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Delpha Construction Co., Ltd. and Subsidiaries
Consolidated Financial Statements
For the Nine Months Ended September 30, 2025 and 2024
With Independent Auditors' Review Report

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For the convenience of readers, the independent auditors' report and the accompanying consolidated 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 consolidated financial statements shall prevail.

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Independent Auditors' Review Report

To Delpha Construction Co., Ltd.

Introduction

We have reviewed the accompanying consolidated balance sheets of Delpha Construction Co., Ltd. (the "Company") and its subsidiaries (the "Group") as of September 30, 2025 and 2024, the related consolidated statements of comprehensive income for the three months and nine months ended September 30, 2025 and 2024, changes in equity and cash flows for the nine months ended September 30, 2025 and 2024, and notes to the consolidated financial statements, including the summary of significant accounting policies (together "the consolidated financial statements"). Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers and International Accounting Standard 34, "Interim Financial Reporting" as endorsed and became effective by the Financial Supervisory Commission of the Republic of China. Our responsibility is to express a conclusion on these consolidated financial statements based on our reviews.

Scope of Review

Except as explained in the following paragraph, we conducted our reviews in accordance with the International Standard on Review Engagements 2410, "Review of Financial Information Performed by the Independent Auditor of the Entity" of the Republic of China. A review of consolidated financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Standards on Auditing of the Republic of China and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Basis for Qualified Conclusion of Consolidated Financial Statements of the Third Quarter of 2024

As explained in Note 4(3), the financial statements of the third quarter of 2024 of certain insignificant subsidiaries were not reviewed by independent auditors. Those statements reflect total assets of NT$1,336,857 thousand , constituting 5% of the consolidated total assets, and total liabilities of NT$798,643thousand, constituting 5% of the consolidated total liabilities as of September 30, 2024; and total comprehensive income of NT$(3,651) thousand and NT$(10,822) thousand, constituting (1)% and (1)% of the consolidated total comprehensive income for the three months and the nine months ended September 30, 2024, respectively. The information related to above subsidiaries, accounted for under the equity method disclosed in Note 13 was also not reviewed by independent auditors.

Unqualified Conclusion and Qualified Conclusion

Based on our reviews, except for the effect of such adjustments, if any, as might have been determined to be necessary had the financial statements of certain insignificant subsidiaries been reviewed by independent auditors described in the preceding paragraph of the consolidated financial statement of the third quarter of 2024, nothing has come to our attention that causes us to believe that the accompanying consolidated financial statements do not present fairly, in all material respects, the consolidated financial position of the Company and its subsidiaries as of September 30, 2025 and 2024, and their consolidated financial performance and cash flows for the three months and the nine months ended September 30, 2025 and 2024, in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers and International Accounting Standard 34, “Interim Financial Reporting” as endorsed and became effective by the Financial Supervisory Commission of the Republic of China.

Lin, Su-Wen

Huang, Chien-Che

Ernst & Young, Taiwan

November 12, 2025

<u>Notice to Readers</u>

The accompanying consolidated 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 consolidated financial statements are those generally accepted and applied in the Republic of China.

Accordingly, the accompanying consolidated 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. and Subsidiaries
Consolidated Balance Sheets
As of September 30, 2025, December 31, 2024, and September 30, 2024

(In Thousands of New Taiwan Dollars)

Code	Assets	Notes	September 30, 2025		December 31, 2024		September 30, 2024	
			Amount	%	Amount	%	Amount	%
	Current assets							
1100	Cash and cash equivalents	6(1)	$4,967,447	16	$935,773	3	$1,173,713	4
1150	Notes receivable, net	6(3)	6,434	-	7,499	-	6,746	-
1170	Accounts receivable, net	6(4),7(6)	25,938	-	245,267	1	15,038	-
1200	Other receivables	6(5)	2,528	-	9,034	-	14,178	-
1220	Current tax assets		4,125	-	8	-	4,661	-
130X	Inventories	6(6)	24,932,215	78	25,120,538	86	24,406,201	87
1410	Prepayments		182,384	1	320,032	1	305,396	1
1476	Other current financial assets	6(7),8	943,658	3	1,755,541	6	1,278,346	5
1479	Other current assets-others		49,970	-	14,974	-	13,742	-
1480	Current assets recognized as incremental costs to obtain contract with customers	6(18)	391,538	1	510,630	2	556,228	2
11xx	Total current assets		31,506,237	99	28,919,296	99	27,774,249	99
	Non-current assets							
1517	Non-current financial assets at fair value through other comprehensive income	6(2)	22,890	-	2,262	-	2,110	-
1600	Property, plant and equipment	6(8)	115,784	1	117,709	1	117,695	1
1755	Right-of-use assets	6(20)	3,351	-	4,836	-	5,353	-
1780	Intangible assets	6(9)	13,565	-	13,618	-	11,410	-
1840	Deferred tax assets		1,321	-	1,448	-	1,367	-
1915	Prepayments for equipment		-	-	-	-	1,766	-
1920	Guarantee deposits paid		69,005	-	12,851	-	7,911	-
1975	Net defined benefit asset-non-current		8,497	-	8,398	-	7,200	-
1990	Other non-current assets-others		5,552	-	5,552	-	5,552	-
15xx	Total non-current assets		239,965	1	166,674	1	160,364	1
1xxx	Total assets		$31,746,202	100	$29,085,970	100	$27,934,613	100

(Please refer to the accompanying notes to the consolidated financial statements)

Delpha Construction Co., Ltd. and Subsidiaries
Consolidated Balance Sheets (Continued)
As of September 30, 2025, December 31, 2024, and September 30, 2024

(In Thousands of New Taiwan Dollars)

Code	Liabilities and Equity	Notes	September 30, 2025		December 31, 2024		September 30, 2024	
			Amount	%	Amount	%	Amount	%
	Current liabilities							
2100	Short-term borrowings	6(10),8	$6,995,775	22	$5,624,651	19	$5,042,483	18
2110	Short-term notes and bills payable	6(11)	500,501	2	199,778	1	199,850	1
2130	Current contract liabilities	6(18)、7(7)	2,801,851	9	3,539,646	12	3,117,836	11
2150	Notes payable	7(5)	219,165	1	315,515	1	295,947	1
2170	Accounts payable	7(5)	602,597	2	447,544	2	314,553	1
2200	Other payables	6(17)	1,092,694	3	204,167	1	195,055	1
2230	Current tax liabilities		215,606	1	349,303	1	284,224	1
2250	Current provisions	6(16)	-	-	1,418	-	-	-
2280	Current lease liabilities	6(20)	3,400	-	4,865	-	5,369	-
2310	Advance receipts		1,250	-	3,877	-	5,588	-
2320	Long-term borrowings, current portion	6(14),8	5,757,880	18	4,971,780	17	4,469,550	16
2399	Other current liabilities-others		352,507	1	43,649	-	61,038	-
21xx	Total current liabilities		18,543,226	59	15,706,193	54	13,991,493	50
	Non-current liabilities							
2504	Non-current financial liabilities at fair value through profit or loss	6(12)	6,580	-	-	-	-	-
2531	Bonds payable	6(13)	1,208,525	4	-	-	-	-
2540	Long-term borrowings	6(14),8	1,057,520	3	2,651,890	9	3,120,980	11
2645	Guarantee deposits received		2,462	-	2,400	-	1,700	-
25xx	Total non-current liabilities		2,275,087	7	2,654,290	9	3,122,680	11
2xxx	Total liabilities		20,818,313	66	18,360,483	63	17,114,173	61
31xx	Equity attributable to owners of parent							
3100	Common shares	6(17)						
3110	Ordinary shares		8,399,880	26	8,399,880	29	8,399,880	30
3200	Capital surplus	6(17)	1,006,482	3	1,257,618	4	1,257,618	5
3300	Retained earnings	6(17)						
3310	Legal reserve		594,969	2	450,661	2	397,837	1
3320	Special reserve		179	-	-	-	-	-
3350	Unappropriated earnings		706,741	2	391,146	1	536,530	2
	Total retained earnings		1,301,889	4	841,807	3	934,367	3
3400	Other equity interest		(1,459)	-	372	-	220	-
31xx	Total equity attributable to owners of parent		10,706,792	33	10,499,677	36	10,592,085	38
36xx	Non-controlling interests	6(17)	221,097	1	225,810	1	228,355	1
3xxx	Total equity		10,927,889	34	10,725,487	37	10,820,440	39
	Total liabilities and equity		$31,746,202	100	$29,085,970	100	$27,934,613	100

(Please refer to the accompanying notes to the consolidated financial statements)

Delpha Construction Co., Ltd. and Subsidiaries
Consolidated Statements of Comprehensive Income
For the Three Months and the Nine Months Ended September 30, 2025 and 2024

(In Thousands of New Taiwan Dollars)

			For the three months ended				For the nine months ended			
			September 30, 2025		September 30, 2024		September 30, 2025		September 30, 2024	
Code	Item	Notes	Amount	%	Amount	%	Amount	%	Amount	%
4000	Operating revenue	6(18),7(1)	$2,559,844	100	$2,000,407	100	$6,198,441	100	$4,558,127	100
5000	Operating costs	6(6),7(2)	(1,574,996)	(62)	(1,192,508)	(60)	(3,647,461)	(59)	(2,651,663)	(58)
5900	Gross profit from operating		984,848	38	807,899	40	2,550,980	41	1,906,464	42
6000	Operating expenses	6(21),7(4)								
6100	Selling expenses		(126,636)	(5)	(108,823)	(5)	(283,170)	(4)	(235,177)	(5)
6200	Administrative expenses		(46,459)	(2)	(34,941)	(2)	(101,531)	(2)	(87,709)	(2)
6450	Expected credit gains	6(19)	-	-	-	-	4,350	-	-	-
	Total operating expenses		(173,095)	(7)	(143,764)	(7)	(380,351)	(6)	(322,886)	(7)
6900	Net operating income		811,753	31	664,135	33	2,170,629	35	1,583,578	35
7000	Non-operating income and expenses									
7010	Other income	6(22)	5,090	-	568	-	6,008	-	4,654	-
7100	Interest income	6(22)	451	-	99	-	10,024	-	6,126	-
7020	Other gains and losses	6(22)	5,421	-	(23)	-	1,331	-	(28)	-
7050	Financial costs	6(22)	(7,094)	-	(6,899)	(1)	(20,715)	-	(19,795)	-
	Total non-operating income and expenses		3,868	-	(6,255)	(1)	(3,352)	-	(9,043)	-
7900	Net profit before tax		815,621	31	657,880	32	2,167,277	35	1,574,535	35
7950	Income tax expense	4(2),6(24)	(133,077)	(5)	(131,169)	(6)	(435,772)	(7)	(339,538)	(8)
8200	Net profit		682,544	26	526,711	26	1,731,505	28	1,234,997	27
8300	Other comprehensive income	6(23)								
8310	Components of other comprehensive income that will not be reclassified to profit or loss:									
8316	Unrealized (losses) gains from investments in equity instruments measured at fair value through other comprehensive income		(1,280)	-	(240)	-	(1,831)	-	(893)	-
	Total other comprehensive income (net of tax)		(1,280)	-	(240)	-	(1,831)	-	(893)	-
8500	Total comprehensive income		$681,264	26	$526,471	26	$1,729,674	28	$1,234,104	27
8600	Profit, attributable to:									
8610	Owners of parent		$684,110	27	$528,234	26	$1,736,218	28	$1,239,512	27
8620	Non-controlling interests		(1,566)	-	(1,523)	-	(4,713)	-	(4,515)	-
	Total		$682,544	27	$526,711	26	$1,731,505	28	$1,234,997	27
8700	Comprehensive income attributable to:									
8710	Owners of parent		$682,830	27	$527,994	26	$1,734,387	28	$1,238,619	27
8720	Non-controlling interests		(1,566)	-	(1,523)	-	(4,713)	-	(4,515)	-
	Total		$681,264	27	$526,471	26	$1,729,674	28	$1,234,104	27
	Earnings per share (in dollars)	6(25)								
9750	Basic earnings per share		$0.82		$0.63		$2.07		$1.48	
9850	Diluted earnings per share		$0.78		$0.63		$2.03		$1.48	

(Please refer to the accompanying notes to the consolidated financial statements)

Delpha Construction Co., Ltd. and Subsidiaries

Consolidated Statements of Changes in Equity

For the Nine Months Ended September 30, 2025 and 2024

(In Thousands of New Taiwan Dollars)

	Equity attributable to owners of parent								
			Retained earnings			Other equity interest items			
Item	Ordinary shares	Capital surplus	Legal reserve	Special reserve	Unappropriated earnings	Unrealized gain (loss) on financial assets at fair value through other comprehensive income	Total equity attributable to owners of parent	Non-controlling interests	Total equity
Balance as of January 1, 2024	$8,399,880	$1,257,440	$275,584	$-	$511,255	$1,113	$10,445,272	$232,870	10,678,142
Legal reserve appropriated	-	-	122,253	-	(122,253)	-	-	-	-
Cash dividends of ordinary share	-	-	-	-	(1,091,984)	-	(1,091,984)	-	(1,091,984)
Capital surplus transferred from unclaimed dividends	-	178	-	-	-	-	178	-	178
Net profit	-	-	-	-	1,239,512	-	1,239,512	(4,515)	1,234,997
Other comprehensive income	-	-	-	-	-	(893)	(893)	-	(893)
Total comprehensive income	-	-	-	-	1,239,512	(893)	1,238,619	(4,515)	1,234,104
Balance on September 30, 2024	$8,399,880	$1,257,618	$397,837	$-	$536,530	$220	$10,592,085	$228,355	$10,820,440
Balance as of January 1, 2025	$8,399,880	$1,257,618	$450,661	$-	$391,146	$372	$10,499,677	$225,810	$10,725,487
Legal reserve appropriated	-	-	144,308	-	(144,308)	-	-	-	-
Special reserve appropriated	-	-	-	179	(179)	-	-	-	-
Cash dividends of ordinary share	-	-	-	-	(1,276,136)	-	(1,276,136)	-	(1,276,136)
Due to recongnition of equity component of convertible bonds issued	-	84,862	-	-	-	-	84,862	-	84,862
Cash dividends to shareholders from Capital Surplus	-	(335,995)	-	-	-	-	(335,995)	-	(335,995)
Capital surplus transferred from unclaimed dividends	-	(3)	-	-	-	-	(3)	-	(3)
Net profit	-	-	-	-	1,736,218	-	1,736,218	(4,713)	1,731,505
Other comprehensive income	-	-	-	-	-	(1,831)	(1,831)	-	(1,831)
Total comprehensive income	-	-	-	-	1,736,218	(1,831)	1,734,387	(4,713)	1,729,674
Balance on September 30, 2025	$8,399,880	$1,006,482	$594,969	$179	$706,741	$(1,459)	$10,706,792	$221,097	$10,927,889

(Please refer to the accompanying notes to the consolidated financial statements)

Delpha Construction Co., Ltd. and Subsidiaries

Consolidated Statements of Cash Flows

For the Nine Months Ended September 30, 2025 and 2024

(In Thousands of New Taiwan Dollars)

Item	For the Nine months ended September 30, 2025	For the Nine months ended September 30, 2024
Cash flows from operating activities:		
Profit before tax	$2,167,277	$1,574,535
Adjustments:		
Adjustments to reconcile profit (loss):		
Depreciation expense	4,048	3,987
Amortization expense	1,831	1,073
Expected credit loss (gain)	(4,350)	-
Net losses (gains) on financial assets and financial liabilities measured at fair value through profit or loss	(5,377)	-
Interest income	(10,024)	(6,126)
Dividend income	(641)	(1,553)
Interest expense	20,715	19,795
Loss (gain) on disposal of Property, plant and equipment	-	8
Gain on lease modification	(3)	-
Changes in operating assets and liabilities:		
Decrease (increase) in notes receivable	1,065	3,644
Decrease (increase) in accounts receivable	223,679	370,611
Decrease (increase) in other receivable	6,506	(14,175)
Decrease (increase) in inventories	458,908	(3,607,638)
Decrease (increase) in prepayments	136,175	23,284
Decrease (increase) in other financial assets	811,883	(611,835)
Decrease (increase) in other current assets	(34,996)	(7,548)
Decrease (increase) in net defined benefit assets	(99)	(65)
Decrease (increase) in assets recognized as incremental costs to obtain contract with customers	119,092	(95,437)
Increase (decrease) in contract liabilities	(737,795)	973,992
Increase (decrease) in notes payable	(96,350)	(82,942)
Increase (decrease) in accounts payable	155,053	66,626
Increase (decrease) in other payable	(33,919)	5,696
Increase (decrease) in provisions	(1,418)	(1,260)
Increase (decrease) in receipts in advance	(2,627)	1,720
Increase (decrease) in other current liabilities	308,858	8,407
Cash inflow (outflow) generated from operations	3,487,491	(1,375,201)
Interest received	10,024	6,126
Dividend received	641	1,553
Interest paid	(284,774)	(216,651)
Income taxes paid	(573,459)	(155,115)
Net cash flows from (used in) operating activities	2,639,923	(1,739,288)
Cash flows from investing activities:		
Acquisition of financial assets measured at fair value through profit or loss	(22,459)	-
Acquisition of property, plant and equipment	(564)	(4,487)
Acquisition of intangible assets	(305)	-
Decrease (increase) in guarantee deposits paid	(56,154)	615
Increase in prepayments for equipment	-	(1,296)
Net cash flows used in investing activities	(79,482)	(5,168)
Cash flows from financing activities:		
Increase in short-term borrowings	1,371,124	926,707
Increase in short-term notes and bills payable	300,723	99,911
Proceeds from long-term borrowings	140,130	1,889,345
Repayments of long-term borrowings	(948,400)	(18,750)
Increase in guarantee deposits received	62	-
Repayments of lease liabilities	(1,614)	(1,616)
Proceeds from issuing bonds	1,297,355	-
Cash dividends paid	(688,144)	(1,091,984)
Other financing activities	(3)	178
Net cash flows from financing activities	1,471,233	1,803,791
Net increase in cash and cash equivalents	4,031,674	59,335
Cash and cash equivalents at the beginning of period	935,773	1,114,378
Cash and cash equivalents at the end of period	$4,967,447	$1,173,713

(Please refer to the accompanying notes to the consolidated financial statements)

Delpha Construction Co., Ltd. and Subsidiaries
Notes to the Consolidated Financial Statements
For the Nine Months Ended September 30, 2025 and 2024
(Amounts in Thousands of New Taiwan Dollars, Unless Otherwise Specified)

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 consolidated financial statements of the Company and its subsidiaries ("the Group") for the nine months ended September 30, 2025 and 2024 were authorized for issue by the Board of Directors on November 12, 2025

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 Group applied for the first time International Financial Reporting Standards, International Accounting Standards, and Interpretations issued, revised or amended which are recognized by the Financial Supervisory Commission ("FSC") and become effective for annual periods beginning on or after January 1, 2025. The adoption of these new standards and amendments had no material impact on the Group.

(2) Standards or interpretations issued, revised or amended, by International Accounting Standards Board ("IASB") which have been endorsed by FSC, and not yet adopted by the Group as at the date when the Group's financial statements were authorized for issue, are listed below.

Items	New, Revised or Amended Standards and Interpretations	Effective Date issued by IASB
a	IFRS 17 "Insurance Contracts"	1 January 2023
b	Amendments to the Classification and Measurement of Financial Instruments – Amendments to IFRS 9 and IFRS 7	1 January 2026
c	Annual Improvements to IFRS Accounting Standards – Volume 11	1 January 2026
d	Contracts Referencing Nature-dependent Electricity – Amendments to IFRS 9 and IFRS 7	1 January 2026

(a) 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 1 January 2023 (from the original effective date of 1 January 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 1 January 2023.

(b) Amendments to the Classification and Measurement of Financial Instruments – Amendments to IFRS 9 and IFRS 7

The amendments include:

(1) Clarify that a financial liability is derecognised on the settlement date and describe the accounting treatment for settlement of financial liabilities using an electronic payment system before the settlement date.
(2) Clarify how to assess the contractual cash flow characteristics of financial assets that include environmental, social and governance (ESG)-linked features and other similar contingent features.
(3) Clarify the treatment of non-recourse assets and contractually linked instruments.
(4) Require additional disclosures in IFRS 7 for financial assets and liabilities with contractual terms that reference a contingent event (including those that are ESG-linked), and equity instruments classified at fair value through other comprehensive income.

(c) Annual Improvements to IFRS Accounting Standards – Volume 11

(1) Amendments to IFRS 1

The amendments mainly improve the consistency in wording between first-time adoption of IFRS and requirements for hedge accounting in IFRS 9.

(2) Amendments to IFRS 7

The amendments update an obsolete cross-reference relating to gain or loss on derecognition.

(3) Amendments to Guidance on implementing IFRS 7

The amendments improve some of the wordings in the implementation guidance, including the introduction, disclosure of deferred difference between fair value and transaction price and credit risk disclosures.

(4) Amendments to IFRS 9

The amendments add a cross-reference to resolve potential confusion for a lessee applying the derecognition requirements and clarify the term "transaction price".

(5) Amendments to IFRS 10

The amendments remove the inconsistency between paragraphs B73 and B74 of IFRS 10.

(6) Amendments to IAS 7

The amendments remove a reference to "cost method" in paragraph 37 of IAS 7.

(d) Contracts Referencing Nature-dependent Electricity – Amendments to IFRS 9 and IFRS 7

The amendments include:

(1) Clarify the application of the 'own-use' requirements.
(2) Permit hedge accounting if these contracts are used as hedging instruments.
(3) Add new disclosure requirements to enable investors to understand the effect of these contracts on a company's financial performance and cash flows.

The abovementioned standards and amendments are applicable for annual periods beginning on or after 1 January 2026. As the Group is still currently determining the potential impact of the new or amended standards and interpretations listed under (c), it is not practicable to estimate their impact on the Group at this point in time. The remaining new or amended standards and interpretations have no material impact on the Group.

(3) Standards or interpretations issued, revised or amended, by International Accounting Standards Board ("IASB") which have not been endorsed by FSC, and not yet adopted by the Group as at the date when the Group's financial statements were authorized for issue, 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 18 "Presentation and Disclosure in Financial Statements"	1 January 2027 (Note)
c	Disclosure Initiative – Subsidiaries without Public Accountability: Disclosures (IFRS 19)	1 January 2027

Note: On 25 September 2025, the FSC announced in a press release that Taiwan will adopt IFRS 18 in 2028.

(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 18 “Presentation and Disclosure in Financial Statements”

IFRS 18 replaces IAS 1 Presentation of Financial Statements. The main changes are as below:

(1) Improved comparability in the statement of profit or loss (income statement)
IFRS 18 requires entities to classify all income and expenses within their statement of profit or loss into one of five categories: operating; investing; financing; income taxes; and discontinued operations. The first three categories are new, to improve the structure of the income statement, and requires all entities to provide new defined subtotals, including operating profit or loss. The improved structure and new subtotals will give investors a consistent starting point for analyzing entities’ performance and make it easier to compare entities.

(2) Enhanced transparency of management-defined performance measures
IFRS 18 requires entities to disclose explanations of those entity-specific measures that are related to the income statement, referred to as management-defined performance measures.

(3) Useful grouping of information in the financial statements
IFRS 18 sets out enhanced guidance on how to organize information and whether to provide it in the primary financial statements or in the notes. The changes are expected to provide more detailed and useful information. IFRS 18 also requires entities to provide more transparency about operating expenses, helping investors to find and understand the information they need.

(c) Disclosure Initiative – Subsidiaries without Public Accountability: Disclosures (IFRS 19)

This new standard and its amendments permits subsidiaries without public accountability to provide reduced disclosures when applying IFRS Accounting Standards in their financial statements. IFRS 19 is optional for subsidiaries that are eligible and sets out the disclosure requirements for subsidiaries that elect to apply it.

The abovementioned standards and interpretations issued by IASB have not yet endorsed by FSC at the date when the Group’s financial statements were authorized for issue, the local effective dates are to be determined by FSC. As the Group is still currently determining the potential impact of the new or amended standards and interpretations listed under (b), it is not practicable to estimate their impact on the Group at this point in time. The remaining new or amended standards and interpretations have no material impact on the Group.

4. Summary of material accounting policies

(1) Statement of compliance

The consolidated financial statements of the Group for the nine-month periods ended 30 September 2025 and 2024 have been prepared in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers ("the Regulations") and IAS 34 *Interim Financial Reporting* as endorsed and became effective by the FSC.

(2) Basis of preparation

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

(3) Basis of consolidation

Preparation principle of consolidated financial statement

Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee. Specifically, the Group controls an investee if and only if the Group has:

(a) Power over the investee (i.e. existing rights that give it the current ability to direct the relevant activities of the investee).
(b) Exposure, or rights, to variable returns from its involvement with the investee, and
(c) The ability to use its power over the investee to affect its returns.

When the Group has less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

(a) The contractual arrangement with the other vote holders of the investee.
(b) Rights arising from other contractual arrangements.
(c) The Group's voting rights and potential voting rights.

The Group re-assesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control.

Subsidiaries are fully consolidated from the acquisition date, being the date on which the Group obtains control, and continue to be consolidated until the date that such control ceases. The financial statements of the subsidiaries are prepared for the same reporting period as the parent company, using uniform accounting policies. All intra-group balances, income and expenses, unrealized gains and losses and dividends resulting from intra-group transactions are eliminated in full.

A change in the ownership interest of a subsidiary, without a change of control, is accounted for as an equity transaction.

Total comprehensive income of the subsidiaries is attributed to the owners of the parent and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

If the Group loses control of a subsidiary, it:

(a) Derecognizes the assets (including goodwill) and liabilities of the subsidiary;
(b) Derecognizes the carrying amount of any non-controlling interest;
(c) Recognizes the fair value of the consideration received;
(d) Recognizes the fair value of any investment retained;
(e) Reclassifies the parent’s share of components previously recognized in other comprehensive income to profit or loss, or transfer directly to retained earnings if required by other IFRSs; and
(f) Recognizes any surplus or deficit to profit or loss.

The consolidated entities are listed as follows:

			Percentage of ownership (%)		
Name of investor	Subsidiary	Main businesses	September 30, 2025	December 31, 2024	September 30, 2024
The Company	Huachien Development Co., Ltd. (“Huachien“)	Development, sales, and rental business	58.36%	58.36%	58.36%
The Company	Huajian Construction Co., Ltd. (“Huajian”)	Construction business	100%	100%	100%

The financial statements of the third quarter of 2024 of certain insignificant subsidiaries listed above were not been reviewed by auditors. As at September 30, 2024, the related assets of the subsidiaries amount to $1,336,857 thousand, and the related liabilities amount to $798,643 thousand. The comprehensive income of these subsidiaries amounts to $(3,651) and (10,822) thousand for the three months and the nine months ended September 30, 2024.

(4) Except for the following accounting policies, the accounting policies adopted in the consolidated financial statements of the Group for the nine months ended September 30, 2025, and 2024 are the same as those adopted in the consolidated financial statements for the year ended December 31, 2024. For a summary of other accounting policies, please refer to the Group's consolidated financial statements for the year ended December 31, 2024:

(a) Post-employment benefit plans

The pension cost for the interim period is calculated based on the pension cost rate determined by actuarial valuation as of the end of the previous year, applied from the beginning of the year to the end of the current period. This is adjusted and disclosed for any significant market fluctuations, curtailments, settlements, or other one-time events occurring after the valuation date.

(b) Income taxes

The income tax expense for the interim period is accrued and disclosed using the tax rate applicable to the expected total earnings for the year. This involves applying the estimated annual average effective tax rate to the pre-tax income for the interim period. The estimation of the annual average effective tax rate includes only the current income tax expense, while deferred income tax is recognized and measured in accordance with IAS 12 "Income Taxes," consistent with annual financial reporting. If there is a change in tax rates during the interim period, the effect of the rate change on deferred income tax is recognized immediately in profit or loss, other comprehensive income, or directly in equity.

5. Significant accounting judgements, estimates and assumptions

The significant accounting judgments, estimates, and sources of uncertainty adopted in the Group's consolidated financial statements for the nine months ended September 30, 2025, and 2024, are the same as those in the consolidated financial statements for the year ended December 31, 2024. Please refer to the Group's consolidated financial statements for the year ended December 31, 2024.

6. Description of Significant Account Titles

(1) Cash and cash equivalents

	As of		
	September 30, 2025	December 31, 2024	September 30, 2024
Cash on hand and working capital	$2,070	$2,040	$1,540
Check deposits and demand deposits	4,965,377	933,733	1,172,173
Total	$4,967,447	$935,773	$1,173,713

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

	As of		
Item	September 30, 2025	December 31, 2024	September 30, 2024
Equity instrument investments measured at fair value through other comprehensive income:			
Listed stocks	$21,200	$-	$-
Unlisted stocks	1,690	2,262	2,110
Total	$22,890	$2,262	$2,110
Current	$-	$-	$-
Non-current	22,890	2,262	2,110
Total	$22,890	$2,262	$2,110

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

(3) Notes receivable

	As of		
	September 30, 2025	December 31, 2024	September 30, 2024
Notes receivable arising from operating activities	$6,434	$7,499	$6,746
Notes receivable arising from non-operating activities	-	-	-
Subtotal (total carrying amount)	6,434	7,499	6,746
Less: loss allowance	-	-	-
Total	$6,434	$7,499	$6,746

Notes receivable were not pledged.

The Group follows the requirement of IFRS 9 to assess the impairment. Please refer to Note 6.(19) for more details on loss allowance and Note 12 for details on credit risk management.

(4) Accounts receivable and accounts receivable-related parties

	As of		
	September 30, 2025	December 31, 2024	September 30, 2024
Accounts receivable	$25,938	$249,617	$15,038
Less: loss allowance	-	(4,350)	-
Subtotal	25,938	245,267	15,038
Accounts receivable from related parties	-	-	-
Less: loss allowance	-	-	-
Subtotal	-	-	-
Total	$25,938	$245,267	$15,038

The Group uses a simplified approach to estimate expected credit losses for all notes receivable and accounts receivable, which involves the measurement of expected credit losses across the assets' lifetimes. For the measurement, these notes receivable and accounts receivable are grouped based on shared credit risk characteristics that indicate the customers' abilities to pay all amounts due in accordance with the contractual terms, and include forward-looking information. For information related to the allowance for losses as of September 30, 2025, December 31, 2024 and September 30, 2024, please refer to Notes 6.(19). For information related to credit risk, please refer to Note 12.

(5) Other receivables

	As of		
	September 30, 2025	December 31, 2024	September 30, 2024
Other receivables	$18,773	$25,279	$30,423
Less: loss allowance	(16,245)	(16,245)	(16,245)
Total	$2,528	$9,034	$14,178

Please refer to Note 6.(19) for more details on loss allowance of other receivables for the nine months ended September 30, 2025 and 2024. Please refer to Note 12 for more details on credit risk management.

(6) Inventories

	As of		
	September 30, 2025	December 31, 2024	September 30, 2024
Land and buildings held for sale	$270,909	$268,116	$457,733
Land held for construction site and construction in progress	24,843,762	25,106,975	24,106,477
Land held for floor-area-ratio transfer	140,261	20,513	53,728
Prepayment for land purchases	55,753	103,404	166,733
Less: Allowance for inventory valuation loss	(378,470)	(378,470)	(378,470)
Total	$24,932,215	$25,120,538	$24,406,201

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

	As of		
Project name	September 30, 2025	December 31, 2024	September 30, 2024
Delpha Dream House A	$1,762	$1,762	$1,762
Delpha Living’s Home A	1,192	1,192	1,192
Athens Era A	456	456	456
Athens Era B	1,722	1,722	1,722
Shitan Section Case A	63,527	63,527	63,527
Xinbi Section Case A	19,667	76,646	101,466
Lejie Section Case A	-	-	213,998
Xinzhan Section	-	122,811	-
Qingxi Section Case A	-	-	73,610
Qingxi Section Case B	142,393	-	-
Shanjie Section	40,190	-	-
Total	$270,909	$268,116	$457,733

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

Project name	As of September 30, 2025	As of December 31, 2024	As of September 30, 2024
Shulin Case	$198,192	$198,192	$198,192
Delpha Living's Home B	9,153	9,153	9,153
Xindian He Feng Case	632,155	632,155	632,155
Fu De Section Case B	423	423	423
Xinguang Road Case B	2,217	2,217	2,217
Huaisheng Urban Renewal Project	1,494,091	1,469,976	1,469,877
Yun He Jie Case B	1,712	1,712	1,712
Wenlin N. Road Case	494,890	494,890	494,890
Xinbi Section Case B	1,311,535	1,045,893	975,980
Lejie Section Case B	961,024	765,262	668,389
Lejie Section Case C	1,201,189	1,150,627	1,158,099
Qingxi Section Case B	-	2,121,820	2,022,597
Shanjie Section	-	924,779	867,979
Xinzhan Section	-	-	600,339
Wuri New High-Speed Railway Section	8,937,438	7,820,220	7,312,908
Qing'an Section	1,259,721	1,048,411	946,199
Sanzuowu Section	690,092	554,362	518,965
Taiyuan Road Renewal Project	1,253,403	1,253,400	1,252,889
Fuxi Section Case	351,839	338,750	336,128
Yisin Section Case	1,074,458	1,044,055	984,279
Longfu Section Case A	477,628	468,177	467,200
Longfu Section Case B	164,247	160,663	160,328
Longfu Section Case C	1,538,163	1,538,163	1,537,630
Longyi Section Case A	249,503	243,901	241,362
Longyi Section Case B	389,927	209,944	-
Longyi Section Case C	157,630	-	-
Fengming Section Case A	1,993,132	1,609,830	1,246,587
Total	$24,843,762	$25,106,975	$24,106,477

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

Project name	As of September 30, 2025	As of December 31, 2024	As of September 30, 2024
Zheng Ying Section	$261	$261	$261
Lejie Section Case C	-	18,991	1,314
Huaisheng Urban Renewal Project	140,000	-	-
Yisin Section Case	-	1,261	52,153
Total	$140,261	$20,513	$53,728

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

Project name	As of September 30, 2025	December 31, 2024	September 30, 2024
Huaisheng Urban Renewal Project	$55,753	$-	$-
Longyi Section Case B	-	53,404	62,373
Longyi Section Case C	-	50,000	-
Fengming Section	-	-	104,360
Total	$55,753	$103,404	$166,733

E. The capitalized amounts of interest on land held for construction site and construction in progress for the three months and the nine months ended September 30, 2025 and 2024 were $96,245 thousand, $71,524 thousand, $270,585 thousand and $198,637 thousand, respectively, with capitalized interest rates of 3.14%, 2.75%, 2.92%and 2.69%, respectively.

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

G. Cost incurred on inventories for the three months and the nine months ended September 30, 2025 and 2024 were as follows:

	Three-months ended September 30,		Nine-months ended September 30,	
	2025	2024	2025	2024
Cost of Selling land and buildings	$1,574,996	$1,192,508	$3,647,461	$2,651,663
Inventory valuation losses	-	-	-	-
Total	$1,574,996	$1,192,508	$3,647,461	$2,651,663

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) Other current financial assets

Item	As of September 30, 2025	December 31, 2024	September 30, 2024
Bank deposits-Guarantee accounts	$9,977	$29,331	$9,937
Bank deposits-Trust accounts	933,681	1,726,210	1,268,409
Total	$943,658	$1,755,541	$1,278,346
Current	$943,658	$1,755,541	$1,278,346
Non-current	-	-	-
Total	$943,658	$1,755,541	$1,278,346

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

(8) Property, plant and equipment

	Land	Buildings	Transportation equipment	Office Equipment	Leasehold Improvements	Others	Total
Cost:							
As of January 1, 2025	$94,331	$40,025	$3,842	$12,846	$1,851	$370	$153,265
Additions	-	105	-	459	-	-	564
Disposal and scrap	-	-	-	(57)	-	-	(57)
Transfer	-	-	-	(755)	-	-	(755)
As of September 30, 2025	$94,331	$40,130	$3,842	$12,493	$1,851	$370	$153,017
As of January 1, 2024	$94,331	$38,925	$2,257	$10,751	$1,851	$370	$148,485
Additions	-	798	1,585	2,104	-	-	4,487
Disposal and scrap	-	-	-	(52)	-	-	(52)
Transfer	-	-	-	(272)	-	-	(272)
As of September 30, 2024	$94,331	$39,723	$3,842	$12,531	$1,851	$370	$152,648
Depreciation and impairment:							
As of January 1, 2025	$-	$22,903	$1,451	$9,081	$1,851	$270	$35,556
Depreciation	-	862	330	1,280	-	17	2,489
Disposal and scrap	-	-	-	(57)	-	-	(57)
Transfer	-	-	-	(755)	-	-	(755)
As of September 30, 2025	$-	$23,765	$1,781	$9,549	$1,851	$287	$37,233
As of January 1, 2024	$-	$21,845	$1,104	$8,053	$1,593	$248	$32,843
Depreciation	-	787	238	1,126	258	17	2,426
Disposal and scrap	-	-	-	(44)	-	-	(44)
Transfer	-	-	-	(272)	-	-	(272)
As of September 30, 2024	$-	$22,632	$1,342	$8,863	$1,851	$265	$34,953
Net carrying amount as of:							
September 30, 2025	$94,331	$16,365	$2,061	$2,944	$-	$83	$115,784
December 31, 2024	$94,331	$17,122	$2,391	$3,765	$-	$100	$117,709
September 30, 2024	$94,331	$17,091	$2,500	$3,668	$-	$105	$117,695

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

(9) Intangible assets

	Computer software	Goodwill	Total
Cost:			
As of January 1, 2025	$2,208	$11,410	$13,618
Addition	305	-	305
As of September 30, 2025	$2,513	$11,410	$13,923
As of January 1, 2024	$-	$11,410	$11,410
Addition	-	-	-
As of September 30, 2024	$-	$11,410	$11,410
Amortization and impairment:			
As of January 1, 2025	$-	$-	$-
Amortization	358	-	358
As of September 30, 2025	$358	$-	$358
As of January 1, 2024	$-	$-	$-
Amortization	-	-	-
As of September 30, 2024	$-	$-	$-
Net carrying amount as of:			
As of September 30, 2025	$2,155	$11,410	$13,565
As of December 31, 2024	$2,208	$11,410	$13,618
As of September 30, 2024	$-	$11,410	$11,410

Goodwill arose from the Company’s acquisition of its subsidiary, Huajian Construction Co., Ltd., in February 2021. The subsidiary, which is wholly owned by the Group, serves as its dedicated construction contractor. All development projects are undertaken by the subsidiary and, upon completion, are sold externally by the Company. Accordingly, the Group (including goodwill) is identified as a single cash-generating unit. Based on assessments conducted in accordance with applicable accounting standards, there is no indication of impairment as of the reporting date.

(10) Short-term borrowings

	As of		
	September 30, 2025	December 31, 2024	September 30, 2024
Unsecured bank borrowings	$2,326,083	$1,792,123	$1,377,250
Secured bank borrowings	4,669,692	3,832,528	3,665,233
Total	$6,995,775	$5,624,651	$5,042,483
Range of interest rates	2.49%~3.25%	2.49%~3.15%	2.49%~3.15%

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

(11) Short-term notes and bills payable

	Acceptance agencies	As of September 30, 2025	As of December 31, 2024	As of September 30, 2024
Short-term notes and bills payable	Notes and bills of Mega Bank	$100,000	$100,000	$100,000
Short-term notes and bills payable	Notes and bills of IBFC	301,400	100,000	100,000
Short-term notes and bills payable	Notes and bills of ETFC	100,000	-	-
Less: unamortized discount		(899)	(222)	(150)
Total		$500,501	$199,778	$199,850
Range of interest rates		1.64%~2.86%	2.00%~2.33%	2.00%~2.28%

Please refer to Note 8 for more details on part of inventories pledged as security for short-term notes and bills payable.

(12) Financial liabilities at fair value through profit or loss

	As of September 30, 2025	As of December 31, 2024	As of September 30, 2024
Held for trading:			
Embedded derivatives	$6,580	$-	$-
Current	$-	$-	$-
Non-current	6,580	-	-
Total	$6,580	$-	$-

The embedded derivative financial instrument arose from the Company's issuance of corporate bonds. For further details, please refer to the notes to the corporate bonds payable.

(13) Bonds Payable

Domestic convertible bonds payable

	As of September 30, 2025	As of December 31, 2024	As of September 30, 2024
Liability component:			
Face value of convertible bonds	$1,300,000	$-	$-
Less:Discounts on bonds payable	(91,475)	-	-
Net amount	$1,208,525	$-	$-
Embedded derivative financial instruments	$6,580	$-	$-
Equity component	$84,862	$-	$-

A. On June 23, 2025, the Company issued the third domestic zero coupon unsecured convertible bonds. Upon evaluation, the terms of the convertible bonds included a liability component, embedded derivatives (a call option and a put option) and an equity component (an option for conversion into issuer's ordinary shares). The terms of the bonds are as follows:

a. Issue amount: NT$500,000 thousand

b. Period: June 23, 2025~June 23, 2028

c. Important redemption clauses:

(a) The Company may redeem the bonds in whole in cash, from the day after 3 months of the issuance (September 24, 2025) and prior to 40 days before the maturity date (May 14, 2028), at the face value of the bonds if the closing price of the Company's ordinary shares on the Taiwan Stock Exchange (TWSE) is at least 130% of the conversion price for a period of 30 consecutive trading days provided that the Company notifies the bondholders within 30 business days.

(b) The Company may redeem the bonds in whole, from the day after 3 months of the issuance (September 24, 2025) and prior to 40 days before the maturity date (May 14, 2028), at the face value of the bond if the amount of the Company's outstanding bonds amount is lower than the conversion price by 10% of the original total issuance amount.

(c) If the Company executes early redemption clauses of the bonds and the deadline for the bondholders to request conversion is the second business day after the Taipei Exchange termination date.

(d) If the bondholders do not reply in writing to the Company's stock agency before the bond recovery base date stated in the " bond redemption notification letter ", the Company will redeem the convertible bonds held by such bondholder at the bond face value. The converted bonds will be recovered in cash within seven days after the bond recovery base date.

(e) The bondholders can execute put option after two years from issuance date. Bondholders have the right to require the Company to redeem the convertible bonds by cash within forty days before bond sell-back base date. The redemption value is the bonds face value plus interest.

d. Terms of Exchange:

(a) Underlying Securities: Common shares of the Company

(b) Exchange Period: The bonds are exchangeable at any time on or after September 24, 2025, and prior to June 23, 2028 into common shares of the Company.

(c) Exchange Price and Adjustment: The exchange price was originally NT$34.7 per share. The exchange price will be subject to adjustments upon the occurrence of certain events set out in the indenture. The exchange price as of 30 September 2025 was NT$33.1 per share.

(d) Redemption on the Maturity Date: On the maturity date, the Company will redeem the bonds that remain outstanding at the principal amount.

e. As of September 30, 2025, the third bonds issued had not yet been converted into common stock.

B. On June 30, 2025, the Company issued the fourth domestic zero coupon unsecured convertible bonds. Upon evaluation, the terms of the convertible bonds included a liability component, embedded derivatives (a call option and a put option) and an equity component (an option for conversion into issuer’s ordinary shares). The terms of the bonds are as follows:

a. Issue amount: NT$800,000 thousand

b. Period: June 30, 2025~June 30, 2028

c. Important redemption clauses:

(a) The Company may redeem the bonds in whole in cash, from the day after 3 months of the issuance (October 1, 2025) and prior to 40 days before the maturity date (May 21, 2028), at the face value of the bonds if the closing price of the Company’s ordinary shares on the Taiwan Stock Exchange (TWSE) is at least 130% of the conversion price for a period of 30 consecutive trading days provided that the Company notifies the bondholders within 30 business days.

(b) The Company may redeem the bonds in whole, from the day after 3 months of the issuance (October 1, 2025) and prior to 40 days before the maturity date (May 21, 2028), at the face value of the bond if the amount of the Company’s outstanding bonds amount is lower than the conversion price by 10% of the original total issuance amount.

(c) If the Company executes early redemption clauses of the bonds and the deadline for the bondholders to request conversion is the second business day after the Taipei Exchange termination date.

(d) If the bondholders do not reply in writing to the Company's stock agency before the bond recovery base date stated in the " bond redemption notification letter ", the Company will redeem the convertible bonds held by such bondholder at the bond face value. The converted bonds will be recovered in cash within seven days after the bond recovery base date.

(e) The bondholders can execute put option after two years from issuance date. Bondholders have the right to require the Company to redeem the convertible bonds by cash within forty days before bond sell-back base date. The redemption value is the bonds face value plus interest.

d. Terms of Exchange:

(a) Underlying Securities: Common shares of the Company

(b) Exchange Period: The bonds are exchangeable at any time on or after Octorber 1, 2025, and prior to June 30, 2028 into common shares of the Company.

(c) Exchange Price and Adjustment: The exchange price was originally NT$32.5 per share. The exchange price will be subject to adjustments upon the occurrence of certain events set out in the indenture. The exchange price as of 30 September 2025 was NT$31 per share.

(d) Redemption on the Maturity Date: On the maturity date, the Company will redeem the bonds that remain outstanding at the principal amount.

e. As of September 30, 2025, the fourth bonds issued had not yet been converted into common stock.

(14) Long-term borrowings

Details of long-term borrowings as of September 30, 2025, December 31, 2024 and September 30, 2024 are as follows:

Type	As of September 30, 2025	Interest Rate (%)	Maturity date and terms of repayment
Long-term secured borrowings	$6,815,400	2.56%~3.50%	Effective May 2021 to August 2029, repayments on due day.
Less: current portion	(5,757,880)		
Total	$1,057,520		

Type	As of December 31, 2024	Interest Rate (%)	Maturity date and terms of repayment
Long-term secured borrowings	$7,268,670	2.56%~3.50%	Effective May 2021 to August 2029, repayments on due day.
Long-term unsecured borrowings	355,000		
Less: current portion	(4,971,780)		
Total	$2,651,890		

Type	As of September 30, 2024	Interest Rate (%)	Maturity date and terms of repayment
Long-term secured borrowings	$7,590,530	2.56%~3.5%	Effective May 2021 to December 2028, repayments on due day.
Less: current portion	(4,469,550)		
Total	$3,120,980		

The unused total borrowing limits of the Group as of September 30, 2025, December 31, 2024, and September 30, 2024 were approximately $4,391,405 thousand, $5,751,159 thousand, and $6,047,466 thousand, respectively.

Please refer to Note 8 for more details on the mortgage rights established on certain land and buildings pledged as security for long-term borrowings.

(15) Post-employment benefits

Defined contribution plan

Expenses under the defined contribution plan for the three months and the nine months ended September 30, 2025 and 2024 amounted to $1,062 thousand, $948 thousand, $2,485 thousand and $2,096 thousand, respectively.

Defined benefits plan

Expenses (benefit) under the defined benefits plan for the three months and the nine months ended September 30, 2025 and 2024 amounted to $(34) thousand, $(22) thousand, $(100) thousand and $(65) thousand, respectively.

(16) Provisions

	Provisions for employee benefits
As of January 1, 2025	$1,418
Arising during the period	-
Utilized during the period	(1,418)
As of September 30, 2025	$-
As of January 1, 2024	$1,260
Arising during the period	-
Utilized during the period	(1,260)
As of September 30, 2024	$-
Current－As of September 30, 2025	$-
Non-current－As of September 30, 2025	-
As of September 30, 2025	$-
Current－As of September 30, 2024	$-
Non-current－As of September 30, 2024	-
As of September 30, 2024	$-

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.

(17) Equities

A. Common stock

As of September 30, 2025, December 31, 2024 and September 30, 2024, the Company's authorized capital was both NT$12,000,000 thousand and the issued capital was $8,399,880 thousand, with 839,988 thousand shares, respectively, each at a par value of NT$10. Each share has one voting the right and right to receive dividends.

B. Capital surplus

	As of		
	September 30, 2025	December 31, 2024	September 30, 2024
Additional paid-in capital	$911,909	$1,247,904	$1,247,904
Exercise disgorgement	1	1	1
Stock option-Equity Component arising from the issuance of convertible bonds	84,862	-	-
Cash dividend unclaimed for over five years	1,123	1,126	1,126
Share of changes in net assets of associates and joint ventures accounted for using the equity method	8,587	8,587	8,587
Total	$1,006,482	$1,257,618	$1,257,618

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 26, 2025, 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;
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 1% 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 be 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 a 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.

The Company's Board of Directors, at the meetings held on August 12, 2025, May 12, 2025, and March 26, 2025, resolved the proposals for appropriation of earnings and dividend distributions for the second quarter of 2025, first quarter of 2025, and the fourth quarter of 2024, respectively, as follows:

	Appropriation of earnings	Dividend per share (NT$)
	Second quarter of 2025	Second quarter of 2025
Legal reserve	$103,432	$-
Special reserve	179	-
Common stock - cash dividend	923,987 (Note)	1.1

	Appropriation of earnings	Dividend per share (NT$)
	First quarter of 2025	First quarter of 2025
Legal reserve	$1,879	$-
Common stock - cash dividend	-	-

	Appropriation of earnings	Dividend per share (NT$)
	Fourth quarter of 2024	Fourth quarter of 2024
Legal reserve	$38,997	$-
Common stock - cash dividend	352,149	0.41923168

Note:
As of September 30, 2025, the cash dividend was not yet paid. Accordingly, the Company classified the amount under current liabilities – other payables.

The Company's earnings distribution plans, approved at the shareholders' meetings held on June 25, 2024, was as follows:

	The years ended December 31,
	2023
Legal Reserve	$51,126
Common stock-cash dividend:	
First half-year distribution (no distribution)	$-
Second half-year distribution	$453,594

Starting from 2024, the company changed its dividend policy to quarterly basis distribution. The Company's earnings distribution plan, approved at the shareholders' meetings held on June 26, 2025, was as follows:

	The years ended December 31,
	2024
Legal reserve	$162,948
Common stock - cash dividend：	
First quarter distribution	$167,997
Second quarter distribution	470,393
Third quarter distribution	483,706
Forth quarter distribution	352,149

On June 26, 2025, the Company’s shareholders’ meeting approved the cash distribution of NT$335,995 thousand from the capital surplus arising from share issuance in excess of par value, at NT$0.4 per share. The chairman is authorized to determine the record date, payment date, and other related matters.

Please refer to Note 6.(21) for details on employees’ compensation and remuneration to directors and supervisors.

D. Non-controlling interests

	Nine months ended September 30,	
	2025	2024
Beginning balance	$225,810	$232,870
Profit (loss) attributable to non-controlling interest	(4,713)	(4,515)
Ending balance	$221,097	$228,355

(18) Operating revenue

	Three months ended September 30,	
	2025	2024
Revenue from contracts with customers		
Revenue from sales of buildings	$1,349,125	$872,295
Revenue from sales of land	1,208,001	1,125,920
Subtotal	2,557,126	1,998,215
Rental revenue	2,718	2,192
Total	$2,559,844	$2,000,407

	Nine months ended September 30,	
	2025	2024
Revenue from contracts with customers		
Revenue from sales of buildings	$2,912,561	$2,032,695
Revenue from sales of land	3,278,112	2,518,830
Subtotal	6,190,673	4,551,525
Rental revenue	7,768	6,602
Total	$6,198,441	$4,558,127

Analysis of revenue from contracts in the Group's with customers for the three months and the nine months ended September 30, 2025 and 2024 are as follows:

A. Disaggregation of revenue

For the three months ended September 30, 2025:

	The Company	Huachien	Huajian	Total
Sales of land and buildings	$2,557,126	$-	$-	$2,557,126
Rental revenue	615	2,103	-	2,718
Total	$2,557,741	$2,103	$-	$2,559,844
Timing of revenue recognition:				
At a point in time	$2,557,126	$-	$-	$2,557,126
Over time	615	2,103	-	2,718
Total	$2,557,741	$2,103	$-	$2,559,844

For the three months ended September 30, 2024:

	The Company	Huachien	Huajian	Total
Sales of land and buildings	$1,998,215	$-	$-	$1,998,215
Rental revenue	31	2,161	-	2,192
Total	$1,998,246	$2,161	$-	$2,000,407
Timing of revenue recognition:				
At a point in time	$1,998,215	$-	$-	$1,998,215
Over time	31	2,161	-	2,192
Total	$1,998,246	$2,161	$-	$2,000,407

For the nine months ended September 30, 2025:

	The Company	Huachien	Huajian	Total
Sales of land and buildings	$6,190,673	$-	$-	$6,190,673
Rental revenue	1,372	6,396	-	7,768
Total	$6,192,045	$6,396	$-	$6,198,441
Timing of revenue recognition:				
At a point in time	$6,190,673	$-	$-	$6,190,673
Over time	1,372	6,396	-	7,768
Total	$6,192,045	$6,396	$-	$6,198,441

For the nine months ended September 30, 2024:

	The Company	Huachien	Huajian	Total
Sales of land and buildings	$4,551,525	$-	$-	$4,551,525
Rental revenue	94	6,508	-	6,602
Total	$4,551,619	$6,508	$-	$4,558,127
Timing of revenue recognition:				
At a point in time	$4,551,525	$-	$-	$4,551,525
Over time	94	6,508	-	6,602
Total	$4,551,619	$6,508	$-	$4,558,127

B. Balances of contract balances

Contract liabilities – current

	As of			
	September 30, 2025	December 31, 2024	September 30,2024	January 1, 2024
Sales of land and buildings	$2,801,851	$3,539,646	$3,117,836	$2,143,844

The significant changes in the Group's balances of contract liabilities for the nine months ended September 30, 2025 and 2024 are as follows:

	Nine months ended September 30,	
	2025	2024
The opening balance transferred to revenue	$(881,346)	$(775,743)
Increase in receipts in advance during the period (excluding the amount incurred and transferred to revenue during the period)	143,551	1,751,845
Refund from contract cancellation	-	(2,110)
Total	$(737,795)	$973,992

C. Assets recognized from costs as a result of entering into or performing a contract

Current assets recognized as incremental costs to obtain contracts with customers

	As of		
	September 30, 2025	December 31, 2024	September 30, 2024
Sales of land and buildings	$391,538	$510,630	$556,228

(19) Expected credit losses (gains)

	Three months ended September 30,	
	2025	2024
Operating expenses – expected credit losses (gains)		
Notes receivable	$-	$-
Accounts receivable	-	-
Subtotal	-	-
Non-operating income and expenses - expected credit losses (gains)		
Other receivables	-	-
Total	$-	$-

	Nine months ended September 30,	
	2025	2024
Operating expenses – expected credit losses (gains)		
Notes receivable	$-	$-
Accounts receivable	(4,350)	-
Subtotal	(4,350)	$-
Non-operating income and expenses - expected credit losses (gains)		
Other receivables	-	-
Total	$(4,350)	$-

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

The Group measures the loss allowance of its accounts receivable (including notes receivable and accounts receivable) at an amount equal to lifetime expected credit losses. The assessment of the Group’s loss allowance as of September 30, 2025 and 2024 are as follows:

A. The Group considers the grouping of accounts receivable 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 Group, we do not differentiate between subgroups. Details are as follows:

As of September 30, 2025

		Overdue				
	Not yet due	<=90 days	91-180 days	181-365 days	>365 days	Total
Gross carrying amount	$32,289	$-	$-	$73	$10	$32,372
Loss rate	-%	-%	-%	-%	100%	
Lifetime expected credit losses	-	-	-	-	-	-
Subtotal	$32,289	$-	$-	$73	$10	$32,372

As of December 31, 2024

		Overdue				
	Not yet due	<=90 days	91-180 days	181-365 days	>365 days	Total
Gross carrying amount	$252,714	$42	$10	$-	$4,350	$257,116
Loss rate	-%	-%	-%	-%	100%	
Lifetime expected credit losses	-	-	-	-	(4,350)	(4,350)
Subtotal	$252,714	$42	$10	$-	$-	$252,766

As of September 30, 2024

		Overdue				
	Not yet due	<=90 days	91-180 days	181-365 days	>365 days	Total
Gross carrying amount	$21,784	$-	$-	$-	$-	$21,784
Loss rate	-%	-%	-%	-%	-%	
Lifetime expected credit losses	-	-	-	-	-	-
Subtotal	$21,784	$-	$-	$-	$-	$21,784

The movement in the provision for impairment of contract assets, notes receivable, accounts receivable and other receivables for the nine months ended September 30, 2025 and 2024 are as follows:

	Other receivables	Notes receivable	Accounts receivable
As of January 1, 2025	$16,245	$-	$4,350
Addition/(reversal) for the current period	-	-	(4,350)
As of September 30, 2025	$16,245	$-	$-
As of January 1, 2024	$16,245	$-	$-
Addition/(reversal) for the current period	-	-	-
As of September 30, 2024	$16,245	$-	$-

(20) Leases

A. Group as a lessee

The Group leases various properties, including real estate such as land and buildings. The lease terms range from 1 to 5 years. 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 Group'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		
	September 30, 2025	December 31, 2024	September 30, 2024
Buildings	$3,117	$4,594	$5,353
Office equipment	234	242	-
Total	$3,351	$4,836	$5,353

For the nine months ended September 30, 2025 and 2024, the Group's additions to right-of-use assets amounting to $267 thousand and $6,197 thousand, respectively.

b. Lease liabilities

	As of		
	September 30, 2025	December 31, 2024	September 30, 2024
Lease liabilities	$3,400	$4,865	$5,369
Current	$3,400	$4,865	$5,369
Non-current	-	-	-

Please refer to Note 6.(22)(d) for the interest on lease liabilities recognized for the nine months ended September 30, 2025 and 2024, and refer to Note 12.(5) liquidity risk management for the maturity analysis for lease liabilities.

(B) Amounts recognized in the statement of comprehensive income

Depreciation expenses for right-of-use assets

	Three months ended September 30,		Nine months ended September 30,	
	2025	2024	2025	2024
Buildings	$492	$516	$1,477	$1,561
Office equipment	34	-	82	-
Total	$526	$516	$1,559	$1,561

(C) Income and expenses relating to leasing activities

	Three months ended September 30,		Nine months ended September 30,	
	2025	2024	2025	2024
The expenses relating to short-term leases	$190	$234	$538	$496
The expenses relating to leases of low-value assets (Not including the expenses relating to short-term leases of low-value assets)	255	418	862	915

(D) Cash outflow relating to leasing activities

For the three months and the nine months ended September 30, 2025 and 2024 the Group's total cash outflows for leases amounting to $990 thousand, $1,188 thousand, $3,015 thousand and $3,027 thousand, respectively.

B. Group as a lessor

Please refer to Note 6.(8) for details on the Group's owned property, plant and equipment (buildings). The Group has entered into leases on certain equipment with lease terms range from one to five 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.

	Three months ended September 30,		Nine months ended September 30,	
	2025	2024	2025	2024
Lease income for operating leases				
Income relating to lease payments	$2,718	$2,192	$7,768	$6,602

Please refer to Note 6.(8) for relevant disclosure of property, plant and equipment (buildings) for operating leases under IFRS 16. For operating leases entered by the Group, the undiscounted lease payments to be received and a total of the amounts for the remaining years as of September 30, 2025 are as follow:

	As of		
	September 30, 2025	December 31, 2024	September 30, 2024
Not later than one year	$8,397	$6,803	$6,520
Later than one year but not later than two years	3,743	1,760	402
Later than two years but not later than three years	3,657	-	43
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	$15,797	$8,563	$6,965

(21) Summary statement of employee benefits, depreciation and amortization expenses by function for the three months and the nine months ended September 30, 2025 and 2024:

Function / Description	Three months ended September 30,					
	2025			2024		
	Operating costs	Operating expenses	Total amount	Operating costs	Operating expenses	Total amount
Employee benefits expense						
Salaries and wages	$13,852	$25,605	$39,457	$13,636	$13,545	$27,181
Labor and health insurance	-	2,192	2,192	-	2,046	2,046
Pension	-	1,028	1,028	-	926	926
Other employee benefits expense	2,123	2,367	4,490	2,287	2,279	4,566
Depreciation expenses	107	1,257	1,364	131	1,137	1,268
Amortization expenses	177	288	465	75	86	161

Description \ Function	Nine months ended September 30,					
	2025			2024		
	Operating costs	Operating expenses	Total amount	Operating costs	Operating expenses	Total amount
Employee benefits expense						
Salaries and wages	$36,244	$54,702	$90,946	$31,354	$36,510	$67,864
Labor and health insurance	-	5,013	5,013	-	4,812	4,812
Pension	-	2,385	2,385	-	2,031	2,031
Other employee benefits expense	4,811	4,570	9,381	5,103	4,278	9,381
Depreciation expenses	359	3,689	4,048	347	3,640	3,987
Amortization expenses	940	891	1,831	858	215	1,073

According to the Articles of Incorporation, no less than 0.5% net profit of the current year is distributable as employees' compensation, no less than 0.1% of the net profits of the current year is distributable as non-managerial employees' compensation, and no more than 2% of the net profit of the current year is distributable as remuneration to directors. However, the Company's accumulated losses shall first have been covered. The Company may, have the profit distributable as employees' compensation and non-managerial employee's compensation in the form of shares or in cash, the recipients may include employees of subsidiaries who meet the conditions set by the board of directors or its authorized person. The Company may, by a resolution adopted by a board meeting, have the remuneration to directors in the form of cash; and in addition thereto a report of such distribution is submitted to the shareholders' meeting. 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 nine months ended September 30, 2025, the Company's compensation to employees and directors remuneration were determined based on profit in the amount of $21,929 thousand and $1,499 thousand, respectively. For the nine months ended September 30, 2024, the Company's compensation to employees and directors remuneration were determined based on profit in the amount of $7,942 thousand and $1,499 thousand, respectively.

(22) Non-operating income and expenses

(a) Other income

	Three months ended September 30,		Nine months ended September 30,	
	2025	2024	2025	2024
Income from name change fees	$145	$322	$356	$971
Dividend income	-	-	641	1,553
Default Income	4,827	-	4,827	-
Others	118	246	184	2,130
Total	$5,090	$568	$6,008	$4,654

(b) Interest income

	Three months ended September 30,		Nine months ended September 30,	
	2025	2024	2025	2024
Interest on bank deposits	$451	$99	$10,022	$6,126
Other interest income	-	-	2	-
Total	$451	$99	$10,024	$6,126

(c) Other gains and losses

	Three months ended September 30,		Nine months ended September 30,	
	2025	2024	2025	2024
Foreign exchange losses (gains), net	$41	$(23)	$(49)	$(20)
Other non-operating losses (litigation settlements)	-	-	(4,000)	-
Gain on lease modification	3	-	3	-
Loss on disposal of Property, plant and equipment	-	-	-	(8)
Gain on financial liability measured at fair value through profit or loss	5,377	-	5,377	-
Total	$5,421	$(23)	$1,331	$(28)

(d) Financial costs

	Three months ended September 30,		Nine months ended September 30,	
	2025	2024	2025	2024
Interest on borrowings from bank	$95,325	$78,388	$283,195	$218,356
Less:Capitalized interests	(96,245)	(71,524)	(270,585)	(198,637)
Interest on bonds payable	7,990	-	7,990	-
Interest on lease liabilities	22	35	77	49
Interest calculation on deposit	2	-	38	27
Total	$7,094	$6,899	$20,715	$19,795

(23) Components of other comprehensive income

For the three months ended September 30, 2025

	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:					
Unrealized gains (losses) from equity instruments investments measured at fair value through other comprehensive income	$(1,280)	$-	$(1,280)	$-	$(1,280)

For the three months ended September 30, 2024

	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:					
Unrealized gains (losses) from equity instruments investments measured at fair value through other comprehensive income	$(240)	$-	$(240)	$-	$(240)

For the nine months ended September 30, 2025

	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:					
Unrealized gains (losses) from equity instruments investments measured at fair value through other comprehensive income	$(1,831)	$-	$(1,831)	$-	$(1,831)

For the nine months ended September 30, 2024

	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:					
Unrealized gains (losses) from equity instruments investments measured at fair value through other comprehensive income	$(893)	$-	$(893)	$-	$(893)

(24) Income tax

The major components of income tax expense for the three months and the nine months ended September 30, 2025 and 2024 are as follows:

Income tax expense recognized in profit or loss

	Three months ended September 30,		Nine months ended September 30,	
	2025	2024	2025	2024
Current income tax expense:				
Current income tax charge	$125,549	$124,875	$412,583	$330,023
Land value increment tax	7,513	6,213	23,386	9,424
Deferred tax expense:				
Deferred tax expense relating to origination and reversal of temporary differences	15	81	127	91
Adjustments in respect of current income tax of prior periods	-	-	(324)	-
Total income tax expense	$133,077	$131,169	$435,772	$339,538

The assessment of income tax returns

As of September 30, 2025, the assessment of the income tax returns of the Company and its subsidiaries are as follows:

	The assessment of income tax returns
The Company	Assessed and approved up to 2023
Subsidiaries-Huachien	Assessed and approved up to 2023
Subsidiaries-Huajian	Assessed and approved up to 2022

(25) Earnings per share

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

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

	Three months ended September 30,		Nine months ended September 30,	
	2025	2024	2025	2024
(1) Basic earnings per share				
Profit attributable to ordinary equity holders of the Company (in thousand NT$)	$684,110	$528,234	$1,736,218	$1,239,512
Weighted average number of ordinary shares outstanding for basic earnings per share (in thousands)	839,988	839,988	839,988	839,988
Basic earnings per share (NT$)	$0.82	$0.63	$2.07	$1.48
(2) Diluted earnings per share				
Profit attributable to ordinary equity holders of the Company (in thousand NT$)	$684,110	$528,234	$1,736,218	$1,239,512
Less: Interest expense from convertible bonds (in thousand NT$)	6,392	-	6,392	-
Unrealized gains (losses) from Embedded derivative financial liabilities	(5,377)	-	(5,377)	-
Profit attributable to ordinary equity holders of the Company after dilution (in thousand NT$)	$685,125	$528,234	$1,737,233	$1,239,512
Weighted average number of ordinary shares outstanding for basic earnings per share (in thousands)	839,988	839,988	839,988	839,988
Effect of dilution:				
Employee compensation - stock (in thousands)	509	159	1,236	276
Convertible Bonds(in thousands)	12,918	-	13,611	-
Weighted average number of ordinary shares outstanding after dilution (in thousands)	853,415	840,147	854,835	840,264
Diluted earnings per share (NT$)	$0.78	$0.63	$2.03	$1.48

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.

(26) Subsidiaries that have material non-controlling interests

Financial information of subsidiaries that have material non-controlling interests are provided below:

Proportion of equity interest held by non-controlling interests:

Name of subsidaries	Country of incorporation and operation	As of September 30, 2025	As of December 31, 2024	As of September 30, 2024
Huachien	Taiwan	41.64%	41.64%	41.64%

	As of September 30, 2025	As of December 31, 2024	As of September 30, 2024
Accumulated balances of material non-controlling interest:			
Huachien	$221,097	$225,810	$228,355

	Three months ended September 30,		Nine months ended September 30,	
	2025	2024	2025	2024
Loss allocated to material non-controlling interest:				
Huachien	$(1,566)	$(1,523)	$(4,713)	$(4,515)

Dividends paid to material non-controlling interest:

	Three months ended September 30,		Nine months ended September 30,	
	2025	2024	2025	2024
Huachien	$-	$-	$-	$-

The summarized financial information of these subsidiaries is provided below. This information is based on amounts before inter-company eliminations.

Summarized information of profit or loss for the three months ended September 30, 2025:

	Huachien
Operating revenue	$2,103
Net profit (loss) for the period from continuing operations	$(3,761)
Total comprehensive (loss) income for the period	$(3,761)

Summarized information of profit or loss for the three months ended September 30, 2024:

	Huachien
Operating revenue	$2,161
Net profit (loss) for the period from continuing operations	$(3,658)
Total comprehensive (loss) income for the period	$(3,658)

Summarized information of profit or loss for the nine months ended September 30, 2025:

	Huachien
Operating revenue	$6,396
Net profit (loss) for the period from continuing operations	$(11,317)
Total comprehensive (loss) income for the period	$(11,317)

Summarized information of profit or loss for the nine months ended September 30, 2024:

	Huachien
Operating revenue	$6,508
Net profit (loss) for the period from continuing operations	$(10,843)
Total comprehensive (loss) income for the period	$(10,843)

Summarized information of financial position as of September 30, 2025:

	Huachien
Current assets	$1,271,448
Non-current assets	$62,524
Current liabilities	$811,510
Non-current liabilities	$1,676

Summarized information of financial position as of December 31, 2024:

	Huachien
Current assets	$1,273,507
Non-current assets	64,227
Current liabilities	(55,334)
Non-current liabilities	(750,296)

Summarized information of financial position as of September 30, 2024:

	Huachien
Current assets	$1,272,077
Non-current assets	64,795
Current liabilities	53,102
Non-current liabilities	745,556

Summarized cash flow information for the nine months ended September 30, 2025:

	Huachien
Operating activities	$(9,867)
Investing activities	-
Financing activities	9,832
Net decrease in cash and cash equivalents	$(35)

Summarized cash flow information for the nine months ended September 30, 2024:

	Huachien
Operating activities	$(10,088)
Investing activities	-
Financing activities	12,431
Net increase in cash and cash equivalents	$2,343

7. Related-party transactions

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

(1) Name and relationship with the Group

Name	Relationship with the Group
Pauguo Real Estate Management Co., Ltd.	Other related party
Masada Technology Co., Ltd.	Other related party
Everdura Technology Co., Ltd.	Other related party
Ms. Wu	Manager of the Group
Ms. Jian	Manager of the Group
Ms. Li	Audit Supervisor of the Group
Ms. Huang	Other related party
Mr. Chen	Other related party
Ms. Hou	Other related party

(2) Significant transactions with related parties

(a) Sales of land and buildings

	Three months ended September 30,		Nine months ended September 30,	
	2025	2024	2025	2024
Ms. Wu	$-	$-	$19,737	$-
Ms. Jian	-	-	19,874	-
Ms. Li	-	-	19,933	-
Ms. Hou	-	-	10,299	-
Total	$-	$-	$69,843	$-

(b) Purchase

	Three months ended September 30,		Nine months ended September 30,	
	2025	2024	2025	2024
Masada Technology Co., Ltd.	$13,389	$-	$58,133	$3,233
Everdura Technology Co., Ltd.	2,455	-	11,906	-
Total	$15,844	$-	$70,039	$3,233

(c) Cost of construction in progress

	Three months ended September 30,		Nine months ended September 30,	
Financial costs	2025	2024	2025	2024
Pauguo Real Estate Management Co.,Ltd.	$-	$-	$762	$-

(d) Administrative expenses

	Three months ended September 30,		Nine months ended September 30,	
Miscellaneous expenses	2025	2024	2025	2024
Pauguo Real Estate Management Co., Ltd.	$-	$-	$8	$6
Financial costs				
Pauguo Real Estate Management Co., Ltd.	$819	$-	$819	$-

(e) Notes payable and accounts payable

	As of		
	September 30, 2025	December 31, 2024	September 30, 2024
Notes payable and accounts payable			
Masada Technology Co., Ltd.	$14,043	$6,427	$-
Everdura Technology Co., Ltd.	3,629	-	-
Total	$17,672	$6,427	$-

(f) Accounts receivable

	As of		
	September 30, 2025	December 31, 2024	September 30, 2024
Ms. Wu	$909	$-	$-
Ms. Jian	2,736	-	-
Ms. Li	918	-	-
Total	$4,563	$-	$-

(g) Advance receipts for land and buildings

	As of		
	September 30, 2025	December 31, 2024	September 30, 2024
Advance receipts for land and buildings			
Ms. Wu	$-	$3,020	$-
Ms. Jian	-	1,020	-
Ms. Li	-	3,050	-
Ms. Huang	2,790	1,860	-
Mr. Chen	2,140	1,430	-
Total	$4,930	$10,380	$-

Key management personnel compensation

	Three months ended September 30,		Nine months ended September 30,	
	2025	2024	2025	2024
Salary and other short-term employee benefits	$2,304	$2,071	$5,048	$5,669

8. Assets pledged as security

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

		Carrying amount as of		
Assets	Secured liabilities	September 30, 2025	December 31, 2024	September 30, 2024
Inventories				
Available-for-sale land	Short-term borrowings	$20,266	$20,266	$20,266
Available-for-sale housing	Short-term borrowings	43,260	43,260	43,260
Land held for construction site	Short-term borrowings, Long-term borrowings	15,583,883	16,502,912	16,326,995
Land held for floor-area-ratio transfer	Short-term borrowings	-	18,991	1,313
Construction in progress	Short-term borrowings, Long-term borrowings	7,254,200	6,698,057	6,208,883
Property, plant and equipment				
Land	Short-term borrowings	94,331	94,331	94,331
Buildings	Short-term borrowings	16,366	17,123	17,090
Other equipment	Short-term borrowings	28	28	28
Other current financial assets	Trust accounts, guarantee accounts	943,658	1,736,147	1,248,926
Total		$23,955,992	$25,131,115	$23,961,092

9. Significant contingencies and unrecognized contractual commitments

(1) As of September 30, 2025, the Group's guarantee notes received from the contractors and customers amounted to $246,089 thousand.

(2) As of September 30, 2025, the contracts signed by the Group for the pre-sale of properties with customers amounted to $16,366,900 thousand (tax included), and $2,781,590 thousand (tax included) has been received according to the contract term and conditions.

(3) As of September 30, 2025, the total price of the contracts on the sale of the remaining housing units that the Group has signed with such units not handed over is $144,000 thousand, and the payments received as per the contracts amounted to $20,990 thousand.

(4) As of September 30, 2025, the Group signed material and construction contracts with contractors in the amount of $8,969,983 thousand, of which $2,325,059 thousand was unpaid.

10. Losses due to major disasters

None.

11. Significant subsequent events

(1) The Company's Board of Directors resolved on November 12, 2025 to distribute the earnings for the third quarter of 2025, as well as the dividends per share, as follows:

	Appropriation of earnings	Dividend per share(NT$)
	Third quarter of 2025	Third quarter of 2025
Legal reserve	$68,283	$-
Special reserve	1,280	-
Common stock - cash dividend	629,991	0.75

(2) The Company's board of directors resolved in November 2025 to approve a proposal to enter into an additional construction contract with the subsidiary, Huajian Construction Co., Ltd, with respect to a new building project on the land located in Lejie Section, Guishan District, Taoyuan City. The total contract amount shall not exceed $1,577,998 thousand.

12. Others

(1) Financial instruments

A. Categories of financial instruments

Financial assets

	As of		
	September 30, 2025	December 31, 2024	September 30, 2024
Financial assets measured at fair value through other comprehensive income			
Investments in designated equity instrument	$22,890	$2,262	$2,110
Financial assets meassured at amortized cost			
Cash and cash equivalents	$4,967,447	$935,773	$1,173,713
Notes receivable	6,434	7,499	6,746
Accounts receivable	25,938	245,267	15,038
Other receivables	2,528	9,034	14,178
Other financial assets	943,658	1,755,541	1,278,346
Guarantee deposits paid	69,005	12,851	7,911
Total	$6,015,010	$2,965,965	$2,495,932

Financial liabilities

	As of		
	September 30, 2025	December 31, 2024	September 30, 2024
Financial liabilities at amortized cost			
Short-term borrowings	$6,995,775	$5,624,651	$5,042,483
Short-term notes and bills payable	500,501	199,778	199,850
Notes payable	219,165	315,515	295,947
Accounts payable	602,597	447,544	314,553
Other payables	1,092,694	204,167	195,055
Bonds payable	1,208,525	-	-
Long-term borrowings (including current portion)	6,815,400	7,623,670	7,590,530
Guarantee deposits received	2,462	2,400	1,700
Lease liabilities	3,400	4,865	5,369
Subtotal	17,440,519	14,422,590	13,645,487
Financial liabilities at fair value through profit or loss			
Held for trading	6,580	-	-
Total	$17,447,099	$14,422,590	$13,645,487

B. Financial risk management objectives and policies

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

The Group 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 Group 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 changes in market prices. Market prices comprise 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.

<u>Foreign currency risk</u>

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

The Group has certain foreign currency receivables to be denominated in the same foreign currency with certain foreign currency payables, therefore natural hedge is received. The Group 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 Group.

The foreign currency sensitivity analysis of the possible change in foreign exchange rates on the Group's profit is performed on significant monetary items denominated in foreign currencies as at the end of the reporting period. The Group'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 nine months ended September 30, 2025 and 2024 is increase/decrease by $55 thousand and $47 thousand, respectively, the equity is increase/decrease by $50 thousand and $62 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 Group's exposure to the risk of changes in market interest rates relates primarily to the Group's debt instrument investments at variable interest rates, bank borrowings with fixed interest rates and variable interest rates.

The Group 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 nine months ended September 30, 2025 and 2024 to increase/decrease by $10,405 thousand and $11,729 thousand, respectively.

Equity price risk

The fair value of the Group'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 Group'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 Group 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 Group's senior management on a regular basis. The Group'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 Group's profit for the nine months ended September 30, 2025 and 2024 by $2,289 thousand and $211 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 Group 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 risk is managed by each business unit subject to the Group’s established policy, procedures and control relating to credit risk management. Credit limits are established for all counter parties based on their financial position, rating from credit rating agencies, historical experience, prevailing economic condition and the Group’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 Group 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 Group’s treasury in accordance with the Group’s policy. The Group only transacts with counterparties approved by the internal control procedures, which are banks and financial institutions, companpies and government entities with good credit rating. Consequently, there is no significant credit risk for these counter parties.

(5) Liquidity risk management

The Group’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 Group’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	over 5 years	Total
As of September 30, 2025					
Short-term borrowings	$2,476,246	$4,802,309	$-	$-	$7,278,555
Short-term notes and bills payable	502,299	-	-	-	502,299
Accounts and other payables	1,914,456	-	-	-	1,914,456
Convertible Bonds	-	1,208,525	-	-	1,208,525
Long-term borrowings (including current portion)	680,353	5,482,095	1,066,797	-	7,229,245
Lease liabilities	2,118	1,282	-	-	3,400
Guarantee deposits received	1,688	774	-	-	2,462
As of December 31, 2024					
Short-term borrowings	$4,192,440	$1,556,007	$-	$-	$5,748,447
Short-term notes and bills payable	200,222	-	-	-	200,222
Accounts and other payables	967,226	-	-	-	967,226
Long-term borrowings (including current portion)	3,204,517	2,888,901	1,947,513	-	8,040,931
Lease liabilities	2,044	2,821	-	-	4,865
Guarantee deposits received	1,594	806	-	-	2,400
As of September 30, 2024					
Short-term borrowings	$3,950,823	$1,206,283	$-	$-	$5,157,106
Short-term notes and bills payable	200,150	-	-	-	200,150
Accounts and other payables	805,555	-	-	-	805,555
Long-term borrowings (including current portion)	3,324,728	1,541,695	3,182,422	-	8,048,845
Lease liabilities	2,204	3,165	-	-	5,369
Guarantee deposits received	1,466	234	-	-	1,700

(6) Reconciliation of liabilities arising from financing activities

Reconciliation of liabilities for the nine months ended September 30, 2025:

	Short-term borrowings	Short-term notes and bills payable	Long-term borrowings	Leases liabilities	Guarantee deposits received	Bonds payable	Financial liabilities at fair value through profit or loss	Total liabilities from financing activities
As of January 1, 2025	$5,624,651	$199,778	$7,623,670	$4,865	$2,400	$-	$-	$13,455,364
Cash flows	1,371,124	300,723	(808,270)	(1,614)	62	1,200,536	11,957	2,074,589
Non-cash changes	-	-	-	149	-	7,989	(5,377)	2,690
As of September 30, 2025	$6,995,775	$500,501	$6,815,400	$3,400	$2,462	$1,208,525	$6,580	$15,532,643

Reconciliation of liabilities for the nine months ended September 30, 2024:

	Short-term borrowings	Short-term notes and bills payable	Long-term borrowings	Leases liabilities	Guarantee deposits received	Bonds Payable	Financial Liabilities at Fair Value Through Profit or Loss	Total liabilities from financing activities
As of January 1, 2024	$4,115,776	$99,939	$5,719,935	$738	$1,700	$-	$-	$9,938,088
Cash flows	926,707	99,911	1,870,595	(1,616)	-	-	-	2,895,597
Non-cash changes	-	-	-	6,247	-	-	-	6,247
As of September 30, 2024	$5,042,483	$199,850	$7,590,530	$5,369	$1,700	$-	$-	$12,839,932

(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 Group to measure or disclose the fair values of financial assets and financial liabilities:

a. The carrying amount of cash and cash equivalents, accounts receivable, 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.)

d. The fair value of derivatives which are not options and without market quotations, is determined based on the counterparty prices or discounted cash flow analysis using interest rate yield curve for the contract period. Fair value of option-based derivative financial instruments is obtained using on the counterparty prices or appropriate option pricing model (for example, Black-Scholes model) or other valuation method (for example, Monte Carlo Simulation).

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

Other than cash and cash equivalents, trade receivables, accounts payable and other current liabilities whose carrying amount approximate their fair value, the fair value of the Group's financial assets and financial liabilities measured at amortized cost is listed in the table below:

	Carrying amount as of			Fair value as of		
	September 30, 2025	December 31, 2024	September 30, 2024	September 30, 2025	December 31, 2024	September 30, 2024
Financial liabilities						
Bonds payable	$1,208,525	$-	$-	$1,217,390	$-	$-

(c) Fair value measurement hierarchy for financial instruments

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

(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 Group 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 Group's assets and liabilities

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

As of September 30, 2025

	Level 1	Level 2	Level 3	Total
Financial assets:				
Financial assets at fair value through other comprehensive income				
Listed stocks	$21,200	$-	$-	$21,200
Unlisted stocks	$-	$-	$1,690	$1,690
Financial liabilities:				
Financial liabilities at fair value through profit or loss				
Embedded derivatives	$-	$-	$6,580	$6,580

As of December 31, 2024

	Level 1	Level 2	Level 3	Total
Financial assets:				
Financial assets at fair value through other comprehensive income				
Unlisted stocks	$-	$-	$2,262	$2,262
Financial liabilities:				
Financial liabilities at fair value through profit or loss				
Embedded derivatives	$-	$-	$-	$-

As of September 30, 2024

	Level 1	Level 2	Level 3	Total
Financial assets:				
Financial assets at fair value through other comprehensive income				
Unlisted stocks	$-	$-	$2,110	$2,110
Financial liabilities:				
Financial liabilities at fair value through profit or loss				
Embedded derivatives	$-	$-	$-	$-

Transfers between Level 1 and Level 2 during the period

For the nine months ended September 30, 2025 and 2024, the Group'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 are as follows:

	Assets	Liabilities
	At fair value through other comprehensive income	At fair value through profit or loss
	Stocks	Derivatives
Beginning balances as of January 1, 2025	$2,262	$-
Total gains and losses recognized for the nine months ended September 30, 2025:		
Amount recognized in profit or loss (presented in "other profit or loss")	-	(5,377)
Amount recognized in OCI (presented in "Unrealized gains (losses) from equity instruments investments measured at fair value through other comprehensive income)	(572)	-
Acquisition/issues for the nine months ended September 30, 2025	-	11,957
Disposal/settlements for the nine months ended September 30, 2025	-	-
Transfer in/(out) of Level 3	-	-
Ending balances as of September 30, 2025	$1,690	$6,580

	Assets	Liabilities
	At fair value through other comprehensive income	At fair value through profit or loss
	Stocks	Derivatives
Beginning balances as of January 1, 2024	$3,003	$-
Total gains and losses recognized for the nine months ended September 30, 2024:		
Amount recognized in profit or loss (presented in "other profit or loss")	-	-
Amount recognized in OCI (presented in "Unrealized gains (losses) from equity instruments investments measured at fair value through other comprehensive income)	(893)	-
Acquisition/issues for the nine months ended September 30, 2024	-	-
Disposal/settlements for the nine months ended September 30, 2024	-	-
Transfer in/(out) of Level 3	-	-
Ending balances as of September 30, 2024	$2,110	$-

Total gains and losses recognized in profit or loss for the nine-month periods ended September 30, 2025 and 2024 in the Table above, the gains and losses related to assets on hands as of September 30, 2025 and 2024 amounted to $(5,377)thousand and $0 thousand, respectively.

Total gains and losses recognized in other comprehensive income for the nine-month periods ended September 30, 2025 and 2024 in the Table above,the gains and losses related to assets on hands as of September 30, 2025 and 2024 amounted to $(1,831)thousand and $(893)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 September 30, 2025

	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 Group’s equity by $282 thousand
Financial liabilities:					
At fair value through profit or loss					
Embedded derivatives	Binomial Tree Model	Volatility	25.19%~ 35.19%	The higher the Volatility, the Higher the fair value of the embedded derivatives	5% increase (decrease) in Volatility, would result in increase (decrease) in the Group’s profit or loss by $310 thousand($280 thousand)

As of December 31, 2024

	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 Group's equity by $377 thousand

As of September 30, 2024

	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 Group's equity by $352 thousand

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

The Group'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 Group's accounting policies at each reporting date.

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

As of September 30, 2025:

None

As of December 31, 2024:

None

As of September 30, 2024:

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 September 30, 2025		
	Foreign currencies	Foreign exchange rate	NTD
Financial assets			
Monetary items:			
USD	$36	30.445	$1,096
Non-monetary items:			
USD	$33	30.445	$993

	As of December 31, 2024		
	Foreign currencies	Foreign exchange rate	NTD
Financial assets			
Monetary items:			
USD	$25	32.785	$813
Non-monetary items:			
USD	$43	32.785	$1,405

	As of September 30, 2024		
	Foreign currencies	Foreign exchange rate	NTD
Financial assets			
Monetary items:			
USD	$29	31.650	$930
Non-monetary items:			
USD	39	31.650	1,247

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

(10) Capital management

The Group'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 Group 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 Group 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 Group's optimal capital to ensure that financing is available at a reasonable cost.

The debt-to-capital ratio is as follows:

	As of		
	September 30, 2025	December 31, 2024	September 30, 2024
Total liabilities	$20,818,313	$18,360,483	$17,114,173
Less: Cash and cash equivalents	(4,967,447)	(935,773)	(1,173,713)
Net liabilities	15,850,866	17,424,710	15,940,460
Total equity	10,927,889	10,725,487	10,820,440
Capital after adjustment	$26,778,755	28,150,197	$26,760,900
Debt-to-capital ratio	59.19%	61.90%	59.57%

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	Material marketable securities held (not including subsidiaries, associates and joint ventures).	None
4	Total purchases from or sales to related parties of at least NTD 100 million or 20 percent of paid-in capital.	Table 2
5	Receivables from related parties amounting to at least NTD 100 million or 20 percent of paid-in capital.	Table 3
6	Significant intercompany transactions between consolidated entities.	Table 4

(2) Information on investees: Please refer to Table 5 for more details.

No.	Item	Footnote
1	Financial provided to others.	None
2	Endorsements/guarantees provided to others.	None
3	Material marketable securities held (not including subsidiaries, associates and joint ventures).	None
4	Total purchases from or sales to related parties of at least NTD 100 million or 20 percent of paid-in capital.	Table 2
5	Receivables from related parties amounting to at least NTD 100 million or 20 percent of paid-in capital.	Table 3
6	Information on investees	Table 5

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

14. Segment information

For management purposes, the Group is organized into business units based on their products and services and has three reportable operating segments as follows:

(1) Construction Department: This department is mainly responsible for entrusting construction contractors and developing public residential housing and commercial buildings for lease or sale.

(2) Movable and Immovable Property Investment and Development Department: Primarily responsible for the development, leasing, and sale of residential properties and buildings, as well as the development of specialized districts.

(3) Building Department: This department is responsible for contracting, managing, and investing in civil and architectural engineering projects.

No operating segments have been aggregated to form the above reportable operating segments.

Management monitors the operating results of its business units separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on pretax operating profit or loss and is measured based on material accounting policies information consistent with those in the consolidated financial statements. However, income taxes are managed on a group basis and are not allocated to operating segments.

Transfer pricing between operating segment are on an arm's length basis in a manner similar to transactions with third parties.

A. Information on reportable segments profit or loss, assets and liabilities

	For the nine months ended September 30, 2025				
	Construction Department	Movable and Immovable Property Investment and Development Department	Building Department	Adjustment and elimination	Total amount
Revenue					
Net revenue from external customer	$6,192,045	$6,396	$-	$-	$6,198,441
Net inter-segment revenue	236	-	2,128,451	(2,128,687)	-
Total revenue	$6,192,281	$6,396	$2,128,451	$(2,128,687)	$6,198,441
Segment profit	$2,170,603	$(11,317)	$7,387	$604	$2,167,277
Segment assets	$30,691,045	$1,333,972	$1,571,732	$(1,851,547)	$31,745,202
Segment liabilities	$19,984,253	$813,185	$1,137,666	$(1,116,791)	$20,818,313

Reconciliation and elimination eliminated inter-segment income, profit and loss, and departmental assets and liabilities.

	For the nine months ended September 30, 2024				
	Construction Department	Movable and Immovable Property Investment and Development Department	Building Department	Adjustment and elimination	Total amount
Revenue					
Net revenue from external customer	$4,551,619	$6,508	$-	$-	$4,558,127
Net inter-segment revenue	236	-	1,791,834	(1,792,070)	-
Total revenue	$4,551,855	$6,508	$1,791,834	$(1,792,070)	$4,558,127
Segment profit	$1,578,969	$(10,843)	$998	$5,411	$1,574,535
Segment assets/loss	$26,894,485	$1,336,872	$1,246,657	$(1,543,401)	$27,934,613
Segment liabilities	$16,302,399	$798,658	$859,081	$(845,965)	$17,114,173

Reconciliation and elimination eliminated inter-segment income, profit and loss, and departmental assets and liabilities.

B. Reconciliation for reportable segment revenue, profit or loss, assets, liabilities, and other significant items.

The external revenue, segment profit or loss, and total assets provided to the chief operating decision maker are measured using the same methods as those used in the financial statements for revenue, net profit after tax, and total assets, thus no adjustments are required.

C. Geographical Information: The Group does not have any foreign operating segments.

D. Significant Customer Information: The property is sold (or leased) to the general consumer market, therefore, there is no principal customer.

Table 1: Endorsements/guarantees provided to others

(In Thousands of New Taiwan Dollars)

No. <Note 1>	Endorsement/ Guarantee Provider	Guaranteed Party		Limits on Endorsement/ Guarantee Amount Provided to Each Guaranteed Party <Note3>	Maximum Balance for the period <Note4>	Ending Balance <Note5>	Amount Actually Drawn <Note6>	Amounts of Endorsement/ Guarantee Collateralized by Properties	Ratio of Accumulated Endorsement/ Guarantee to Net Equity per Latest Financial Statements	Maximum Endorsement/ Guarantee Amount Allowable <Note3>	Guarantee Provided by Parent Company <Note7>	Guarantee Provided by A Subsidiary <Note7>	Guarantee Provided to Subsidiaries in Mainland China <Note7>
		Company name	Nature of relationship <Note2>										
0	The Company	Huajian	2	2,141,358	550,000	350,000	350,000	-	3.27%	5,353,396	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.

Table 2: 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<Note1>		Notes/Accounts Receivable (Payable)		Remark <Note2>
			Purchase /Sale	Amount	% to Total	Payment Term	Unit price	Credit period	Ending Balance	% to Total	
The Company	Huajian	Subsidiary	Purchase	$2,268,200	79.14 % (Individual financial statements)	Installment payment in accordance with the contract payment collected as per the schedule in contracts	-	-	$1,116,512	88.74%	Note 4
Huajian	The Company	Parent company	Sale	(2,128,451)	100% (Individual financial statements)	Installment payment in accordance with the contract payment collected as per the schedule in contracts	-	-	(1,116,512)	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 3: 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	$1,116,512 <Note3>	-	$-	-	$210,358	$-

<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 4: 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<Note3>
1	Huajian	The Company	2	Contract assets	227,554	Note 4	0.72%
1	Huajian	The Company	2	Notes receivable and accounts receivable	1,116,512	Note 4	3.52%
1	Huajian	The Company	2	Operating revenue	2,128,451	Note 4	34.34%

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 5: 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
				September 30, 2025	December 31, 2024	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%	$303,931	$(11,317)	$(6,605)	
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	42,015	100.00%	325,395	6,001	(9,766)	