.

Transactions in foreign currencies are initially recorded by the Company entities at their respective functional currency rates prevailing at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are retranslated at the functional currency closing rate of exchange ruling at the reporting date. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined. Non-monetary items that are measured at historical cost in a foreign currency are translated using the exchange rates as at the dates of the initial transactions.

All exchange differences arising on the settlement of monetary items or on translating monetary items are taken to profit or loss in the period in which they arise except for the following:

(a) Exchange differences arising from foreign currency borrowings for an acquisition of a qualifying asset to the extent that they are regarded as an adjustment to interest costs are included in the borrowing costs that are eligible for capitalization.
(b) Foreign currency items within the scope of IFRS 9 Financial Instruments are accounted for based on the accounting policy for financial instruments.
(c) Exchange differences arising on a monetary item that forms part of a reporting entity's net investment in a foreign operation is recognized initially in other comprehensive income and reclassified from equity to profit or loss on disposal of the net investment.

When a gain or loss on a non-monetary item is recognized in other comprehensive income, any exchange component of that gain or loss is recognized in other comprehensive income. When a gain or loss on a non-monetary item is recognized in profit or loss, any exchange component of that gain or loss is recognized in profit or loss.

(4) Current and non-current distinction

An asset is classified as current when:

(a) The Company expects to realize the asset, or intends to sell or consume it, in its normal operating cycle.
(b) The Company holds the asset primarily for the purpose of trading.
(c) The Company expects to realize the asset within twelve months after the reporting period.
(d) The asset is cash or cash equivalent unless the asset is restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is classified as current when:

(a) The Company expects to settle the liability in its normal operating cycle.
(b) The Company holds the liability primarily for the purpose of trading.
(c) The liability is due to be settled within twelve months after the reporting period.
(d) The Company does not have an unconditional right to defer settlement of the liability for at least twelve months after the reporting period. 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.

All other liabilities are classified as non-current.

The Company engages in the development of public housings by commissioning construction building companies and the sales of residential and commercial buildings. The operating cycle is longer than 1 year (generally 3 years). Therefore, the classification of current and non-current assets and liabilities related to construction business is based on operating cycle.

(5) Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits and short-term, highly liquid time deposits (including ones that have maturity within 3 months) or investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

(6) Financial instruments

Financial assets and financial liabilities are recognized when the Company becomes a party to the contractual provisions of the instrument.

Financial assets and financial liabilities within the scope of IFRS 9 Financial Instruments are recognized initially at fair value plus or minus, in the case of investments not at fair value through profit or loss, directly attributable transaction costs.

A. Financial assets: Recognition and Measurement

The Company accounts for regular way purchase or sales of financial assets on the trade date.

The Company classified financial assets as subsequently measured at amortized cost, fair value through other comprehensive income or fair value through profit or loss considering both factors below:

(a) The Company's business model for managing the financial assets and
(b) The contractual cash flow characteristics of the financial asset.

Financial assets measured at amortized cost

A financial asset is measured at amortized cost if both of the following conditions are met and presented as note receivables, accounts receivables, financial assets measured at amortized cost and other receivables etc., on balance sheet as of the reporting date:

(a) The financial asset is held within a business model whose objective is to hold financial assets to collect contractual cash flows and
(b) The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Such financial assets are subsequently measured at amortized cost (the amount at which the financial asset is measured at initial recognition minus the principal repayments, plus or minus the cumulative amortization using the effective interest method of any difference between the initial amount and the maturity amount and adjusted for any loss allowance) and is not part of a hedging relationship. A gain or loss is recognized in profit or loss when the financial asset is derecognized, through the amortization process or in order to recognize the impairment gains or losses.

Interest revenue is calculated by using the effective interest method. This is calculated by applying the effective interest rate to the gross carrying amount of a financial asset except for:

(a) Purchased or originated credit-impaired financial assets. For those financial assets, the Company applies the credit-adjusted effective interest rate to the amortized cost of the financial asset from initial recognition.
(b) Financial assets that are not purchased or originated credit-impaired financial assets but subsequently have become credit-impaired financial assets. For those financial assets, the Company applies the effective interest rate to the amortized cost of the financial asset in subsequent reporting periods.

Financial assets measured at fair value through other comprehensive income

A financial asset is measured at fair value through other comprehensive income if both of the following conditions are met:

(a) The financial asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and
(b) The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Recognition of gain or loss on a financial asset measured at fair value through other comprehensive income are described as below:

(a) A gain or loss on a financial asset measured at fair value through other comprehensive income recognized in other comprehensive income, except for impairment gains or losses and foreign exchange gains and losses, until the financial asset is derecognized or reclassified.
(b) When the financial asset is derecognized the cumulative gain or loss previously recognized in other comprehensive income is reclassified from equity to profit or loss as a reclassification adjustment.
(c) Interest revenue is calculated by using the effective interest method. This is calculated by applying the effective interest rate to the gross carrying amount of a financial asset except for:

    (i) Purchased or originated credit-impaired financial assets. For those financial assets, the Company applies the credit-adjusted effective interest rate to the amortized cost of the financial asset from initial recognition.

(ii) Financial assets that are not purchased or originated credit-impaired financial assets but subsequently have become credit-impaired financial assets. For those financial assets, the Company applies the effective interest rate to the amortized cost of the financial asset in subsequent reporting periods.

Besides, for certain equity investments within the scope of IFRS 9 that is neither held for trading nor contingent consideration recognized by an acquirer in a business combination to which IFRS 3 applies, the Company made an irrevocable election to present the changes of the fair value in other comprehensive income at initial recognition. Amounts presented in other comprehensive income shall not be subsequently transferred to profit or loss (when disposal of such equity instrument, its cumulated amount included in other components of equity is transferred directly to the retained earnings) and these investments should be presented as financial assets measured at fair value through other comprehensive income on the balance sheet. Dividends on such investment are recognized in profit or loss unless the dividends clearly represent a recovery of part of the cost of investment.

Financial asset measured at fair value through profit or loss

Financial assets were classified as measured at amortized cost or measured at fair value through other comprehensive income based on aforementioned criteria. All other financial assets were measured at fair value through profit or loss and presented on the balance sheet as financial assets measured at fair value through profit or loss.

Such financial assets are measured at fair value, the gains or losses resulting from remeasurement is recognized in profit or loss which includes any dividend or interest received on such financial assets.

B. <u>Impairment of financial assets</u>

The Company recognizes a loss allowance for expected credit losses on debt instrument investments measured at fair value through other comprehensive income and financial asset measured at amortized cost. The loss allowance on debt instrument investments measured at fair value through other comprehensive income is recognized in other comprehensive income and not reduce the carrying amount in the balance sheet.

The Company measures expected credit losses of a financial instrument in a way that reflects:

(a) An unbiased and probability-weighted amount that is determined by evaluating a range of possible outcomes;
(b) The time value of money; and
(c) Reasonable and supportable information that is available without undue cost or effort at the reporting date about past events, current conditions and forecasts of future economic conditions.

The loss allowance is measures as follow:

(a) At an amount equal to 12-month expected credit losses: the credit risk on a financial asset has not increased significantly since initial recognition or the financial asset is determined to have low credit risk at the reporting date. In addition, the Company measures the loss allowance at an amount equal to lifetime expected credit losses in the previous reporting period, but determines at the current reporting date that the credit risk on a financial asset has increased significantly since initial recognition is no longer met.
(b) At an amount equal to the lifetime expected credit losses: the credit risk on a financial asset has increased significantly since initial recognition or financial asset that is purchased or originated credit-impaired financial asset.
(c) For accounts receivables or contract assets arising from transactions within the scope of IFRS 15, the Company measures the loss allowance at an amount equal to the lifetime expected credit losses.
(d) For lease receivables arising from transactions within the scope of IFRS 16, the Company measures the loss allowance at an amount equal to the lifetime expected credit losses.

At each reporting date, the Company needs to assess whether the credit risk on a financial asset has increased significantly since initial recognition by comparing the risk of a default occurring at the reporting date and the risk of default occurring at initial recognition. Please refer to Note 12 for further details on credit risk.

C. Derecognition of financial assets

A financial asset is derecognized when:

(a) The contractual rights to the cash flows from the financial asset have expired.
(b) The Company has transferred the asset and substantially all the risks and rewards of the asset have been transferred.
(c) The Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

On derecognition of a financial asset in its entirety, the difference between the carrying amount and the consideration received or receivable including any cumulative gain or loss that had been recognized in other comprehensive income, is recognized in profit or loss.

D. Financial liabilities and equity

Classification between liabilities or equity

The classifies the instrument issued as a financial liability or an equity instrument in accordance with the substance of the contractual arrangement and the definitions of a financial liability, and an equity instrument.

Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. The transaction costs of an equity transaction are accounted for as a deduction from equity (net of any related income tax benefit) to the extent they are incremental costs directly attributable to the equity transaction that otherwise would have been avoided.

Compound instruments

The Company evaluates the terms of the convertible bonds issued to determine whether it contains both a liability and an equity component. Furthermore, the Company assesses if the economic characteristics and risks of the put and call options contained in the convertible bonds are closely related to the economic characteristics and risk of the host contract before separating the equity element.

For the liability component excluding the derivatives, its fair value is determined based on the rate of interest applied at that time by the market to instruments of comparable credit status. The liability component is classified as a financial liability measured at amortized cost before the instrument is converted or settled.

For the embedded derivative that is not closely related to the host contract (for example, if the exercise price of the embedded call or put option is not approximately equal on each exercise date to the amortized cost of the host debt instrument), it is classified as a liability component and subsequently measured at fair value through profit or loss unless it qualifies for an equity component. The equity component is assigned the residual amount after deducting from the fair value of the instrument as a whole the amount separately determined for the liability component. Its carrying amount is not remeasured in the subsequent accounting periods. If the convertible bond issued does not have an equity component, it is accounted for as a hybrid instrument in accordance with the requirements under IFRS 9 Financial “Financial Instruments”.

Transaction costs are apportioned between the liability and equity components of the convertible bond based on the allocation of proceeds to the liability and equity components when the instruments are initially recognized.

On conversion of a convertible bond before maturity, the carrying amount of the liability component being the amortized cost at the date of conversion is transferred to equity.

Financial liabilities

Financial liabilities within the scope of IFRS 9 Financial Instruments are classified as financial liabilities at fair value through profit or loss or financial liabilities measured at amortized cost upon initial recognition.

Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated as of fair value through profit or loss.

A financial liability is classified as held for trading if:

(a) It is acquired, or incurred principally for the purpose of selling or repurchasing it in the near term;
(b) On initial recognition, it is part of a portfolio of identified financial instruments that are managed together and for which there is evidence of a recent actual pattern of short-term profit-taking; or
(c) It is a derivative (except for a derivative that is a financial guarantee contract or a designated and effective hedging instrument).

If a contract contains one or more embedded derivatives, the entire hybrid (combined) contract may be designated as a financial liability at fair value through profit or loss; or a financial liability may be designated as of fair value through profit or loss when doing so results in more relevant information, because either:

(a) It eliminates or significantly reduces a measurement or recognition inconsistency; or
(b) A group of financial liabilities or financial assets and financial liabilities is managed and its performance is evaluated on a fair value basis, in accordance with a documented risk management or investment strategy, and information about the Company is provided internally on that basis to the key management personnel.

Gains or losses on the subsequent measurement of financial liabilities at fair value through profit or loss including interest paid are recognized in profit or loss.

Financial liabilities at amortized cost

Financial liabilities measured at amortized cost include interest bearing loans and borrowings that are subsequently measured using the effective interest rate method after initial recognition. Gains and losses are recognized in profit or loss when the financial liabilities are derecognized as well as through the effective interest rate method amortization process.

Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or transaction costs.

Derecognition of financial liabilities

A financial liability is derecognized when the obligation under the financial liability is discharged or cancelled or expires.

When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified (whether or not attributable to the financial difficulty of the debtor), such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognized in profit or loss.

E. Offsetting of financial assets and financial liabilities

Financial assets and financial liabilities are offset and the net amount reported in the balance sheet if, and only if, there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, or to realize the assets and settle the liabilities simultaneously.

(7) Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

(a) In the principal market for the asset or liability, or
(b) In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible to by the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant’s ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

(8) Inventories

Inventories are stated at acquisition or construction costs. The allocation of construction cost to land and buildings sold and unsold is based on relative price or size of land. The interests paid prior to the completion of construction projects are capitalized as cost of inventories in accordance with IFRS 23 “Borrowing Costs”.

Inventories are valued at lower of cost and net realizable value. Inventory write-downs are made item by item, except where it may be appropriate to group similar or related items. Abnormal spoilage of inventories, losses on inventory valuation and obsolescence, and gains from price recovery should be recognized in the period incurred. Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and the estimated costs necessary to make the sale.

The Company acquires specific rights of superficies and land-use rights for its future development on lands. These rights on land meet the definitions of inventories in Paragraphs 6 and 8 in IAS2, Inventories. Therefore, the royalties for registration of superficies are recognized as construction costs and will be transferred to operating cost based on the ratio of area sold to total area when the construction is completed. The rent expenses after establishment of superficies, are deemed as necessary expenses incurred for the establishment and shall be recognized as expenses in the period incurred, no matter they incur in the construction periods or operation periods.

The Company's contract incremental cost is the commission generated by entering into the presold house contracts. When the customers enter into the presold contract, the Company has not fulfilled the performance obligation because the goods promised have not been transferred to the customer. According IFRS 15, the sales commission is the incremental cost of concluding the presold house contract. When the performance obligation is met by transferring the house to the customer, the incremental cost of concluding the contract is amortized.

(9) Investments accounted for using the equity method

The Company's investment in its associate is accounted for using the equity method other than those that meet the criteria to be classified as held for sale. An associate is an entity over which the Company has significant influence. A joint venture is a type of joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint venture.

Under the equity method, the investment in the associate or an investment in a joint venture is carried in the balance sheet at cost and adjusted thereafter for the post-acquisition change in the Company's share of net assets of the associate or joint venture. After the interest in the associate or joint venture is reduced to zero, additional losses are provided for, and a liability is recognized, only to the extent that the Company has incurred legal or constructive obligations or made payments on behalf of the associate or joint venture. Unrealized gains and losses resulting from transactions between the Company and the associate or joint venture are eliminated to the extent of the Company's related interest in the associate or joint venture.

When changes in the interests of an associate or a joint venture occur and not those that are recognized in profit or loss or other comprehensive income and do not affect the Company's percentage of ownership interests in the associate or joint venture, the Company recognizes such changes in equity based on its percentage of ownership interests. The resulting capital surplus recognized will be reclassified to profit or loss at the time of disposing the associate or joint venture on a pro rata basis.

When the associate or joint venture issues new stock, and the Company 's interest in an associate or a joint venture is reduced or increased as the Company fails to acquire shares newly issued in the associate or joint venture proportionately to its original ownership interest, the increase or decrease in the interest in the associate or joint venture is recognized in Additional Paid in Capital and Investment accounted for using the equity method. When the interest in the associate or joint venture is reduced, the cumulative amounts previously recognized in other comprehensive income are reclassified to profit or loss or other appropriate items. The aforementioned capital surplus recognized is reclassified to profit or loss on a pro rata basis when the Company disposes the associate or joint venture.

The financial statements of the associate or joint venture are prepared for the same reporting period as the Company. Where necessary, adjustments are made to bring the accounting policies in line with those of the Company.

The Company determines at each reporting date whether there is any objective evidence that the investment in the associate or an investment in a joint venture is impaired in accordance with IAS 28 “Investments in Associates and Joint Ventures”. If this is the case the Company calculates the amount of impairment as the difference between the recoverable amount of the associate or joint venture and its carrying value and recognizes the amount in the ‘share of profit or loss of an associate’ in the statement of comprehensive income in accordance with IAS 36 “Impairment of Assets”. In determining the value in use of the investment, the Company estimates:

(a) Its share of the present value of the estimated future cash flows expected to be generated by the associate or joint venture, including the cash flows from the operations of the associate or joint venture and the proceeds on the ultimate disposal of the investment; or
(b) The present value of the estimated future cash flows expected to arise from dividends to be received from the investment and from its ultimate disposal.

Because goodwill that forms part of the carrying amount of an investment in an associate or an investment in a joint venture is not separately recognized, it is not tested for impairment separately by applying the requirements for impairment testing goodwill in IAS 36 Impairment of Assets.

Upon loss of significant influence over the associate or joint venture, the Company measures and recognizes any retaining investment at its fair value. Any difference between the carrying amount of the associate or joint venture upon loss of significant influence and the fair value of the retaining investment and proceeds from disposal is recognized in profit or loss. Furthermore, if an investment in an associate becomes an investment in a joint venture or an investment in a joint venture becomes an investment in an associate, the Company continues to apply the equity method and does not remeasure the retained interest.

The investment in a subsidiary is presented according to “Rule Governing the Preparation of Financial Statements 21 by Securities Issuers”. Therefore, profit for the year and other comprehensive income for the year reported in the parent company only financial statements, shall be equal to profit for the year and other comprehensive income attributable to owners of the parent reported in the consolidated financial statements, equity reported in the parent company only financial statements shall be equal to equity attributable to owners of parent reported in the consolidated financial statements. According to IFRS 10 — Consolidated Financial Statements , agreeing with the amount of net income, other comprehensive income and equity attributable to shareholders of the parent in the consolidated financial statements, the differences of the accounting treatment between the parent company only basis and the consolidated basis are adjusted under the heading of investments accounted for using equity method, share of profits of subsidiaries and associates and share of other comprehensive income of subsidiaries and associates in the parent company only financial statements.

(10) Property, plant and equipment

Property, plant and equipment is stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. Such cost includes the cost of dismantling and removing the item and restoring the site on which it is located and borrowing costs for construction in progress if the recognition criteria are met. 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 is depreciated separately. When significant parts of property, plant and equipment are required to be replaced in intervals, the Company recognized such parts as individual assets with specific useful lives and depreciation, respectively. The carrying amount of those parts that are replaced is derecognized in accordance with the derecognition provisions of IAS 16 “Property, plant and equipment”. When a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognized in profit or loss as incurred.

Depreciation is calculated on a straight-line basis over the estimated economic lives of the following assets:

Buildings	5~50 years
Transportation equipment	5~8 years
Office equipment	3~5 years
Other equipment	5~8 years
Leasehold improvements	The shorter of lease terms or economic useful lives

An item of property, plant and equipment and any significant part initially recognized is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset is recognized in profit or loss.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

(11) Investment property

The Company's owned investment properties are measured initially at cost, including transaction costs. The carrying amount includes the cost of replacing part of an existing investment property at the time that cost is incurred if the recognition criteria are met and excludes the costs of day-to-day maintenance of an investment property. Subsequent to initial recognition, other than those that meet the criteria to be classified as held for sale (or are included in a disposal group that is classified as held for sale) in accordance with IFRS 5 "Non-current Assets Held for Sale and Discontinued Operations", investment properties are measured using the cost model in accordance with the requirements of IAS 16 "Property, plant and equipment" for that model. If investment properties are held by a lessee as right-of-use assets and is not held for sale in accordance with IFRS 5, investment properties are measured in accordance with the requirements of IFRS 16.

Investment properties are derecognized when either they have been disposed of or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognized in profit or loss in the period of derecognition.

The Company transfers properties to or from investment properties according to the actual use of the properties.

The Company transfers to or from investment properties when there is a change in use for these assets. Properties are transferred to or from investment properties when the properties meet, or cease to meet, the definition of investment property and there is evidence of the change in use.

(12) Leases

The Company assesses whether the contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset for a period of time, the Company assesses whether, throughout the period of use, has both of the following:

(a) The right to obtain substantially all of the economic benefits from use of the identified asset; and
(b) The right to direct the use of the identified asset.

For a contract that is, or contains, a lease, the Company accounts for each lease component within the contract as a lease separately from non-lease components of the contract. For a contract that contains a lease component and one or more additional lease or non-lease components, the Company allocates the consideration in the contract to each lease component on the basis of the relative stand-alone price of the lease component and the aggregate stand-alone price of the non-lease components. The relative stand-alone price of a lease and non-lease components shall be determined on the basis of the price the lessor, or a similar supplier, would charge the Company for that component, or a similar component, separately. If an observable stand-alone price is not readily available, the Company estimates the stand-alone price, maximizing the use of observable information.

Company as a lessee

Except for leases that meet and elect short-term leases or leases of low-value assets, the Company recognizes right-of-use asset and lease liability for all leases which the Company is the lessee of those lease contracts.

At the commencement date, the Company measures the lease liability at the present value of the lease payments that are not paid at that date. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Company uses its incremental borrowing rate. At the commencement date, the lease payments included in the measurement of the lease liability comprise the following payments for the right to use the underlying asset during the lease term that are not paid at the commencement date:

(a) Fixed payments (including in-substance fixed payments), less any lease incentives receivable;
(b) Variable lease payments that depend on an index or a rate, initially measured using the index or rate as of the commencement date;
(c) Amounts expected to be payable by the lessee under residual value guarantees;
(d) The exercise price of a purchase option if the Company is reasonably certain to exercise that option; and
(e) Payments of penalties for terminating the lease, if the lease term reflects the lessee exercising an option to terminate the lease.

After the commencement date, the Company measures the lease liability on an amortized cost basis, which increases the carrying amount to reflect interest on the lease liability by using an effective interest method; and reduces the carrying amount to reflect the lease payments made.

At the commencement date, the Company measures the right-of-use asset at cost. The cost of the right-of-use asset comprises:

(a) The amount of the initial measurement of the lease liability;
(b) Any lease payments made at or before the commencement date, less any lease incentives received;

(c) Any initial direct costs incurred by the lessee; and
(d) An estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease.

For subsequent measurement of the right-of-use asset, the Company measures the right-of-use asset at cost less any accumulated depreciation and any accumulated impairment losses. That is, the Company measures the right-of-use applying a cost model.

If the lease transfers ownership of the underlying asset to the Company by the end of the lease term or if the cost of the right-of-use asset reflects that the Company will exercise a purchase option, the Company depreciates the right-of-use asset from the commencement date to the end of the useful life of the underlying asset. Otherwise, the Company depreciates the right-of-use asset from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term.

The Company applies IAS 36 “Impairment of Assets” to determine whether the right-of-use asset is impaired and to account for any impairment loss identified.

Except for those leases that the Company accounted for as short-term leases or leases of low-value assets, the Company presents right-of-use assets and lease liabilities in the balance sheet and separately presents lease-related interest expense and depreciation charge in the statements comprehensive income.

For short-term leases or leases of low-value assets, the Company elects to recognize the lease payments associated with those leases as an expense on either a straight-line basis over the lease term or another systematic basis.

<u>Company as a lessor</u>

At inception of a contract, the Company classifies each of its leases as either an operating lease or a finance lease. A lease is classified as a finance lease if it transfers substantially all the risks and rewards incidental to ownership of an underlying asset. A lease is classified as an operating lease if it does not transfer substantially all the risks and rewards incidental to ownership of an underlying asset. At the commencement date, the Company recognizes assets held under a finance lease in its balance sheet and present them as receivable at an amount equal to the net investment in the lease.

For a contract that contains lease components and non-lease components, the Company allocates the consideration in the contract applying IFRS 15.

The Company recognizes lease payments from operating leases as rental income on either a straight-line basis or another systematic basis. Variable lease payments for operating leases that do not depend on an index or a rate are recognized as rental income when incurred.

(13) Intangible assets

Intangible assets acquired separately are measured on initial recognition at cost. The cost of intangible assets acquired in a business combination is its fair value as of the date of acquisition. Following initial recognition, intangible assets are carried at cost less any accumulated amortization and accumulated impairment losses, if any. Internally generated intangible assets, excluding capitalized development costs, are not capitalized and expenditure is reflected in profit or loss for the year in which the expenditure is incurred.

The useful lives of intangible assets are assessed as either finite or indefinite.

Intangible assets with finite lives are amortized over the useful economic life and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortization period and the amortization method for an intangible asset with a finite useful life is reviewed at least at the end of each financial year. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset is accounted for by changing the amortization period or method, as appropriate, and are treated as changes in accounting estimates.

Intangible assets with indefinite useful lives are not amortized, but are tested for impairment annually, either individually or at the cash-generating unit level. The assessment of indefinite life is reviewed annually to determine whether the indefinite life continues to be supportable. If not, the change in useful life from indefinite to finite is made on a prospective basis.

Gains or losses arising from derecognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in profit or loss when the asset is derecognized.

(14) Impairment of non-financial assets

The Company assesses at the end of each reporting period whether there is any indication that an asset in the scope of IAS 36 Impairment of Assets may be impaired. If any such indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset’s recoverable amount. An asset’s recoverable amount is the higher of an asset’s or cash-generating unit’s (“CGU”) fair value less costs to sell and its value in use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired loss and is written down to its recoverable amount.

For assets excluding goodwill, an assessment is made at each reporting date as to whether there is any indication that previously recognized impairment losses may no longer exist or may have decreased. If such indication exists, the Company estimates the asset's or cash-generating unit's recoverable amount. A previously recognized impairment loss is reversed only if there has been an increase in the estimated service potential of an asset which in turn increases the recoverable amount. However, the reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognized for the asset in prior years.

A cash generating unit, or groups of cash-generating units, to which goodwill has been allocated is tested for impairment annually at the same time, irrespective of whether there is any indication of impairment. If an impairment loss is to be recognized, it is first allocated to reduce the carrying amount of any goodwill allocated to the cash generating unit (group of units), then to the other assets of the unit (group of units) pro rata on the basis of the carrying amount of each asset in the unit (group of units). Impairment losses relating to goodwill cannot be reversed in future periods for any reason.

An impairment loss of continuing operations or a reversal of such impairment loss is recognized in profit or loss.

(15) Provisions

Provisions are recognized when the Company has a present obligation (legal or constructive) as a result of a past event, it is probably that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Where the Company expects some or all of a provision to be reimbursed, the reimbursement is recognized as a separate asset but only when the reimbursement is virtually certain. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

(16) Revenue recognition

The Company's revenue arising from contracts with customers are primarily related to sale of land and buildings. The accounting policies are explained as follows:

The Company constructs and sells residential and commercial buildings by presales. Sales are recognized when control of the assets is transferred to the customers. The assets, subject to the restrictions prescribed in the presale contracts, are not under control of the Company. However, the Company has the legally enforceable right to payment only after the transfer of the ownership to the customers. Therefore, the Company recognizes revenue when the transfer of the ownership is completed and receive payments from customers based on the fixed consideration contract terms, for which the customers make fixed payments according to agreed schedules. Consideration received (or will be received) from customers prior to the Company having satisfied its performance obligations are accounted for as contract liabilities.

Where the contract explicitly or implicitly contains a financing component which provided a significant financial benefit to customs or the Company, the Company adjusts the transaction price to reflect the time value of money. For contracts where the period between the payment and the transfer of the promised goods or services is one year or less, the transaction price is not adjusted for the effects of a significant financing component.

The Company recognizes the incremental costs (mainly comprised of sales commissions) of obtaining a contract with a customer as an asset if the Company expects to recover those costs. The assets are amortized on a systematic basis that is consistent with the Company's revenue recognition. The Company recognizes an impairment loss to the extent that the carrying amount of the assets exceeds the remaining amount of consideration that the Company expects to receive less the cost that have not been recognized as expenses. The incremental costs of obtaining a contract are recognized as an expense when incurred if the amortization period of the assets is less than one year.

(17) Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the respective assets. All other borrowing costs are expensed in the period they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

(18) Government grants

Government grants are recognized where there is reasonable assurance that the grant will be received and all attached conditions will be complied with. Where the grant relates to an asset, it is recognized as deferred income and released to income in equal amounts over the expected useful life of the related asset. When the grant relates to an expense item, it is recognized as income over the period necessary to match the grant on a systematic basis to the costs that it is intended to compensate.

Where the Company receives non-monetary grants, the asset and the grant are recorded gross at nominal amounts and released to the statement of comprehensive income over the expected useful life and pattern of consumption of the benefit of the underlying asset by equal annual installments. Where loans or similar assistance are provided by governments or related institutions with an interest rate below the current applicable market rate, the effect of this favorable interest is regarded as additional government grant.

(19) Post-employment benefits

All regular employees of the Company is entitled to a pension plan that is managed by an independently administered pension fund committee. Fund assets are deposited under the committee's name in the specific bank account and hence, not associated with the Company. Therefore, fund assets are not included in the parent company only financial statements.

For the defined contribution plan, the Company and its domestic subsidiaries will make a monthly contribution of no less than 6% of the monthly wages of the employees subject to the plan, and recognizes expenses in the period.

Post-employment benefit plan that is classified as a defined benefit plan uses the Projected Unit Credit Method to measure its obligations and costs based on actuarial assumptions. Re-measurements, comprising of the effect of the actuarial gains and losses, the effect of the asset ceiling (excluding net interest) and the return on plan assets, excluding net interest, are recognized as other comprehensive income with a corresponding debit or credit to retained earnings in the period in which they occur. Past service costs are recognized in expense on the earlier of:

(a) The date of the plan amendment or curtailment, and
(b) The date that the Company recognizes restructuring-related costs or termination benefit.

Net interest is calculated by applying the discount rate to the net defined benefit liability or asset, both as determined at the start of the annual reporting period, taking account of any changes in the net defined benefit liability (asset) during the period as a result of contribution and benefit payment.

Pension cost for an interim period is calculated on a year-to-date basis by using the actuarially determined pension cost rate at the end of the prior financial year, adjusted and disclosed for significant market fluctuations since that time and for significant curtailments, settlements, or other significant one-off events.

(20) Income tax

Income tax expense (income) is the aggregate amount included in the determination of profit or loss for the period in respect of current tax and deferred tax.

Current income tax

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities, using the tax rates and tax laws that have been enacted or substantively enacted by the end of the reporting period. Current income tax relating to items recognized in other comprehensive income or directly in equity is recognized in other comprehensive income or equity and not in profit or loss.

The income tax for undistributed earnings is recognized as income tax expense in the subsequent year when the distribution proposal is approved by the Shareholders' meeting.

Deferred tax

Deferred tax is provided on temporary differences at the reporting date between the tax bases of assets and liabilities and their carrying amounts on the balance sheet for financial reporting purposes.

Deferred tax liabilities are recognized for all taxable temporary differences, except:

(a) Where the deferred tax liability arises from the initial recognition of goodwill or of an asset or liability in a transaction that is not a business entity, affects neither the accounting profit nor taxable profit or loss at the time of the transaction, and does not give rise to equal taxable and deductible temporary differences and at the time of the transaction.
(b) In respect of taxable temporary differences associated with investments in subsidiaries, associates and interests in joint arrangements, where the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

Deferred tax assets are recognized for all deductible temporary differences, carry forward of unused tax credits and unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized, except:

(a) Where the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a ONLY entity, affects neither the accounting profit nor taxable profit or loss at the time of the transaction, and does not give rise to equal taxable and deductible temporary differences at the time of the transaction.
(b) In respect of deductible temporary differences associated with investments in subsidiaries, associates and interests in joint arrangements, deferred tax assets are recognized only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilized.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realized or the liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted at the reporting date. The measurement of deferred tax assets and deferred tax liabilities reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities. Deferred tax relating to items recognized outside profit or loss is recognized outside profit or loss. Deferred tax items are recognized in correlation to the underlying transaction either in other comprehensive income or directly in equity. Deferred tax assets are reassessed at each reporting date and are recognized accordingly.

Deferred tax assets and deferred tax liabilities are offset, if a legally enforceable right exists to set off current income tax assets against current income tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

According to the temporary exception provided in the Amendments to IAS 12 “International Tax Reform-Pillar Two Model Rules,” the deferred tax assets and liabilities related to Pillar Two income tax is not be recognized, and their related information is not disclosed.

(21) Business combinations and goodwill

Business Entity is accounted for using the acquisition method. The consideration transferred, the identifiable assets acquired and liabilities assumed are measured at acquisition date fair value. For each business combination, the acquirer measures any non-controlling interest in the acquiree either at fair value or at the non-controlling interest’s proportionate share of the acquiree’s identifiable net assets. Acquisition-related costs are accounted for as expenses in the periods in which the costs are incurred including administrative expenses.

When the Company acquires a business, it assesses the assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as of the acquisition date. This includes the separation of embedded derivatives in host contracts by the acquiree.

If the business combination is achieved in stages, the acquisition date fair value of the acquirer’s previously held equity interest in the acquiree is remeasured to fair value at the acquisition date through profit or loss.

Any contingent consideration to be transferred by the acquirer will be recognized at the acquisition-date fair value. Subsequent changes to the fair value of the contingent consideration which is deemed to be an asset or liability, will be recognized in accordance with IFRS 9 Financial Instruments either in profit or loss or as a change to other comprehensive income. However, if the contingent consideration is classified as equity, it should not be remeasured until it is finally settled within equity.

Goodwill is initially measured as the amount of the excess of the aggregate of the entity transferred and the non-controlling interest over the net fair value of the identifiable assets acquired and the liabilities assumed. If this aggregate is lower than the fair value of the net assets acquired, the difference is recognized in profit or loss.

After initial recognition, goodwill is measured at cost less any accumulated impairment losses. Goodwill arising from a business combination is allocated from the acquisition date to each of the cash-generating units of the group that is expected to benefit from the synergies of the combination, regardless of whether other assets or liabilities of the acquiree are attributed to those cash-generating units. Each unit or group of units to which the goodwill is so allocated represents the lowest level within the Company at which the goodwill is monitored for internal management purpose and is not larger than an operating segment before aggregation.

Where goodwill forms part of a cash-generating unit and part of the operation within that unit is disposed of, the goodwill associated with the operation disposed of is included in the carrying amount of the operation. Goodwill disposed of in this circumstance is measured based on the relative recoverable amounts of the operation disposed of and the portion of the cash-generating unit retained.

5. Significant accounting judgements, estimates and assumptions

The preparation of the parent company only financial statements require management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the disclosure of contingent liabilities, at the end of the reporting period. However, uncertainty about these significant assumption and estimate could result in outcomes that require a material adjustment to the carrying amount of the asset or liability affected in future periods.

Estimates and assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

(1) Valuation of inventory

Inventories are stated at the lower of cost or net realizable value, and the Company uses judgement and estimates to determine the net realizable value of inventory at the end of each reporting period. The Company estimates the net realizable value of inventory for obsolescence and unmarketable items at the end of reporting period and then writes down the cost of inventories to net realizable value. The net realizable value of the inventory is mainly determined based on assumption of future demand within a specific time horizon and therefore could result in significant changes. Please refer to Note 6 for more details.

(2) Fair value of financial instruments

Where the fair value of financial assets and financial liabilities recorded in the balance sheet cannot be derived from active markets, they are determined using valuation techniques including the income approach (for example the discounted cash flows model) or market approach. Changes in assumptions about these factors could affect the reported fair value of the financial instruments. Please refer to Note 12 for more details.

(3) Pension benefits

The cost of post-employment benefit and the present value of the pension obligation under defined benefit pension plans are determined using actuarial valuations. An actuarial valuation involves making various assumptions. These include the determination of the discount rate and changes of the future salary etc.

(4) Income tax

Uncertainties exist with respect to the interpretation of complex tax regulations and the amount and timing of future taxable income. Given the wide range of international business relationships and the long-term nature and complexity of existing contractual agreements, differences arising between the actual results and the assumptions made, or future changes to such assumptions, could necessitate future adjustments to tax income and expense already recorded. The Company establishes provisions, based on reasonable estimates, for possible consequences of audits by the tax authorities of the respective counties in which it operates. The amount of such provisions is based on various factors, such as experience of previous tax audits and differing interpretations of tax regulations by the taxable entity and the responsible tax authority. Such differences of interpretation may arise on a wide variety of issues depending on the conditions prevailing in the respective Group company's domicile.

Deferred tax assets are recognized for all carryforward of unused tax losses and unused tax credits and deductible temporary differences to the extent that it is probable that taxable profit will be available or there are sufficient taxable temporary differences against which the unused tax losses, unused tax credits or deductible temporary differences can be utilized. The amount of deferred tax assets determined to be recognized is based upon the likely timing and the level of future taxable profits and taxable temporary differences together with future tax planning strategies.

6. Description of Significant Account Titles

(1) Cash and cash equivalents

	As of December 31,	
	2023	2022
Cash on hand and working capital	$160	$160
Check deposits and demand deposits	1,065,620	1,810,402
Total	$1,065,780	$ 1,810,562

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

Item	As of December 31, 2023	2022
Equity instrument investments measured at fair value through other comprehensive income – Non-current:		
Unlisted stocks	$3,003	$ 2,530
Current	$-	$-
Non-current	3,003	2,530
Total	$3,003	$ 2,530

Financial assets at fair value through other comprehensive income were not pledged.

(3) Notes receivables

Item	As of December 31, 2023	2022
Notes receivables arising from operating activities	$6,838	$ 5,725
Notes receivables arising from non-operating activities	-	-
Subtotal (total carrying amount)	6,838	5,725
Less: loss allowance	-	-
Total	$6,838	$ 5,725

Notes receivables were not pledged.

The Company follows the requirement of IFRS 9 to assess the impairment. Please refer to Note 6.(16) for more details on loss allowance and Note 12 for details on credit risk management.

(4) Accounts receivables and accounts receivables-related parties

	As of December 31, 2023	2022
Accounts receivables	$385,649	$300
Less: loss allowance	-	-
Subtotal	385,649	300
Accounts receivables from related parties	-	-
Less: loss allowance	-	-
Subtotal	-	-
Total	$385,649	$300

Accounts receivables were not pledged.

The Company applies a simplified approach to estimate the expected credit losses on all notes receivables and accounts receivable, which is to use a lifetime expected credit loss measurement. For the measurement, such notes receivables and accounts receivable are grouped based on shared credit risk characteristics according to the type of product and customer credit rating and incorporate forward-looking information. For information related to the allowance for losses as of December 31, 2023 and 2022, please refer to Notes 6.(16); for information related to credit risk, please refer to Note 12.

(5) Other receivables

	As of December 31,	
	2023	2022
Other receivables	$16,245	$16,245
Less: loss allowance	(16,245)	(16,245)
Total	$-	$-

For the Company's allowance for credit losses information as of December 31, 2023 and 2022 (corresponding to 2023 and 2022 in the Gregorian calendar), please refer to Notes 6.(16); for information related to credit risk, please refer to Note 12.

(6) Inventories

	As of December 31,	
	2023	2022
Land and buildings held for sale	$1,017,975	$72,813
Land held for construction site and construction in progress	18,396,810	15,680,273
Land held for floor-area-ratio transfer	124,667	261
Prepayment for land purchases	36,283	29,993
Less: Allowance for inventory valuation loss	(378,470)	(378,470)
Total	$19,197,265	$15,404,870

A. Details of land and buildings held for sale were as follows:

	As of December 31,	
Project name	2023	2022
Delpha Dream House A	$1,762	$1,762
Delpha Living's Home A	1,192	5,346
Athens Era A	456	456
Athens Era B	1,722	1,722
Shitan Section Case A	63,527	63,527
Xinbi Section Case A	949,316	-
Total	$1,017,975	$72,813

B. Details of land held for construction site and construction in progress：

Project name	As of December 31, 2023	As of December 31, 2022
Shulin Case	$198,192	$198,192
Delpha Living’s Home B	9,153	9,153
Xindian He Feng Case	632,155	632,155
Fu De Section Case B	423	423
Xinguang Road Case B	2,217	2,217
Huaisheng Urban Renewal Project	1,469,495	1,467,918
Yun He Jie Case B	1,712	1,712
Wenlin N. Road Case	494,890	444,394
Xinbi Section Case A	-	1,434,771
Xinbi Section Case B	870,159	841,691
Lejie Section Case A	1,022,070	871,658
Lejie Section Case B	629,022	612,808
Lejie Section Case C	943,172	-
Qingxi Section Case A	625,226	525,361
Qingxi Section Case B	1,797,442	1,491,895
Shanjie Section	662,069	451,791
Xinzhan Section	491,056	327,233
Wuri New High-Speed Railway Section	6,131,743	5,258,451
Qing'an Section	749,335	696,018
Sanzuowu Section	424,316	412,432
Fuxi Section Case	275,918	-
Yisin Section Case	967,045	-
Total	$18,396,810	$15,680,273

C. Details of land held for floor-area-ratio transfer are as follows:

Project name	As of December 31, 2023	As of December 31, 2022
Zheng Ying Section	$261	$261
Lejie Section Case C	82,060	-
Yisin Section Case	42,346	-
Total	$124,667	$261

D. Details of prepayment for land purchases are as follows:

Project name	As of December 31, 2023	As of December 31, 2022
Wenlin N. Road Case	$-	$29,993
Lejie Section Case C	34,171	-
Yisin Section Case	2,112	-
Total	$36,283	$29,993

E. The capitalized amounts of interest on land held for construction site and construction in progress for the years ended December 31, 2023 and 2022, were $219,179 thousand, and $152,333 thousand, respectively, with capitalized interest rates of 2.52%, and 2.0186%, respectively.

F. Please refer to Note 8 for more details on inventories pledged as secured liabilities.

G. Cost incurred on inventories for the years ended December 31, 2023 and 2022 were as follows:

	For the year ended December 31,	
	2023	2022
Cost of selling land and buildings	$1,099,437	$1,371,787
Inventory valuation losses	-	(10,926)
Total	$1,099,437	$1,360,861

H. Current assets recognized as incremental costs to obtain contract with customers:

The cost incurred for entering into contracts with customers is the incremental cost of the contract. The incremental cost of the contract is amortized when the house is handed over to the customers.

(7) Investments accounted for using the equity method

A. The following table lists the investments accounted for using the equity method of the Company:

	As of December 31,			
	2023		2022	
Investees	Carrying amount	Percentage of ownership (%)	Carrying amount	Percentage of ownership (%)
Investments in subsidiaries:				
Huachien	$320,430	58.36%	$330,858	58.36%
Huajian	312,838	100.00%	320,937	100.00%
Total	$633,268		$651,795	

B. Investments in subsidiaries:

Investments in subsidiaries were for using the equity method when preparing the parent company only financial statements. The differences of accounting treatment are adjusted.

(8) Other current financial assets

Items	As of December 31, 2023	2022
Bank deposits	$666,511	$784,447
Current	$666,511	$784,447
Non-current	-	-
Total	$666,511	$784,447

Other financial assets included deposits from presold housings and lands held in trust accounts. Please refer to Note 8 for more details on other current financial assets under pledge.

(9) Property, plant and equipment

	Land	Buildings	Transportation equipment	Office equipment	Leasehold Improvements	Others	Total
Cost:							
As of January 1, 2023	$36,006	$35,872	$2,257	$8,772	$1,851	$257	$85,015
Additions	-	-	-	451	-	113	564
Disposal and scrap	-	(249)	-	-	-	-	(249)
Transfer	-	-	-	(378)	-	-	(378)
As of December 31, 2023	$36,006	$35,623	$2,257	$8,845	$1,851	$370	$84,952
As of January 1, 2022	$36,006	$35,656	$639	$8,134	$1,851	$257	$82,543
Additions	-	216	1,618	731	-	-	2,565
Disposal and scrap	-	-	-	(93)	-	-	(93)
As of December 31, 2022	$36,006	$35,872	$2,257	$8,772	$1,851	$257	$85,015
Depreciation and impairment:							
As of January 1, 2023	$-	$18,827	$761	$6,688	$976	$229	$27,481
Depreciation	-	1,229	343	909	617	19	3,117
Disposal and scrap	-	(249)	-	-	-	-	(249)
Transfer	-	-	-	(378)	-	-	(378)
As of December 31, 2023	$-	$19,807	$1,104	$7,219	$1,593	$248	$29,971
As of January 1, 2022	$-	$17,605	$439	$5,956	$360	$229	$24,589
Depreciation	-	1,222	322	825	616	-	2,985
Disposal and scrap	-	-	-	(93)	-	-	(93)
As of December 31, 2022	$-	$18,827	$761	$6,688	976	$229	$27,481
Carrying Amount							
December 31, 2023	$36,006	$15,816	$1,153	$1,626	$258	$122	$54,981
December 31, 2022	$36,006	$17,045	$1,496	$2,084	$875	$28	$57,534

Please refer to Note 8 for more details on property, plant and equipment under pledge.

(10) Short-term borrowings

	As of December 31,	
	2023	2022
Unsecured bank borrowings	$383,000	$583,000
Secured bank borrowings	3,705,935	3,001,000
Total	$4,088,935	$3,584,000
Range of interest rates	2.36%~3.12%	2.10%~2.46%

Please refer to Note 8 for more details on part of inventories or property, plant and equipment pledged as security for short-term borrowings.

(11) Long-term borrowings

Details of long-term borrowings as at December 31, 2023 and 2022 are as follows:

Type	As of December 31, 2023	Interest Rate (%)	Maturity date and terms of repayment
The Company Long-term secured borrowings	$4,976,055	2.43%~2.86%	Effective May 2021 to November 2027, repayments on due day.
Less: current portion	(3,992,055)		
Total	$984,000		

Type	As of December 31, 2022	Interest Rate (%)	Maturity date and terms of repayment
The Company Long-term secured borrowings	$4,117,055	1.95%~2.73%	Effective May 2021 to December 2026, repayments on due day.
Less: current portion	(3,499,555)		
Total	$617,500		

The unused total borrowing limits of the Company as of December 31, 2023 and 2022 were approximately $4,887,260 thousand and $4,436,945 thousand, respectively.

(12) Post-employment benefits

Defined contribution plan

The Company adopted a defined contribution plan in accordance with the Labor Pension Act of the R.O.C. Under the Labor Pension Act, the Company would make monthly contributions to the employees’ individual pension accounts at the amounts not less than 6% of the employees’ monthly wages. The Company have made monthly contributions of 6% of each individual employee’s salaries or wages to employees’ pension accounts.

Expenses under the defined contribution plan for the years ended December 31, 2023 and 2022 were NT$1,913 thousand and NT$1,678 thousand, respectively.

Defined Benefit Plan

The Company adopt a defined benefit plan in accordance with the Labor Standards Act of the R.O.C. The pension benefits are disbursed based on the units of service years and the average salaries in the last six months of the service year. Two units per year are awarded for the first 15 years of services while one unit per year is awarded after the completion of the 15th year. The total units shall not exceed 45 units. Under the Labor Standards Act, the Company contributes an amount equivalent to 2% of the employees' total salaries and wages on a monthly basis to the pension fund deposited at the Bank of Taiwan in the name of the administered pension fund committee. Before the end of each year, the Company assesses the balance in the designated labor pension fund. If the amount is inadequate to pay pensions calculated for workers retiring in the same year, the Company will make up the difference in one appropriation before the end of March the following year.

The Ministry of Labor is in charge of establishing and implementing the fund utilization plan in accordance with the Regulations for Revenues, Expenditures, Safeguard and Utilization of the Labor Retirement Fund. The pension fund is invested in-house or under a mandate, based on a passive-aggressive investment strategy for long-term profitability. The Ministry of Labor establishes checks and risk management mechanism based on the assessment of risk factors including market risk, credit risk and liquidity risk, in order to maintain adequate manager flexibility to achieve targeted return without over-exposure of risk. With regard to utilization of the pension fund, the minimum earnings in the annual distributions on the final financial statement shall not be less than the earnings attainable from the amounts accrued from two-year time deposits with the interest rates offered by local banks. Treasury Funds can be used to cover the deficits after the approval of the competent authority. As the Company does not participate in the operation and management of the pension fund, no disclosure on the fair value of the plan assets categorized in different classes could be made in accordance with paragraph 142 of IAS 19. The Company expects to contribute NT$0 thousand to its defined benefit plan during the 12 months beginning after December 31, 2023.

As of December 31, 2023 and 2022, the Company's defined benefit plans are both expected to expire in 2029.

Defined benefit plan costs recognized in profit or loss are as follows:

	For the year ended December 31,	
	2023	2022
Current service cost	$-	$-
Net interest of net defined benefit liabilities (assets)	(224)	(109)
Total	$(224)	$(109)

Reconciliations of liabilities (assets) of the defined benefit obligation and plan assets at fair value are as follows:

	As of December 31,	
	2023	2022
Present value of a defined benefit obligation	$12,787	$17,337
Plan assets at fair value	(19,922)	(24,172)
Net defined benefit assets-non-current	$(7,135)	$(6,835)

Reconciliations of the net defined benefit liabilities (assets):

	Present value of a defined benefits obligation	Plan assets Fair Value	Net defined benefit liabilities (assets)
As of January 1, 2022	$19,759	$(23,666)	$(3,907)
Current service cost	-	-	-
Interest expenses (income)	109	(130)	(21)
Subtotal	19,868	(23,796)	(3,928)
Remeasurement of Defined Benefit Liability/Asset:			
Actuarial gains and losses from changes in financial assumptions	(1,210)	-	(1,210)
Experience adjustments	288	(1,818)	(1,530)
Remeasurement of Defined Benefit Asset	-	-	-
Subtotal	(922)	(1,818)	(2,740)
Payments from the plan	(1,609)	1,609	-
Contributions by employer	-	(167)	(167)
As of December 31, 2022	$17,337	$(24,172)	$(6,835)
Current service cost	-	-	-
Interest expenses (income)	224	(312)	(88)
Subtotal	17,561	(24,484)	(6,923)
Remeasurement of Defined Benefit Liability/Asset:			
Actuarial gains and losses arising from changes in demographic assumptions	-	-	-
Actuarial gains and losses from changes in financial assumptions	96	-	96
Experience adjustments	(203)	-	(203)
Remeasurement of Defined Benefit Asset	-	(105)	(105)
Subtotal	(107)	(105)	(212)
Payments from the plan	(4,667)	4,667	-
Contributions by employer	-	-	-
As of December 31, 2023	$12,787	$(19,922)	$(7,135)

The principal assumptions used in determining the Group’s defined benefit plan are shown below:

	As of December 31,	
	2023	2022
Discount rate	1.21%	1.29%
Expected rate of salary increases	3.00%	3.00%
Expected long-term rate of return on defined benefit plan assets	1.21%	1.29%

Sensitivity analysis for significant actuarial assumptions is shown below:

	For the year ended December 31,			
	2023		2022	
	Defined benefits obligation			
	increase	decrease	increase	decrease
Discount rate increases by 0.5%	$-	$586	$-	$753
Discount rate decreases by 0.5%	622	-	799	-
Future salary increases by 0.5%	608	-	782	-
Future salary decreases by 0.5%	-	579	-	745

The sensitivity analysis above is based on a change in a significant assumption (for example: change in discount rate or future salary), keeping all other assumptions constant. The sensitivity analysis may not be representative of an actuarial change in the defined benefit obligation as it is unlikely that changes in assumptions would occur in isolation of one another.

There was no change in the methods and assumptions used in preparing the sensitivity analysis compared to the previous period.

(13) Provisions

	Provisions for employee benefits
As of January 1, 2023	$980
Arising dining the period	831
Utilized	(980)
As of December 31, 2023	$831
As of January 1, 2022	$990
Arising dining the period	980
Utilized	(990)
As of December 31, 2022	$980
Current－ December 31, 2023	$831
Non-current－ December 31, 2023	-
As of December 31, 2023	$831
Current－ December 31, 2022	$980
Non-current－ December 31, 2022	-
As of December 31, 2022	$980

Provisions for employee benefits

The provision for the liability is calculated at year-end based on historical experience, management's judgement, and other known factors, and it represents the estimated amount for unused vacation bonuses owed to employees. These bonuses will be paid in the following fiscal year.

(14) Equity

A. Common stock

As of December 31, 2023 and 2022 the Company’s authorized capital was all $12,000,000 thousand, and the issued capital was all $8,399,880 thousand with 839,988 thousand shares, respectively, each at a par value of $10 for both dates. Each share has one voting right and a right to receive dividends.

On February 10, 2022 and April 25, 2022, the Board of Directors passed a resolution for the private placement of 53,571 thousand ordinary shares and 65,664 thousand ordinary shares, with a par value of $10 per share at an issue price of $12 per share. The record date of capital increase was February 24, 2022 and May 9, 2022, and the registration of change has been completed with the Ministry of Economic Affairs.

The rights and obligations of this private placement of ordinary shares are the same as other ordinary shares issued, except that there are restrictions on circulation and transfer under the Securities and Exchange Act and the application for listing and trading shall not be filed until three years after the delivery date and public offering is completed.

B. Capital surplus

	As of December 31,	
	2023	2022
Additional paid-in capital	$1,247,904	$1,247,904
Exercise disgorgement	1	1
Cash dividend unclaimed for over five years	948	592
Share of changes in net assets of associates and joint ventures accounted for using the equity method	8,587	8,587
Total	$1,257,440	$1,257,084

According to the company Act, the capital reserve shall not be used except for making good the deficit of the company. When a company incurs no loss, it may distribute the capital reserves related to the income derived from the issuance of new shares at a premium or income from endowments received by the company. The distribution could be made in cash or in the form of dividend shares to its shareholders in proportion to the number of shares being held by each of them.

C. Retained earnings and dividend policies

According to the Company’s Articles of Incorporation amended on June 28, 2023, current quarter’s earnings, if any, shall be distributed in the following order:

a. Payment of all taxes and dues;
b. Offset prior years’ operation losses;
c. Set aside 10% of the remaining amount after deducting items (a) and (b) as legal reserve;
d. Set aside or reverse special reserve in accordance with law and regulations; and
e. The rest shall be distributed in cash by the Board of Directors; if it is issued new shares, it shall be reported to the shareholder’s meeting Resolution.

If the Company has a surplus in the current quarter (including the previous period), and after items (a) to (d) listed above, the Board of Directors will propose a distribution plan to the shareholders’ meeting. The distribution plan allows for the distribution of shareholder dividends ranging from 0% to 100% of the distributable profits for the year. However, the cash dividend shall not be less than 10% of the total shareholder dividends. If the distributable profits are lower than 5% of the Company's paid-in capital, no distribution will be made.

According to the Company Act, the Company needs to set aside amount to legal reserve unless where such legal reserve amounts to the total paid-in capital. The legal reserve can be used to make good the deficit of the Company. When the Company incurs no loss, it may distribute the portion of legal serve which exceeds 25% of the paid-in capital by issuing new shares or by cash in proportion to the number of shares being held by each of the shareholders.

According to existing regulations, when the Company distributing distributable earnings, it shall set aside to special reserve, from the profit/loss of the current period and the undistributed earnings from the previous period, an amount equal to “other net deductions from shareholders’ equity” for the current fiscal year, provided that if the Company has already set aside special reserve in the first-time adoption of the IFRS, it shall set aside supplemental special reserve based on the difference between the amount already set aside and other net deductions from shareholders’ equity. For any subsequent reversal of other net deductions from shareholders’ equity, the amount reversed may be distributed from the special reserve.

On March 31, 2021, the FSC issued Order No. Financial-Supervisory-Securities-Corporate-1090150022, which sets out the following provisions for compliance:

On a public company's first-time adoption of the IFRS, for any unrealized revaluation gains and cumulative translation adjustments (gains) recorded to shareholders’ equity that the Company elects to transfer to retained earnings by application of the exemption under IFRS 1, the Company shall set aside special reserve. For any subsequent use, disposal or reclassification of related assets, the special reserve in the amount equal to the reversal may be released for earnings distribution.

Details of the second half of 2022 earnings distribution and dividends per share as approved and resolved by the Board of Directors' meeting on March 15, 2023 and reported in the shareholders' meeting on June 28, 2023 is as follows:

	Appropriation of earnings	Dividend per share (NT$)
	The second half of 2022	The second half of 2022
Legal reserve	$ 38,337	$-
Cash dividend of common stock	345, 035	0.41

The Board of Director's meeting held on August 10, 2022 and the stockholders' meeting on June 30, 2022, resolved not to distribute any surplus for the first half of 2022 and for 2021 due to accumulated losses.

The Board of Director's meeting held on August 11, 2023 resolved not to distribute any surplus for the three months ended June 30, 2023 due to accumulated losses.

The Board of Director's meeting held on November 10, 2023 resolved not to distribute any surplus for the three months ended September 30, 2023 due to accumulated losses.

The Board of Director's meeting held on March 29, 2024 resolved the appropriation and distribution of profits and the dividend per share for the fourth quarter of 2023. This was reported at the shareholders' meeting on June 25, 2024 and is listed as follows:

	Appropriation of earnings	Dividend per share (NT$)
	Fourth Quarter of 2023	Fourth Quarter of 2023
Legal reserve	$51,125	$-
Cash dividend of common stock	453,594	0.54

Please refer to Note 6.(18) for details on employees' compensation and remuneration to directors and supervisors.

(15) Operating revenue

	For the year ended December 31,	
	2023	2022
Revenue from contracts with customers		
Revenue from sales of buildings	$671,977	$480,923
Revenue from sales of land	1,269,375	1,502,739
Subtotal	1,941,352	1,983,662
Rental income	1,831	2,496
Total	$1,943,183	$1,986,158

Analysis of revenue from contracts with customers during the years ended December 31, 2023 and 2022 is as follows:

A. Disaggregation of revenue

	For the year ended December 31,	
	2023	2022
Sales of land and buildings	$1,941,352	$1,983,662
Rental income	1,831	2,496
Total	$1,943,183	$1,986,158
Timing of revenue recognition:		
At a point in time	$1,941,352	$1,983,662
Over time	1,831	2,496
Total	$1,943,183	$1,986,158

B. Contract balances

Contract liabilities - current

	As of		
	December 31, 2023	December 31, 2022	January 1, 2022
Sales of land and buildings	$2,143,844	$948,965	$532,459

The significant changes in the balances of contract liabilities for the years ended December 31, 2023 and 2022 are as follows:

	For the year ended December 31,	
	2023	2022
The opening balance transferred to revenue	$(352,825)	$(110,087)
Increase in receipts in advance during the period (excluding the amount incurred and transferred to revenue during the period)	1,574,014	526,593
Refund from contract cancellation	(26,310)	-
Total	$1,194,879	$416,506

C. Assets recognized from costs to fulfil a contract

Current assets recognized as incremental costs to obtain contract with customers

	As of December 31,	
	2023	2022
Sales of land and buildings	$460,791	$169,767

(16) Expected credit losses (gains)

	For the year ended December 31,	
	2023	2022
Operating expenses – expected credit losses(gains)		
Notes receivables	$-	$-
Accounts receivables	-	-
Subtotal	-	-
Non-operating income and expenses - expected credit losses(gains)	-	-
Other receivables	-	-
Total	$-	$-

Please refer to Note 12 for more details on credit risk.

The Company measures the loss allowance of its contract assets and accounts receivables (including note receivables and accounts receivables) at an amount equal to lifetime expected credit losses. The assessment of the Company's loss allowance during the years ended December 31, 2023 and 2022 is as follows:

A. The Company considers the grouping of accounts receivables by counterparties' credit rating, by geographical region and by industry sector and its loss allowance is measured by using a provision matrix. Due to the approximate equality of individual loss rates within the Company, we do not differentiate between subgroups. Details are as follows:

As of December 31, 2023

		Overdue				
	Not yet due (Note)	<=30 days	31-90 days	91-180 days	>=181 days	Total
Gross carrying amount	$392,487	$-	$-	$-	$-	$392,487
Loss rate	-%	-%	-%	-%	-%	
Lifetime expected credit losses	-	-	-	-	-	-
Subtotal	$392,487	$-	$-	$-	$-	$392,487

As of December 31, 2022

		Overdue				
	Not yet due (Note)	<=30 days	31-90 days	91-180 days	>=181 days	Total
Gross carrying amount	$6,025	$-	$-	$-	$-	$6,025
Loss rate	-%	-%	-%	-%	-%	
Lifetime expected credit losses	-	-	-	-	-	-
Subtotal	$6,025	$-	$-	$-	$-	$6,025

B. The movement in the provision for impairment of contract assets, note receivables, accounts receivables and other receivables during the years ended December 31, 2023 and 2022 is as follows:

	Other receivables	Notes receivables	Accounts receivables
Bal. as of January 1, 2023	$16,245	$-	$-
Addition(reversal) for the current period	-	-	-
Bal. as of December 31, 2023	$16,245	$-	$-
Bal. as of January 1, 2022	$16,245	$-	$-
Addition(reversal) for the current period	-	-	-
Bal. as at December 31, 2022	$16,245	$-	$-

(17) Leases

A. Company as a lessee

The Company leases various properties, including real estate such as land and buildings. The lease terms range 1 year. Except for certain leased assets that are not allowed to be subleased, lent, pledged, or used by others through other indirect methods, no additional restrictions have been imposed on.

The Company's leases effect on the financial position, financial performance and cash flows are as follow:

(A) Amounts recognized in the balance sheet

a. Right-of-use assets

The carrying amount of right-of-use assets

	As of	
	December 31, 2023	December 31, 2022
Buildings	$59	$387

During the years ended December 31, 2023 and 2022, the Company's additions to right-of-use assets amounting to $0 thousand, respectively.

b. Lease liabilities

	As of	
	December 31, 2023	December 31, 2022
Leases liabilities	$60	$393
Current	$60	$393
Non-current	-	-

Please refer to Note 6.(19)(d) for the interest on lease liabilities recognized during the years ended December 31, 2023 and 2022 and refer to Note 12.(5) Liquidity Risk Management for the maturity analysis for lease liabilities.

(B) Amounts recognized in the statement of profit or loss

Depreciation charged for right-of-use assets

	For the year ended December 31,	
	2023	2022
Buildings	$353	$333

(C) Income and costs relating to leasing activities

	For the year ended December 31,	
	2023	2022
The expenses relating to short-term leases	$335	$555
The expenses relating to leases of low-value assets (Not including the expenses relating to short-term leases of low-value assets)	334	192

(D) Cash outflow relating to leasing activities

During the years ended December 31, 2023 and 2022, the Company's total cash outflows for leases amounting to NT$1,027 thousand and NT$1,087 thousand, respectively.

B. Company as a lessor

Please refer to Note 6.(8) for details on the Company's owned property, plant and equipment (Buildings).The Company has entered into leases on certain equipment with lease terms range from three months to three years. Leases of owned property, plant and equipment are classified as operating leases as they do not transfer substantially all the risks and rewards incidental to ownership of underlying assets.

	For the year ended December 31,	
	2023	2022
Lease income for operating leases		
Income relating to lease payments	$1,831	$2,496

Please refer to Note 6 (9) for relevant disclosure of property, plant and equipment for operating leases under IFRS 16. For operating leases entered by the Company, the undiscounted lease payments to be received and a total of the amounts for the remaining years as of December 31, 2023 are as follow:

	As of	
	December 31, 2023	December 31, 2022
Not later than one year	$158	$-
Later than one year but not later than two years	34	1, 535
Later than two years but not later than three years	25	-
Later than three years but not later than four years	-	-
Later than four years but not later than five years	-	-
Later than five years	-	-
Total	$217	$1,535

(18) Summary statement of employee benefits, depreciation and amortization expenses by function during the years ended December 31, 2023 and 2022:

Function / Description	For the year ended December 31,					
	2023			2022		
	Operating costs	Operating expenses	Total Amount	Operating costs	Operating expenses	Total Amount
Employee benefits expense						
Salaries and wages	$117	$48,288	$48,405	$99	$ 57,045	$57,144
Labor and health insurance	-	3,695	3,695	-	3, 192	3, 192
Pension	-	1,689	1,689	-	1, 919	1, 919
Other employee benefits expense	-	2,558	2,558	-	2, 753	2, 753
Remuneration to directors	-	6,625	6,625	-	7, 354	7, 354
Depreciation	-	3,470	3,470	-	3, 318	3, 318
Amortization	-	212	212	-	227	227

Additional information regarding the number of employees and the amount of employee benefits expenses for the Company for the years ended December 31, 2023 and 2022 as follows:

	For the year ended December 31,	
	2023	2022
Number of employees	43	46
Number of Directors not Serving as Employees	7	7
Average Employee Benefits Expense	$1,565	$1,667
Average Employee Salaries	1,345	1,465
Adjustments to Average Employee Salary Expenses	(8.19%)	38.34%
Supervisors' Remuneration (Note)	$-	$-

(Note): The Company has established on Audit Committee in replacement of supervisors.

According to the Articles of Incorporation, 0.5% of profit of the current year is distributable as employees' compensation and no higher than 2% of profit of the current year is distributable as remuneration to directors and supervisors. In addition to basic salaries, the Company provides bonuses based on operational performance to motivate and retain outstanding employees. Annual salary adjustments are based on employees' job grades and performance evaluations, and are benchmarked against industry salary levels. The Company may provide a monthly remuneration to its directors, which is deliberated by the Remuneration Committee and determined by the Board of Directors. The remuneration of the Company's managers is determined by the Board of Directors after deliberation by the Company's Compensation Committee. The remuneration of the managers is determined by the Board of Directors in accordance with the statutory procedures set forth in the Company's Compensation Committee bylaws. Information on the Board of Directors' resolution regarding the employees' compensation and remuneration to directors and supervisors can be obtained from the "Market Observation Post System" on the website of the TWSE.

For the years ended December 31, 2023, the Company's compensation to employees and directors remuneration were determined based on profit in the amount of $3,333 thousand and $2,800 thousand, respectively. For the years ended December 31, 2023, the Company's compensation to employees and directors remuneration were determined based on profit in the amount of $1,707 thousand and $3,414 thousand, respectively.

A resolution was passed at a board meeting held on March 15, 2023 to distribute $1,707 thousand and $1,999 thousand in cash as employees' compensation and remuneration to directors and supervisors of 2022, respectively. The difference between the amount resolved and the amount recorded as expenses in the financial statements for the year end 2022 resulted from the estimation changes of a reduction of $1,415 thousand. This amount has been accounted for as a profit or loss in 2023.

(19) Non-operating income and expenses

(a) Other income

	For the year ended December 31,	
	2023	2022
Dividend income	$1,393	$1,747
Income from Name Change Fees	236	17
Penalty Income	13,379	-
Others	2,427	7,566
Total	$17,435	$9,330

(b) Interest income

	For the year ended December 31,	
	2023	2022
Interest on bank deposits	$10,707	$4,350
Other interest income	3	3
Total	$10,710	$4,353

(c) Other gains and losses

	For the year ended December 31,	
	2023	2022
Foreign exchange losses (gains), net	$97	$5,932
Lease contract modification benefits	5	-
Increase in construction contract	(3,249)	-
Total	$(3,147)	$5,932

(d) Finance costs

	For the year ended December 31,	
	2023	2022
Interest on borrowings from bank	$219,179	$153,036
Loss: Capitalized interests	(219,179)	(152,333)
Interest on lease liabilities	11	-
Total finance costs	$11	$703

(20) Components of other comprehensive income

The year ended December 31, 2023 components of other comprehensive income

	Arising during the period	Reclassification adjustments during the period	Other comprehensive income, before tax	Income tax relating to components of other comprehensive income (expenses)	Other comprehensive income, net of tax
Not to be reclassified to profit or loss in subsequent periods:					
Remeasurements of defined benefit plans	$212	$-	$212	$-	$212
Unrealized gains (losses) from equity instruments investments measured at fair value through other comprehensive income	473	-	473	-	473
Total	$685	$-	$685	$-	$685

The year ended December 31, 2022 components of other comprehensive income

	Arising during the period	Reclassification adjustments during the period	Other comprehensive income, before tax	Income tax relating to components of other comprehensive income (expenses)	Other comprehensive income, net of tax
Not to be reclassified to profit or loss in subsequent periods:					
Remeasurements of defined benefit plans	$2,740	$-	$2,740	$-	$2,740
Unrealized gains (losses) from equity instruments investments measured at fair value through other comprehensive income	(657)	-	(657)	-	(657)
Total	$2,083	$-	$2,083	$-	$2,083

(21) Income tax

The major components of income tax expense (income) for the three months and the years ended 2023 and 2022 are as follows:

<u>Income tax expense (income) recognized in profit or loss</u>

	For the year ended December 31	
	2023	2022
Current income tax expense (income):		
Current income tax payable	$90,482	$-
Land value increment tax	21	773
Deferred tax expense (income):		
Deferred tax expense (income) relating to origination and reversal of temporary differences	46,512	(47,888)
Income tax expense	$137,015	$(47,115)

Reconciliation between tax expense and the product of accounting profit multiplied by applicable tax rates is sa follows:

	For the year ended December 31,	
	2023	2022
Accounting profit (loss) before tax from continuing operations	$648,058	$404,537
Tax at the domestic rates applicable to profits in the country concerned	129,611	80,907
Land value increment tax	21	773
Tax effect of revenues exempt from taxation	6,635	4,055
Tax effect of expenses not deductible for tax purposes	(3,836)	(2,756)
Tax effect of deferred tax/liabilities	4,584	(130,094)
Income tax expense (income)	$137,015	$(47,115)

Deferred tax assets (liabilities) related to the following:

For the year ended December 31, 2023

	Beginning balance	Recognized in profit or loss	Recognized in other comprehensive income	Ending Balance
Deferred tax assets				
Provisions-current	$196	$(196)	$-	$-
Net defined benefit liabilities non-current	1,368	(18)	-	1,350
Unrealized exchange gains or losses	1,102	(1,076)	-	26
Loss Carryforward	45,222	(45,222)	-	-
	$47,888	$(46,512)	$-	$1,376

For the year ended December 31, 2022

	Beginning balance	Recognized in profit or loss	Recognized in other comprehensive income	Ending Balance
Deferred tax assets				
Provisions-current	$-	$196	$-	$196
Net defined Benefit Liabilities non-current	-	1,368	-	1,368
Unrealized exchange gains or losses	-	1,102	-	1,102
Loss Carryforward	-	45,222	-	45,222
	$-	$47,888	$-	$47,888

The following table contains information of the unused tax losses of the Company:

Year	Tax losses for the period	Unused tax losses as at December 31, 2023	Unused tax losses as at December 31, 2022	Expiration year
2013	$45,137	$-	$-	2023
2014	108,974	-	-	2024
2015	175,748	-	-	2025
2016	72,167	-	-	2026
2017	42,069	-	34,895	2027
2018	96,935	-	96,753	2028
2019	9,228	-	9,228	2029
2020	19,247	-	19,247	2030
2021	65,985	-	65,985	2031
		$-	$226,108	

Unrecognized deferred tax assets

As of 31 December 2023 and 2022, deferred tax assets that have not been recognized amounted to NT$0 and NT$45,222, respectively.

The assessment of income tax returns

As of December 31, 2023, the assessment of the income tax returns of the is as follows:

	The assessment of income tax returns
The Company	Assessed and approved up to 2021

(22) Earnings per share

Basic earnings per share amounts are calculated by dividing net profit for the year attributable to ordinary equity holders of the parent entity by the weighted average number of ordinary shares outstanding during the year.

Diluted earnings per share amounts are calculated by dividing the net profit attributable to ordinary equity holders of the parent entity (after adjusting for interest on the convertible preference shares) by the weighted average number of ordinary shares outstanding during the year plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

	For the year ended December 31,	
	2023	2022
(1) Basic earnings per share		
Profit attributable to ordinary equity holders of the Company (in thousand NT$)	$511,043	$451,652
Weighted average number of ordinary shares outstanding for basic earnings per share (in thousands)	839,988	809,035
Basic earnings per share (NT$)	$0.61	$0.56
(2) Diluted earnings per share		
Profit attributable to ordinary equity holders of the Company (in thousand NT$)	$511,043	$451,652
Effect of dilution:		
Employee compensation－ stock (in thousands)	93	99
Weighted average number of ordinary shares outstanding after dilution (in thousands)	840,081	809,134
Diluted earnings per share (NT$)	$0.61	$0.56

There have been no other transactions involving ordinary shares or potential ordinary shares between the reporting date and the date of completion of the financial statements.

7. Related party transactions

Information of the related parties that has transactions with the Company during the financial reporting period is as follows:

(1) Name and nature of relationship of the related parties

Name of the related parties	The Relationship with the Company
Huachien Development Co., Ltd.	Subsidiary
Huajian Construction Co., Ltd.	Subsidiary
Lin, Yuan-Yi	Second degree of kinship of the director in charge of the Company
Lin, Heng-Yi	Second degree of kinship of the director in charge of the Company
He Feng Investment Co., Ltd.	Substantive related party
Pauguo Real Estate Management Co., Ltd.	Substantive related party

(2) Significant transactions with the related parties

(a) Sales:

	For the year ended December 31,	
	2023	2022
Income from sales of real property		
Other related parties	$-	$29,816
Rental income		
Huachien Development Co., Ltd.	$28	$28
Huajian Construction Co., Ltd.	286	286
Total	$314	$314

(b) Purchase:

	For the year ended December 31,	
	2023	2022
New Construction - Lump-Sum Contract Work		
Huajian Construction Co., Ltd.	$1,703,229	$ 1,041,884

(c) Cost of construction in progress:

	For the year ended December 31,	
	2023	2022
Financial Expense		
Pauguo Real Estate Management Co., Ltd.	$1,676	$3,390

(d) Administrative expenses:

	For the year ended December 31,	
	2023	2022
Miscellaneous expenses		
Pauguo Real Estate Management Co., Ltd.	$27	$41

(e) Notes receivable:

	For the year ended December 31,	
	2023	2022
Notes receivables		
Huachien Development Co., Ltd.	$8	$8
Huajian Construction Co., Ltd.	50	50
Total	$58	$58

(f) Notes payable:

	For the year ended December 31,	
	2023	2022
Notes payable		
Huajian Construction Co., Ltd.	$290,086	$124,756

(g) Accounts payable:

	For the year ended December 31,	
	2023	2022
Accounts payable		
Huajian Construction Co., Ltd.	$465,250	$-

(h) Other Advance Receipts:

	For the year ended December 31,	
Other receivables:	2023	2022
Huachien Development Co., Ltd.	$8	$8
Huajian Construction Co., Ltd.	50	50
Total	$58	$58

Key management personnel compensation

	For the year ended December 31,	
	2023	2022
Short-term employee benefits	$11,433	$22,317

8. Assets pledged as security

The following table lists assets of the Company pledged as security:

		Carrying amount	
Assets	Secured liabilities	December 31, 2023	December 31, 2022
Inventory			
Available-for-sale land	Short-term borrowings	$20,266	$-
Available-for-sale housing	Short-term borrowings	43,260	-
Land held for construction site	Current burrowing, Long-term borrowings	11,652,491	11,027,826
Construction in progress	Short-term borrowings	3,885,415	1,977,808
Property, plant and equipment			
Land	Short-term borrowings	36,006	36,006
Buildings	Short-term borrowings	15,817	17,045
Other equipment	Short-term borrowings	28	28
Investments accounted for using the equity method	Long-term borrowings	316,837	320,937
Other current financial assets	Trust account	666,511	784,447
Total		$16,636,631	$14,164,097

9. Significant contingencies and unrecognized contractual commitments

(1) As of December 31, 2023, the Company's guarantee notes received from the contractors and customers amounted to $4,275,490 thousand.

(2) As of December 31, 2023, the Company guarantee notes issued by the Company to landlords amounted to $146,215 thousand.

(3) As of December 31, 2023, the contracts the Company signed for the pre-sale of properties with customers amounted to $17,721,030 thousand (tax included), and $1,809,164 thousand (tax included) has been received according to the contract term and conditions.

(4) As of December 31, 2023, the total price of the contracts on the sale of the remaining housing units that The Company has signed with such units not handed over is $1,278,360 thousand, and the payments received as per the contracts amounted to $326,493 thousand.

(5) As of December 31, 2023, The Company signed material and construction contracts with contractors in the amount of $9,638,824 thousand, of which $6,226,983 thousand was unpaid.

(6) As of December 31, 2023, the total price of the land purchase contracts that The Company has signed with the ownership of the land not yet transferred in the amount of $118,141 thousand, of which $81,858 thousand was unpaid.

(7) The Company has recognized a penalty for breach of contract in property sales in the amount of NT$14,048 thousand. In 2023, the buyer filed a lawsuit at the Shilin District Court, requesting the court to reduce this penalty to NT$0 and further requesting the Company to refund the interest on the prepaid property payments; accordingly, the claim against the Company amounted to NT$18,970 thousand. As of the reporting date of these financial statements, the case is still being heard in court.

10. Losses due to major disasters

None.

11. Significant subsequent events

(1) In March 2024, the Company obtained approval from the board of Directors to sign a contract with the subsidiary, Huajian, for undertaking the extra construction project of Lejie Section Case A . The project value did not exceed $340,072 thousand.

(2) In March 2024, the Company obtained approval from the board of directors to sign a contract with the subsidiary, Huajian, for undertaking the construction project of the Sanzuowu Section in Zhongli District, Taoyuan City. The project value did not exceed $225,686 thousand.

(3) In March 2024, the Company obtained approval from the board of directors to sign a contract with the subsidiary, Huajian, for undertaking the construction project of the Sanzuowu Section in Zhongli District, Taoyuan City. The project value did not exceed $149,467 thousand.

12. Other

(1) Financial instruments

A. Categories of financial instruments

Financial assets

	As of	
	December 31, 2023	December 31, 2022
Financial assets measured at fair value through other comprehensive income		
Investments in designated equity instrument	$3,003	$2,530
Financial assets measured at amortized cost		
Cash and cash equivalents	$1,065,780	$1,810,562
Notes receivables	6,838	5,725
Trade receivables	385,649	300
Other financial assets	666,511	784,447
Refundable deposits	7,525	28,267
Total	2,132,303	$2,629,301

Financial liabilities

	As of	
	December 31, 2023	December 31, 2022
Financial liabilities at amortized cost		
Short-term borrowings	$4,088,935	$3,584,000
Notes payable	374,516	143,916
Accounts payable	486,602	37,713
Other payables	161,980	77,113
Long-term borrowings (including current portion)	4,976,055	4,117,055
Guarantee deposits received	24	1,915
Total	$10,088,112	$7,961,712
Leases liabilities	$60	$393

B. Financial risk management objectives and policies

The Company's principal financial risk management objective is to manage the market risk, credit risk and liquidity risk related to its operating activates. The Company identifies measures and manages the aforementioned risks based on the Company's policy and risk appetite.

The Company has established appropriate policies, procedures and internal controls for financial risk management. Before entering into significant transactions, due approval process by the Board of Directors and Audit Committee must be carried out based on related protocols and internal control procedures. The Company complies with its financial risk management policies at all times.

(3) Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of the changes in market prices. Market risk includes currency risk, interest rate risk and other price risk (such as equity risk).

In practice, it is rarely the case that a single risk variable will change independently from other risk variable, there is usually interdependencies between risk variables. However, the sensitivity analysis disclosed below does not take into account the interdependencies between risk variables.

Foreign currency risk

The Company's exposure to the risk of changes in foreign exchange rates relates primarily to the Company's operating activities (when revenue or expense are denominated in a different currency from the Company's functional currency) and the Company's net investments in foreign subsidiaries.

The Company has certain foreign currency receivables to be denominated in the same foreign currency with certain foreign currency payables, therefore natural hedge is received. The Company also uses forward contracts to hedge the foreign currency risk on certain items denominated in foreign currencies. Hedge accounting is not applied as they did not qualify for hedge accounting criteria. Furthermore, as net investments in foreign subsidiaries are for strategic purposes, they are not hedged by the Company.

The foreign currency sensitivity analysis of the possible change in foreign exchange rates on the Company's profit is performed on significant monetary items denominated in foreign currencies as at the end of the reporting period. The Company's foreign currency risk is mainly related to the volatility in the exchange rates for foreign currency USD. The information of the sensitivity analysis is as follows:

When NTD strengthens/weakens against foreign currency USD by 5%, the profit for the year ended December 31, 2023 and 2022 is increased/decreased by $0 thousand and $58 thousand, respectively, the equity is increased/decreased by $88 thousand and $84 thousand, respectively.

Interest rate risk

Interest rate risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to the risk of changes in market interest rates relates primarily to the Company's debt instrument investments at variable interest rates, bank borrowings with fixed interest rates and variable interest rates.

The Company manages its interest rate risk by having a balanced portfolio of fixed and variable loans and borrowings and entering into interest rate swaps. Hedge accounting does not apply to these swaps as they do not qualify for it.

The interest rate sensitivity analysis is performed on items exposed to interest rate risk as at the end of the reporting period, including investments and borrowings with variable interest rates and interest rate swaps. At the reporting date, a change of 1% of interest rate in a reporting period could cause the profit for the year ended December 31, 2023 and 2022 to increase/decrease by $90,650 thousand and $77,011 thousand, respectively.

Equity price risk

The fair value of the Company's listed and unlisted equity securities and conversion rights are susceptible to market price risk arising from uncertainties about future values of the investment securities. The Company's listed and unlisted equity securities are classified under financial assets measured at fair value through profit or loss and financial assets measured at fair value through other comprehensive income, while conversion rights of the Euro-convertible bonds issued are classified as financial liabilities at fair value through profit or loss as it does not satisfy the definition of an equity component. The Company manages the equity price risk through diversification and placing limits on individual and total equity instruments. Reports on the equity portfolio are submitted to the Company's senior management on a regular basis. The Company's Board of Directors reviews and approves all equity investment decisions.

At the reporting date, a change of 10% in the price of the listed equity securities measured at fair value through profit or loss could increase/decrease the Company's profit for the years ended December 31, 2023 and 2022 by $300 thousand and $253 thousand, respectively.

Please refer to Note 12.(8) for sensitivity analysis information of other equity instruments or derivatives that are linked to such equity instruments whose fair value measurement is categorized under Level 3.

(4) Credit risk management

Credit risk is the risk that a counterparty will not meet its obligations under a contract, leading to a financial loss. The Company is exposed to credit risk from operating activities (primarily for accounts and notes receivables) and from its financing activities, including bank deposits and other financial instruments.

Credit limits are established for all counterparties based on their financial position, rating from credit rating agencies, historical experience, prevailing economic condition and the Company's internal rating criteria etc. Certain counter parties' credit risk will also be managed by taking credit enhancing procedures, such as requesting for prepayment or insurance.

The main account receivables of the Company consist of installment payments to be collected from customers for the sale of real estate. Based on the customer's past payment history and an assessment by the management, no significant credit risks were identified.

Credit risk from balances with banks, income securities and other financial instruments is managed by the Company's treasury in accordance with the Company's policy. The Company only transacts with counterparties approved by the internal control procedures, which are banks and financial institutions, companies and government entities with good credit rating. Consequently, there is no significant credit risk for these counter parties.

(5) Liquidity risk management

The Company's objective is to maintain a balance between continuity of funding and flexibility through the use of cash and cash equivalents, highly liquid equity investments, bank borrowings, convertible bonds and finance leases. The table below summarizes the maturity profile of the Company's financial liabilities based on the contractual undiscounted payments and contractual maturity. The payment amount includes the contractual interest. The undiscounted payment relating to borrowings with variable interest rates is extrapolated based on the estimated interest rate yield curve as of the end of the reporting period.

Non-derivative financial liabilities

	Less than 1 year	1 to 3 years	3 to 5 years	> 5 years	Total Amount
As of December 31, 2023					
Short-term borrowings	$1,946,424	$2,259,937	$-	$-	$4,206,361
Accounts and other payables	1,023,098	-	-	-	1,023,098
Long-term borrowings	253,824	4,069,046	894,663	-	5,217,533
(including current portion)					
Leases liabilities	60	-	-	-	60
Guarantee deposits received	18	6	-	-	24
As of December 31, 2022					
Short-term borrowings	$2,541,471	$1,113,302	$-	$-	$3,654,773
Notes payable	143,916	-	-	-	143,916
Accounts payable	37,713	-	-	-	37,713
Other payables	77,113	-	-	-	77,113
Leases liabilities	336	57	-	-	393
Long-term borrowings	123,460	3,616,485	625,073	-	4,365,018
(including current portion)					
Guarantee deposits received	1,915	-	-	-	1,915

(6) Reconciliation of liabilities arising from financing activities

Reconciliation of liabilities for the year ended December 31, 2023:

	Short-term borrowings	Long-term borrowings	Leases liabilities	Guarantee deposits received	Total liabilities from financing activities
As of January 1, 2023	$3,584,000	$4,117,055	$393	$1,915	$7,703,363
Cash flows	504,935	859,000	(358)	(1,891)	1,361,686
Non-cash changes	-	-	25	-	25
As of December 31, 2023	$4,088,935	$4,976,055	$60	$24	$9,065,074

Reconciliation of liabilities for the year ended December 31, 2022:

	Short-term borrowings	Long-term borrowings	Leases liabilities	Guarantee deposits received	Total liabilities from financing activities
As of January 1, 2022	$ 3,982,721	3,392,104	724	129	$7,375,678
Cash flows	(398,721)	724,951	(340)	1,786	327,676
Non-cash changes	-	-	9	-	9
As of December 31, 2022	$3,584,000	$4,117,055	$393	$1,915	$7,703,363

(7) Fair values of financial instruments

(a) The methods and assumptions applied in determining the fair value of financial instruments:

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The following methods and assumptions were used by the Company to measure or disclose the fair values of financial assets and financial liabilities:

a. The carrying amount of cash and cash equivalents, trade receivables, accounts payable and other current liabilities approximate their fair value due to their short maturities.
b. Fair value of equity instruments without market quotations (including private placement of listed equity securities, unquoted public Company and private Company equity securities) are estimated using the market method valuation techniques based on parameters such as prices based on market transactions of equity instruments of identical or comparable entities and other relevant information (for example, inputs such as discount for lack of marketability, P/E ratio of similar entities and Price-Book ratio of similar entities).
c. Fair value of debt instruments without market quotations, bank loans, bonds payable and other non-current liabilities are determined based on the counterparty prices or valuation method. The valuation method uses DCF method as a basis, and the assumptions such as the interest rate and discount rate are primarily based on relevant information of similar instrument (such as yield curves published by the GreTai Securities Market, average prices for Fixed Rate Commercial Paper published by Reuters and credit risk, etc.)

(b) Fair value of financial instruments measured at amortized cost

The Company measures the carrying amount of financial instruments at amortized cost, which reasonably approximate their fair value.

(c) Fair value measurement hierarchy for financial instruments

Please refer to Note 12.(8) for fair value measurement hierarchy for financial instruments of the Company.

(8) Fair value measurement hierarchy

(a) Fair value measurement hierarchy

All asset and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, based on the lowest level input that is significant to the fair value measurement as a whole. Level 1, 2 and 3 inputs are described as follows:

Level 1 – Quoted (unadjusted) market prices in active markets for identical assets or liabilities that the entity can access at the measurement date
Level 2 – Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly
Level 3 – Unobservable inputs for the asset or liability

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Company determines whether transfers have occurred between Levels in the hierarchy by re-assessing categorization at the end of each reporting period.

(b) Fair value measurement hierarchy of the Company's assets and liabilities

The Company does not have assets that are measured at fair value on a non-recurring basis. Fair value measurement hierarchy of the Company's assets and liabilities measured at fair value on a recurring basis is as follows:

As of December 31, 2023

	Level 1	Level 2	Level 3	Total
Financial assets:				
Financial assets at fair value through other comprehensive income				
Unlisted stocks	$-	$-	$3,003	$3,003

As of December 31, 2022

	Level 1	Level 2	Level 3	Total
Financial assets:				
Financial assets at fair value through other comprehensive income				
Unlisted stocks	$-	$-	$2,530	$2,530

Transfers between Level 1 and Level 2 during the period

During the years ended December 31, 2023 and 2022, the Company's assets and liabilities measured at repetitive fair value did not experience any transfer between fair value Level I and II.

Reconciliation for fair value measurements in Level 3 of the fair value hierarchy

Adjustments to the balance of assets and liabilities for fair value measurements in Level 3 of the fair value hierarchy for movements during the period is as follows:

	Assets
	Measured at fair value through other comprehensive income
	Stocks
Beginning balances as of January 1, 2023	$ 2,530
Total gains and losses recognized for the year ended December 31, 2023:	
Amount recognized in OCI (presented in "Unrealized gains (losses) from equity instruments investments measured at fair value through other comprehensive income)	473
Acquisition/issues for the year ended December 31, 2023	-
Disposal/settlements for the year ended December 31, 2023	-
Transfer in(out) of Level 3	-
Ending balances as of December 31, 2023	$3,003

	Assets
	Measured at fair value through other comprehensive income
	Stocks
Beginning balances as of January 1, 2022	$3,187
Total gains and losses recognized for the year ended December 31, 2022:	
Amount recognized in OCI (presented in “Unrealized gains (losses) from equity instruments investments measured at fair value through other comprehensive income)	(657)
Acquisition/issues for the year ended December 31, 2022	-
Disposal/settlements for the year ended December 31, 2022	-
Transfer in/(out) of Level 3	-
Ending balances as of December 31, 2022	$2,530

Total gains and losses recognized in profit or loss for the year ended December 31, 2023 and 2022 in the Table above confine gains and losses related to assets on hands as of December 31, 2023 and 2022 in the amount of $473 thousand and $(657) thousand, respectively.

Information on significant unobservable inputs to valuation

Description of significant unobservable inputs to valuation of recurring fair value measurements categorized within Level 3 of the fair value hierarchy is as follows:

As of December 31, 2023:

	Valuation techniques	Significant unobservable inputs	Quantitative information	Relationship between inputs and fair value	Sensitivity of the input to fair value
Financial assets:					
Financial assets at fair value through other comprehensive income					
Venture capital company stocks	Net asset value method	discount for lack of marketability	40%	The higher the discount for lack of marketability, the lower the fair value of the stocks	10% increase (decrease) in the discount for lack of marketability would result in increase (decrease) in the Company’s equity by $500 thousand

As of December 31, 2022:

	Valuation techniques	Significant unobservable inputs	Quantitative information	Relationship between inputs and fair value	Sensitivity of the input to fair value
Financial assets:					
Financial assets at fair value through other comprehensive income					
Venture capital company stocks	Net asset value method	discount for lack of marketability	40%	The higher the discount for lack of marketability, the lower the fair value of the stocks	10% increase (decrease) in the discount for lack of marketability would result in increase (decrease) in the Company's equity by $421 thousand

Valuation process used for fair value measurements categorized within Level 3 of the fair value hierarchy

The Company's Financial & Accounting Department is responsible for validating the fair value measurements and ensuring that the results of the valuation are in line with market conditions, based on independent and reliable inputs which are consistent with other information, and represent exercisable prices. The Department analyses the movements in the values of assets and liabilities which are required to be re-measured or re-assessed as per the Company's accounting policies at each reporting date.

(c) Fair value measurement hierarchy of the Company's assets and liabilities not measured at fair value but for which the fair value is disclosed

As of December 31, 2023:

None

As of December 31, 2022:

None

(9) Significant assets and liabilities denominated in foreign currencies

Information regarding the significant assets and liabilities denominated in foreign currencies is listed below:

	As of December 31, 2023		
	Foreign currencies	Foreign exchange rate	NTD
Financial assets			
Non-monetary items:			
USD	$57	30.705	$1,761

	December 31, 2022		
	Foreign currencies	Foreign exchange rate	NTD
Financial assets			
Monetary items:			
USD	$38	30.710	$1,166
Non-monetary items:			
USD	55	30.710	1,675

The foreign currency sensitivity analysis reports on the significant monetary items denominated in foreign currencies as of the end of the reporting period, and the impact of the related depreciation/appreciation of the foreign currencies on the Company's profit/loss and equity.

The above information is disclosed based on the carrying amount of foreign currency (after conversion to functional currency).

(10) Capital management

The Company's capital management aims to ensure the ability as a going concern, so as to provide returns to shareholders and benefits to other stakeholders, and to maintain an optimal capital structure to reduce the cost of capital.

To maintain or adjust the capital structure, the Company may adjust the dividends paid to shareholders, reduce capital to refund shareholders, or issue new shares or sell assets to pay off liabilities.

In line with the approaches adopted by its competitors, the Company manages capital on the basis of its debt-to-capital ratio, which is calculated by dividing net liabilities by total capital. Net liabilities are the total liabilities presented in the balance sheet less cash and cash equivalents. Total capital is the total component of equity (i.e., share capital, capital surplus, retained earnings, other equity interest, and noncontrolling interests) plus net liabilities.

The administrative authority uses appropriate net liabilities/(total equity plus net liabilities) or other financial ratios to determine the Company's optimal capital to ensure that financing is available at a reasonable cost.

The debt-to-capital ratio is as follows:

	As of	
	December 31, 2023	December 31, 2022
Total liabilities	$12,375,081	$8,918,079
Less: Cash and cash equivalents	(1,065,780)	(1,810,562)
Net liabilities	11,309,301	7,107,517
Total equity	10,445,272	10,278,223
Capital after adjustment	$21,754,573	$17,385,740
Debt-to-capital ratio	51.99%	40.88%

13. Additional Disclosure

(1) Information on significant transactions (certain transactions were eliminated upon consolidation)

No.	Item	Footnote
1	Financial provided to others.	None
2	Endorsements/guarantees provided to others.	Table 1
3	Marketable securities held (not including subsidiaries, assonates and joint ventures).	Table 2
4	Individual securities acquired or disposed of with accumulated amount exceeding $300 million or 20 percent of capital stock.	None
5	Acquisition of individual real estate properties at costs of at least NTD 300 million or 20 percent of capital stock.	Table 3
6	Disposable of individual real estate properties at costs of at least NTD 300 million or 20 percent of capital stock.	None
7	Total purchases from or sales to related parties of at least NTD 100 million or 20 percent of capital stock.	Table 4
8	Receivables due from related parties amounting to at least NTD 100 million or 20 percent of capital stock.	Table 5
9	Derivatives instruments transactions.	None
10	Significant interCompany transactions between consolidated entities.	Table 6

(2) Information on investees: Please refer to Table 7 for more details.

(3) Information on investments in mainland China: No such circumstances.

(4) Information on major shareholders: Please refer to Table 8 for more details.

Table 1: Endorsements/guarantees provided to others (In Thousands of New Taiwan Dollars)

		Guaranteed Party											
No. <Note 1>	Endorsement/ Guarantee Provider	Company name	Nature of relationship <Note2>	Limits on Endorsement/ Guarantee Amount Provided to Each Guaranteed Party <Note3>	Maximum Balance for the period	Ending Balance	Amount Actually Drawn	Amounts of Endorsement/ Guarantee Collateralized by Properties	Ratio of Accumulated Endorsement/ Guarantee to Net Equity per Latest Financial Statements	Maximum Endorsement/ Guarantee Amount Allowable <Note4>	Guarantee Provided by Parent Company	Guarantee Provided by A Subsidiary	Guarantee Provided to Subsidiaries in Mainland China
0	The Company	Huajian	2	$2,089,054	$100,000	$100,000	$100,000	$-	0.96%	$5,222,636	Y	N	N

<Note 1> The numbers filled in for the endorsements/guarantees provided by the group or subsidiaries are as follows:
(1) The Company is "0".
(2) The subsidiaries are numbered in order starting from "1".

<Note 2> The following code represents the relationship with the company:
(1) A company with which it does business.
(2) A company in which the public company directly and indirectly holds more than 50% of the voting shares.
(3) A company that directly and indirectly holds more than 50% of the voting shares in the public company.
(4) A company in which the public company holds, directly or indirectly, 90% or more of the voting shares.
(5) A company that fulfills its contractual obligations by providing mutual endorsements/guarantees for another company in the same industry or for joint builders for purposes of undertaking a construction project.
(6) A company that all capital contributing shareholders make endorsements/ guarantees for their jointly invested company in proportion to their shareholding percentages.
(7) Companies in the same industry provide among themselves joint and several security for a performance guarantee of a sales contract for pre-construction homes pursuant to the Consumer Protection Act for each other.

<Note 3> (1) The amount of endorsement/guarantee shall not exceed 50% of net worth per latest financial statements of the Company; the limits on endorsement/guarantee amount provided to each guaranteed party shall not exceed 20% of the net worth per latest financial statements of the Company.
(2) 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.
(3) The amount of the Company's and its subsidiaries' endorsement/guarantee shall not exceed 50% of net worth per latest financial statements of the Company; the limits on endorsement/guarantee amount provided to each guaranteed party shall not exceed 20% of the net worth per 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 paragraph 8, Article 12 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> Fill in "Y" for endorsement/guarantee provided by listed parent companies to subsidiaries and vice versa, and for ones provided to subsidiaries in Mainland China.

Delpha Construction Co., Ltd.
Notes to unaudited consolidated financial statements (continued)

Table 2: Marketable securities held (not including subsidiaries, associates and joint ventures) (In Thousands of New Taiwan Dollars)

Held Company Name	Marketable Securities Type	Marketable Securities Name	Relationship with the Company	Financial Statement Account	December 31,2023				Note
					Share/ Units	Carrying Value	Percentage of ownership (%)	Fair value	
The Company	Stock	Vincera Growth Capital Ⅱ Limited	None	Non-current financial assets at fair value through other comprehensive income	60,000	$1,761	5.24%	$1,761	
The Company	Stock	Hwa Chi Venture Capital Co., Ltd.	None	Non-current financial assets at fair value through other comprehensive income	7,816	1,242	1.56%	1,242	
						$3,003		$3,003	

Table 3: Acquisition of property with the amount exceeding NT$300 million or 20% of the paid-in capital (In Thousands of New Taiwan Dollars)

Company	Property Name	Transaction Date	Transaction Amount	Status of Payment	Counterparty	Relationship with the Company	Disclosure of Information on Previous Transfer of Property is Required for Related Parties who are also the Counterparty				References for Determining Price	Purpose of Acquisition and Current Condition	Others
							Owner	Relationship with the Company	Date of Transfer	Amount			
The Company	Land serial No. 165, Lejie Section, Guishan District, Taoyuan City.	2023.02.17 (Signing date)	$577,857	Installment by agreement	Individual surnamed Chen	Non-related party	-	-	-	-	1. Refer to the report of a professional real estate appraiser. 2. Negotiation by two parties.	Construction & Building	None
The Company	Land serial No. 178, Lejie Section, Guishan District, Taoyuan City.	2023.07.07 (Signing date)	$351,520	Installment by agreement	Individual surnamed Hsiao	Non-related party	-	-	-	-	1. Refer to the report of a professional real estate appraiser. 2. Negotiation by two parties.	Construction & Building	None
The Company	Land serial No. 1115, Yixin Section, Fengyuan District, Taichung City	2023.10.27	$966,999	In accordance with tender payment terms	Taichung City Government	Non-related party	-	-	-	-	Government open bidding	Construction & Building	None

<Note 1> If the acquired assets are required to be appraised according to regulations, the appraisal result should be indicated in the "References for Determining Price" column.

<Note 2> The paid-in capital refers to the paid-in capital of the parent company. If the issuer's shares have no par value or the per share par value is not NT$10, the transaction amount subject to the requirement of 20% of the paid-in capital is calculated at 10% of the equity attributed to the owners of the parent company on the balance sheet.

<Note 3> The transaction date refers to the earlier of the transaction execution date, payment date, date of transaction by commission, date of transfer, date of board resolution, or any other date sufficient to determine the transaction parties and transaction amount.

Table 4: Total purchases from or sales to related parties of at least NTD 100 million or 20% of the paid-in capital (In Thousands of New Taiwan Dollars)

Company Name	Related Party	Nature of Relationship	Transaction Details				Abnormal Transaction Terms Different From Regular Transactions		Notes/Accounts Receivable (Payable)		Remark
			Purchase /Sale	Amount	% to Total	Payment Term	Unit price	Credit period	Ending Balance	% to Total	
The Company	Huajian	Subsidiary	Purchase	$1,703,229	37.33% (Individual financial statements)	Installment payment in accordance with the contract	-	-	$(755,336)	87.72%	Note 4
Huajian	The Company	Parent company	Sale	(1,783,192)	100% (Individual financial statements)	Payment collected as per the schedule in contracts	-	-	755,336	100%	Note 5

Note 1: If terms of related party transactions are different from general transactions, explain the differences and reasons in the ‘Unit price’ and ‘Credit period’ columns.

Note 2: In case related-party transaction terms involve advance receipts (prepayments) transactions, explain in the remark section the reasons, contractual provisions, related amounts, and differences in types of transactions compared to third-party transactions.

Note 3: Paid-in capital referred to herein is the paid-in capital of parent company. In the case that shares were issued with no par value or a par value other than NT$10 per share, the 20 % of paid-in capital shall be replaced by 10% of equity attributable to owners of the parent in the calculation.

Note 4: The amounts of purchases are calculated based on the estimate for each period.

Note 5: It is the construction revenue recognized in sales using the percentage of completion method.

Table 5: Receivables from related parites amounting to at least NTD 100 million or 20% of the paid-in capital (In Thousands of New Taiwan Dollars)

Company Name	Related Party	Nature of Relationship	Ending Balance <Note1>	Turover Ratio	Overdue		Amounts Received in Subsequent Period	Allowance for Bad Debts
					Amount	Action Taken		
Huajian	The Company	Parent Company	$755,336	-	$-	-	$569,447	$-

<Note1> Please fill in the column according to the respective categories of accounts receivable from related parties, notes receivable, other receivables, etc.

<Note2> The paid-in capital refers to the paid-in capital of the parent company. If the issuer's stocks have no par value or a per-share par value of less than NTD 10, the 20% transaction amount rule regarding paid-in capital shall be calculated based on 10% of the equity attributable to the owners of the parent company on the balance sheet.

<Note3> Eliminated upon consolidation.

Table 6: Significant intercompany transactions between consolidated entities (In Thousands of New Taiwan Dollars)

No. (Note 1)	Company Name	Counter-party	Nature of Relationship <Note2>	Intercompany Transactions			
				Financial Statement Item	Amount	Terms	Percentage of Consolidated Net Revenue or Total Assets
1	Huajian	The Company	2	Contract assets	$235,299	Note 4	0.99%
1	Huajian	The Company	2	Notes receivable and accounts receivable	755,336	Note 4	3.18%
1	Huajian	The Company	2	Operating revenue	1,783,192	Note 4	91.38%

Note 1: The numbers filled in represent:
(1) The company is "0".
(2) The subsidiaries are numbered in order starting from "1".

Note 2: The following lists the three types of intercompany transactions
(one transaction between parent company and subsidiary or between subsidiaries could be disclosed only once.)
(1) Transactions from parent company to subsidiary is "1".
(2) Transactions from subsidiary to parent company is "2".
(3) Transactions between subsidiaries is "3".

Note 3: The percentage of transaction amount over consolidated total revenue or total asset is calculated based on:
(1) Account balance at end of period over consolidated total assets if the transaction account belongs to balance sheet.
(2) Accumulated interim amount over consolidated net revenue if the transaction account belongs to comprehensive income statement.

Note 4: The price of the construction works entrusted by the Company to the related parties is agreed upon by both parties, and the amount is paid in installments as per the contract.

Table 7: Information on investees

Information on investees over which the Company has control or significant influence: (In Thousands of New Taiwan Dollars)

Investor Company	Investee Company	Region	Main business and products	Original Investment Amount		Balance at The End of Period			Net Income (Loss) of The Investee	Share of Profits (Loss) of Investee	Remark
				December 31, 2023	December 31, 2022	Shares (In Thousands)	Percentage of Ownership	Carrying Value			
The Company	Huachien	16F, No. 460, Section 5, Chenggong Road, Neihu District, Taipei City	Development, sales, and rental business	$704,993	$704,993	18,208	58.36%	$320,430	$(17,869)	$(10,428)	
The Company	Huajian	16F, No. 460, Section 5, Chenggong Road, Neihu District, Taipei City	Construction business, Development, sales, and rental business, and Wholesale of Building Materials	339,000	339,000	35,000	100.00%	312,838	35,900	(1,268)	

Table 8: Information on major shareholders

Shareholdings of major shareholders of the Company as of December 31, 2023: Unit: Thousand shares

Shares / Major shareholders	Total shares owned	Ownership percentage
Chia Chun Investment Co., Ltd.	267,223	31.81%
Da Shuo Investment Co., Ltd.	49,723	5.91%

Description: (1) The major shareholders information was from the date that the Company issued common shares (including treasury shares) and preference shares in dematerialized form which were registered and held by the shareholders above 5% on the last operating date of each quarter and was calculated by the Taiwan Depository & Clearing Corporation.
The share capital which was recorded in the financial statements may differ from the actual number of shares issued in dematerialized form because of a different calculation basis.

(2) If the aforementioned data contains shares which were kept in trust by the shareholders, the data disclosed was the settlor's separate account for the fund set by the trustee. As for the shareholder who reports share equity as an insider whose shareholding ratio is greater than 10% in accordance with Securities and Exchange Act, the shareholding ratio includes the self-owned shares and trusted shares, at the same time, persons who have power to decide how to allocate the trust assets.
For the information of reported share equity of insider, please refer to the Market Observation Post System.

The Contents of Statements of Major Accounting Items

Delpha Construction Co., Ltd.

1. Statement of Cash and Cash Equivalents

As of December 31, 2023

(In Thousands of New Taiwan Dollars)

Item	Description	Amount
Petty cash		$160
Cash in banks		
Check deposits		140,846
Demand deposits		924,767
Foreign Currency deposits		7
Subtotal		1,065,620
Total		$1,065,780

Delpha Construction Co., Ltd.

2. Statement of Inventories

As of December 31, 2023

(In Thousands of New Taiwan Dollars)

Item	Description	Amount	
		Cost	Net Realizable Value
Land and buildings held for sale		$1,017,975	$1,595,675
Land held for construction site and construction in progress		18,396,810	36,033,628
Land held for floor-area-ratio transfer		124,667	124,667
Prepayment for land purchases		36,283	36,283
Subtotal		19,575,735	37,790,253
Less: Allowance for inventory valuation loss		(378,470)	(378,470)
Total		$19,197,265	$37,411,783

Delpha Construction Co., Ltd.
3. Statement of Construction in Progress
For the year ended December 31, 2023

(In Thousands of New Taiwan Dollars)

Project name	As of January 1, 2023	Additions		Decrease		As of December 31 2023
		Land and Construction Costs	Interest Capitalization	Cost of Land Transferred to Sold Properties	Transferred to Construction Land	
Shulin Case	$85,821	$-	$-	$-	$-	$85,821
Delpha Living’s Home B	1,350	-	-	-	-	1,350
Xindian He Feng Case	148,391	-	-	-	-	148,391
Huaisheng Urban Renewal Project	49,001	1,577	-	-	-	50,578
Wenlin N. Road Case	976	-	-	-	-	976
Xinbi Section Case A	633,479	629,362	-	1,262,841	-	-
Xinbi Section Case B	189,499	10,657	17,810	-	-	217,966
Lejie Section Case A	395,056	150,412	-	-	-	545,468
Lejie Section Case B	105,407	2,937	13,276	-	-	121,620
Lejie Section Case C	-	-	1,875	-	-	1,875
Qingxi Section Case A	221,980	99,866	-	-	-	321,846
Qingxi Section Case B	358,488	271,392	34,155	-	-	664,035
Shanjie Section	118,612	198,261	12,017	-	-	328,890
Xinzhan Section	151,271	155,548	8,274	-	-	315,093
Wuri New High-Speed Railway Section	1,362,642	764,985	108,307	-	-	2,235,934
Qing'an Section	39,595	38,103	15,214	-	-	92,912
Sanzuowu Section	24,344	3,634	8,251	-	-	36,229
Total	$3,885,912	$2,326,734	$219,179	$1,262,841	$-	$5,168,984

Delpha Construction Co., Ltd.

4. Statement of Prepayment

As of December 31, 2023

(In Thousands of New Taiwan Dollars)

Item	Description	Amount	Note
Prepayments			
Prepayments to Suppliers		$124,400	
Prepaid other Expenses		2,038	
Deferred Tax Assets		178,173	
Other Prepayment		14,109	
Total		$318,720	

Delpha Construction Co., Ltd.

5. Statement of other financial assets - current

As of December 31, 2023

(In Thousands of New Taiwan Dollars)

Name	Description	Book Value (NTD)	Note
NTD：			
Trust account (NTD)	Taiwan Cooperative Bank	$7,769	
Trust account (NTD)	Taiwan Cooperative Bank	35,878	
Trust account (NTD)	Taiwan Cooperative Bank	14,442	
Trust account (NTD)	Mega International Commercial Bank Co., Ltd.	502,890	
Trust account (NTD)	Taiwan Cooperative Bank	13,099	
Reserve Account (NTD)	Bank of Panshin	9,920	
Trust account (NTD)	Mega International Commercial Bank Co., Ltd.	33,413	
Trust account (NTD)	First Commercial Bank	49,100	
Total		$666,511	

Delpha Construction Co., Ltd.

6. Statement of Other Current Assets - Miscellaneous

As of December 31, 2023

(In Thousands of New Taiwan Dollars)

Item	Description	Amount	Note
Payments on Behalf	Advances for Joint Owners' Sales Services and Others	$5,009	

Delpha Construction Co., Ltd.

7. Statement of Financial Assets at Fair Value Through Other Comprehensive Income, non-current

For the year ended December 31, 2023

(In Thousand shares / Thousands of New Taiwan Dollars)

	As of January 1, 2023		Additions		Decrease		Unrealized Valuation Gains and Losses	As of December 31, 2023			
Name	Shares	Fair value	Shares	Amount	Shares	Amount	Amount	Shares	Fair value	Pledged as Security	Note
Unlisted and Unquoted Shares:											
Vincera Growth Capital II Limited	60	$1,675	-	$-	-	$-	$86	60	$1,761	None	
Hwa Chi Venture Capital Co., Ltd.	8	855	-	-	-	-	387	8	1,242	None	
Total		$2,530		$-		$-	$473		$3,003		

Delpha Construction Co., Ltd.

8. Statement of Changes in Investments Accounted for Using the Equity Method

For the year ended December 31, 2023

(In Thousand shares / Thousands of New Taiwan Dollars)

	As of January 1, 2023			Additions		Decrease		As of December 31, 2023			Fair Value			
Name	Shares	Percentage of ownership (%)	Amount	Shares	Amount	Shares	Amount	Shares	Percentage of ownership (%)	Amount	Unit price	Unit price	Basis of Valuation	Pledged as Security
Huachien	18,208	58.36%	$330,858	-	$-	-	$10,428 (Note 1)	18,208	58.36%	$320,430	$549,058	$17.60	Equity method	None
Huajian	35,000	100%	320,937	-	-	-	8,099 (Note 1、Note 2、Note 3)	35,000	100%	312,838	386,659	11.05	Equity method	Yes

Note 1: Represents investment income recognized using the equity method.

Note 2: Represents cash dividends distributed by the investee company.

Note 3: Represents the recognition of unrealized sales profits.

Delpha Construction Co., Ltd.

9. Statement of Right-of-Use Assets Cost and Accumulated Depreciation

As of December 31, 2023

(In Thousands of New Taiwan Dollars)

Item	As of January 1, 2023	Additions	Decrease	As of December 31, 2023	Note
Cost					
Buildings	$996	$357	$(996)	$357	
Accumulated Depreciation and Impairment					
Buildings	(609)	(353)	664	(298)	
Net Book Value	$387	$4	$(332)	$59	

Delpha Construction Co., Ltd.

10. Statement of Other Non-current Assets

As of December 31, 2023

(In Thousands of New Taiwan Dollars)

Item	Description	Amount	Note
Prepayment for equipment		$470	
Guarantee deposits paid			
Joint Venture Guarantee Deposits		$400	
Lease Security Deposits		58	
Construction Guarantees or Construction Guarantee Deposits		7,067	
Total		$7,525	
Other Non-current Assets - others			
Furnishings and Decorations		$5,552	

Delpha Construction Co., Ltd.

11. Statement of Short-term Borrowings

As of December 31, 2023

(In Thousands of New Taiwan Dollars)

Creditor	Nature of Borrowing	Borrowed Amount	Contract Term	Interest Rate	Note
The Shanghai Commercial & Savings Bank, Ltd.	Secured Loan	$100,000	2023.11～2024.10	Note 2	
First Commercial Bank	Secured Loan	65,000	2023.10～2026.05	〃	
Hwatai Bank	Secured Loan	733,000	2020.11～2024.05	〃	
Mega International Commercial Bank Co., Ltd.	Secured Loan	389,600	2022.12～2025.05	〃	
Mega International Commercial Bank Co., Ltd.	Secured Loan	526,000	2023.02～2025.05	〃	
Mega International Commercial Bank Co., Ltd.	Secured Loan	420,920	2023.07～2025.05	〃	
Mega International Commercial Bank Co., Ltd.	Secured Loan	49,000	2023.06～2025.09	〃	
Mega International Commercial Bank Co., Ltd.	Secured Loan	33,000	2023.03～2025.09	〃	
Mega International Commercial Bank Co., Ltd.	Secured Loan	62,150	2023.10～2025.09	〃	
Taiwan Cooperative Bank	Secured Loan	221,000	2021.03～2024.12	〃	
Taiwan Cooperative Bank	Secured Loan	380,000	2021.03～2024.12	〃	
Taiwan Cooperative Bank	Secured Loan	28,000	2021.06～2024.12	〃	
Taiwan Cooperative Bank	Secured Loan	50,245	2023.04～2025.03	〃	
Taiwan Cooperative Bank	Secured Loan	52,000	2023.02～2025.03	〃	
Taiwan Cooperative Bank	Secured Loan	17,600	2022.01～2024.08	〃	
Taiwan Cooperative Bank	Secured Loan	122,280	2022.11～2024.08	〃	
Taiwan Cooperative Bank	Secured Loan	188,640	2022.10～2025.03	〃	
CTBC Bank Co., Ltd.	Secured Loan	8,500	2023.07～2026.06	〃	
Shin Kong Commercial Bank Co., Ltd.	Secured Loan	210,000	2023.03～2024.03	〃	
Taishin International Bank Co., Ltd.	Secured Loan	49,000	2023.12～2024.01	〃	
Bank of Panshin	Unsecured Loan	95,500	2023.03～2026.03	〃	
Far Eastern International Bank Co., Ltd.	Unsecured Loan	287,500	2023.04～2026.04	〃	
Total		$4,088,935			

Note 1: For details on collateral or guarantees, please refer to Note 8.

Note 2: The interest rate range is from 2.36% to 2.86%.

Delpha Construction Co., Ltd.

12. Statement of Contract Liabilities - Current

As of December 31, 2023

(In Thousands of New Taiwan Dollars)

Item	Description	Amount	Note
Advances from Customers for Properties	Xinbi Section Case A	$324,321	
	Xinbi Section Case B	76,900	
	Lejie Section Case A	338,781	
	Qingxi Section Case A	186,400	
	Qingxi Section Case B	111,130	
	Shanjie Section	59,629	
	Xinzhan Section	53,730	
	Wuri New High-Speed Railway Section	992,953	
Total		$2,143,844	

Delpha Construction Co., Ltd.

13. Statement of Notes Payable (including related parties)

As of December 31, 2023

(In Thousands of New Taiwan Dollars)

Item	Description	Amount	Note
Not related parties			
A Company	Construction Payables	$25,608	
B Company	Construction Payables	25,093	
C Company	Construction Payables	9,390	
D Company	Construction Payables	6,802	
Others	Construction Payables	17,537	(Amounts less than 5% of the respective account)
Total		$84,430	
Related parties			
Huajian	Construction Payables	$290,086	

Delpha Construction Co., Ltd.

14. Statement of Accounts Payable (including related parties)

As of December 31, 2023

(In Thousands of New Taiwan Dollars)

Item	Description	Amount	Note
Not related parties			
A Company	Construction Payables	$12,272	
B Company	Construction Payables	4,517	
C Company	Construction Payables	1,891	
Others		2,672	(Amounts less than 5% of the respective account)
Total		$21,352	
Related parties			
Huajian	Construction Payables	$465,250	

Delpha Construction Co., Ltd.

15. Statement of Other Payables

As of December 31, 2023

(In Thousands of New Taiwan Dollars)

Item	Descriotion	Amount	Note
Salaries and Bonuses Payable		$20,621	
Interest Payable		8,280	
Planning Service Fees		48,503	
Others	Accrued Expenses and Other Payables	84,576	(Amounts less than 5% of the respective account)
Total		$161,980	

Delpha Construction Co., Ltd.

16. Statement of Other Current Liabilities - Miscellaneous

As of December 31, 2023

(In Thousands of New Taiwan Dollars)

Item	Descriotion	Amount	Note
Collections on Behalf	Withholding Taxes Payable	$52	
	Collections on Behalf of Others	52,538	
	Other Collections on Behalf	24	
Total		$52,614	

Delpha Construction Co., Ltd.

17. Statement of Lease Liabilities

As of December 31, 2023

(In Thousands of New Taiwan Dollars)

Item	Lease Period	Discount Rate	Description	Amount	Note
Buildings	March 2023 to February 2024	2.32%	Current	$60	
			Non-current	-	
			Total	$60	

Delpha Construction Co., Ltd.

18. Statement of Long-term Borrowings

As of December 31, 2023

(In Thousands of New Taiwan Dollars)

Creditor	Description	Borrowing Amount	Contract period	Interest Rate	Collateral or Guarantee	Note
Taiwan Cooperative Bank	Secured Borrowings	$1,101,155	2021.05~2025.03	Note1	Inventory - Construction Land and Work in Progress	
Bank of Panshin	Secured Borrowings	175,000	2021.12~2026.12	〃	Subsidiary Shares	
Mega International Commercial Bank Co., Ltd	Secured Borrowings	2,424,400	2021.06~2027.10	〃	Inventory - Construction Land and Work in Progress	
First Commercial Bank	Secured Borrowings	350,000	2022.05~2026.05	〃	Inventory - Construction Land and Work in Progress	
CTBC Bank Co., Ltd.	Secured Borrowings	142,500	2022.12~2026.06	〃	Inventory - Construction Land and Work in Progress	
Far Eastern International Bank Co., Ltd.	Secured Borrowings	390,000	2023.03~2027.01	〃	Inventory - Construction Land and Work in Progress	
The Shanghai Commercial & Savings Bank, Ltd.	Secured Borrowings	393,000	2023.09~2027.11	〃	Inventory - Construction Land and Work in Progress	
Subtotal		4,976,055				
Less: Amounts due within one year		(3,992,055)				
Total		$984,000				

Note 1: The interest rate range is 2.43% to 2.86%.

Delpha Construction Co., Ltd.

19. Statement of Operating Revenues

For the year ended December 31, 2023

(In Thousands of New Taiwan Dollars)

Item	Description	Amount		Note
		Subtotal	Total	
Sales revenue – lands and buildings				
Delpha Living's Home A		$1,455		
Xinbi Section Case A		1,939,897	$1,941,352	
Rental income				
Sanzuowu Section		1,391		
Reading Europe		314		
Shulin Case		34		
Shitan Section Case A		92	1,831	
Total			$1,943,183	

Delpha Construction Co., Ltd.

20. Statement of Operating Costs

For the year ended December 31, 2023

(In Thousands of New Taiwan Dollars)

Item	Description	Amount	Note
Cost of goods sold – lands and buildings			
Delpha Living’s Home A		$4,154	
Xinbi Section Case A		1,114,818	
Total		$1,118,972	

Delpha Construction Co., Ltd.

21. Statement of Operating Expenses

For the year ended December 31, 2023

(In Thousands of New Taiwan Dollars)

Item	Description	Amount	Note
Advertising Expenses		$96,658	
Others		1,170	(Amounts less than 5% of the respective account)
Total		$97,828	

Delpha Construction Co., Ltd.

22. Statement of Operating Expenses

For the year ended December 31, 2023

(In Thousands of New Taiwan Dollars)

Item	Description	Amount	Note
Salary		$54,352	
Service Charges		5,657	
Taxes and Contributions		5,419	
Others		26,188	(Amounts less than 5% of the respective account)
Total		$91,616	