2530

Delpha Construction Co., Ltd. and Subsidiaries

Consolidated Financial Statements

For the Six months Ended June 30, 2026 and 2025

With Independent Auditors'Review Report

Address: 16F, No. 460, Sec. 5, Chenggong Rd., Neihu Dist., Taipei City
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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.

Table of Contents

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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 June 30, 2026 and 2025, the related consolidated statements of comprehensive income for the three months and six months ended June 30, 2026 and 2025, changes in equity and cash flows for the six months ended June 30, 2026 and 2025, 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

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.

Conclusion

Based on our reviews, 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 at June 30, 2026 and 2025, and their consolidated financial performance and cash flows for the three months and six months periods ended June 30, 2026 and 2025, 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 Financial Supervisory Commission of the Republic of China.

/s/ Lin, Su-Wen

/s/ Huang, Chien-Che

Ernst & Young, Taiwan

August 12, 2026

Notice to Readers

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.

ENGLISH TRANSLATION OF CONSOLIDATED FINANCIAL STATEMENTS ORIGINALLY ISSUED IN CHINESE

Delpha Construction Co., Ltd. and Subsidiaries
Consolidated Balance Sheets
As of June 30, 2026, December 31, 2025, and June 30, 2025

(In Thousands of New Taiwan Dollars)

Code	Assets	Notes	June 30, 2026		December 31, 2025		June 30, 2025	
			Amount	%	Amount	%	Amount	%
	Current assets							
1100	Cash and cash equivalents	6	$2,474,867	8	$3,206,058	10	$3,915,763	13
1150	Notes receivable, net	6	3,315	-	4,668	-	11,780	-
1170	Accounts receivable, net	6, 7	3,533	-	5,029	-	145,726	-
1200	Other receivables	6	80	-	86	-	5,471	-
1220	Current tax assets		1,227	-	19	-	14	-
130X	Inventories	6	27,132,037	87	25,787,701	84	25,342,034	81
1410	Prepayments		288,931	1	234,821	1	185,039	1
1476	Other current financial assets	6, 8	444,826	2	764,812	3	1,039,659	3
1479	Other current assets-others		2,382	-	51,817	-	13,837	-
1480	Current assets recognized as incremental costs to obtain contract with customers	6	393,579	1	393,091	1	456,962	1
11xx	Total current assets		30,744,777	99	30,448,102	99	31,116,285	99
	Non-current assets							
1517	Non-current financial assets at fair value through other comprehensive income	6	28,955	-	28,516	-	1,711	-
1600	Property, plant and equipment	6	114,191	1	115,087	1	116,622	1
1755	Right-of-use assets	6	1,775	-	2,826	-	3,803	-
1780	Intangible assets	6	13,188	-	13,439	-	13,690	-
1840	Deferred tax assets		1,318	-	1,465	-	1,336	-
1920	Guarantee deposits paid		98,418	-	72,893	-	14,220	-
1975	Net defined benefit asset-non-current		9,961	-	9,895	-	8,464	-
1990	Other non-current assets-others		5,552	-	5,552	-	5,552	-
15xx	Total non-current assets		273,358	1	249,673	1	165,398	1
1xxx	Total assets		$31,018,135	100	$30,697,775	100	$31,281,683	100

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

ENGLISH TRANSLATION OF CONSOLIDATED FINANCIAL STATEMENTS ORIGINALLY ISSUED IN CHINESE

Delpha Construction Co., Ltd. and Subsidiaries
Consolidated Balance Sheets (Continued)
As of June 30, 2026, December 31, 2025, and June 30, 2025

(In Thousands of New Taiwan Dollars)

Code	Liabilities and Equity	Notes	June 30, 2026		December 31, 2025		June 30, 2025	
			Amount	%	Amount	%	Amount	%
	Current liabilities							
2100	Short-term borrowings	6, 8	$6,849,997	22	$6,909,213	23	$6,142,366	20
2110	Short-term notes and bills payable	6	489,585	2	500,333	2	500,624	1
2130	Current contract liabilities	6	2,935,648	9	2,938,080	10	3,526,347	11
2150	Notes payable	7	399,604	1	193,090	-	348,319	1
2170	Accounts payable	7	535,105	2	640,678	2	560,737	2
2200	Other payables	6	86,569	-	791,906	3	515,994	2
2230	Current tax liabilities		-	-	207,832	-	286,092	1
2250	Current provisions	6	-	-	1,651	-	-	-
2280	Current lease liabilities	6	1,816	-	2,875	-	3,850	-
2310	Advance receipts		151	-	243	-	2,597	-
2320	Long-term borrowings, current portion	6, 8	6,621,318	22	6,665,590	22	5,309,700	17
2399	Other current liabilities-others		130,379	-	218,190	-	31,082	-
21xx	Total current liabilities		18,050,172	58	19,069,681	62	17,227,708	55
	Non-current liabilities							
2504	Non-current financial liabilities at fair value through profit or loss	6	26,338	-	6,692	-	11,957	-
2531	Bonds payable	6	1,195,528	4	1,179,768	4	1,200,536	4
2540	Long-term borrowings	6, 8	1,532,642	5	135,170	-	1,668,470	5
2645	Guarantee deposits received		2,359	-	2,378	-	2,400	-
25xx	Total non-current liabilities		2,756,867	9	1,324,008	4	2,883,363	9
2xxx	Total liabilities		20,807,039	67	20,393,689	66	20,111,071	64
31xx	Equity attributable to owners of parent							
3100	Common shares	6						
3110	Ordinary shares		8,412,557	27	8,399,880	28	8,399,880	27
3130	Convertible bond conversion rights		-	-	12,677	-	-	-
	Total common shares		8,412,557	27	8,412,557	28	8,399,880	27
3200	Capital surplus	6	1,030,704	3	1,030,625	3	1,006,482	3
3300	Retained earnings	6						
3310	Legal reserve		638,398	2	663,252	2	491,537	2
3320	Special reserve		-	-	1,459	-	-	-
3350	Unappropriated earnings		(89,867)	-	(26,313)	-	1,050,229	3
	Total retained earnings		548,531	2	638,398	2	1,541,766	5
3400	Other equity interest		4,507	-	4,167	-	(179)	-
31xx	Total equity attributable to owners of parent		9,996,299	32	10,085,747	33	10,947,949	35
36xx	Non-controlling interests	6	214,797	1	218,339	1	222,663	1
3xxx	Total equity		10,211,096	33	10,304,086	34	11,170,612	36
	Total liabilities and equity		$31,018,135	100	$30,697,775	100	$31,281,683	100

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

ENGLISH TRANSLATION OF CONSOLIDATED FINANCIAL STATEMENTS ORIGINALLY ISSUED IN CHINESE

Delpha Construction Co., Ltd. and Subsidiaries
Consolidated Statements of Comprehensive Income
For the Six Months Ended June 30, 2026 and 2025

(In Thousands of New Taiwan Dollars)

			For the Three months ended				For the Six months ended			
			June 30, 2026		June 30, 2025		June 30, 2026		June 30, 2025	
Code	Item	Notes	Amount	%	Amount	%	Amount	%	Amount	%
4000	Operating revenue	6	$22,126	100	$3,477,023	100	$208,839	100	$3,638,597	100
5000	Operating costs	6, 7	(27,436)	(124)	(1,972,164)	(57)	(177,413)	(85)	(2,072,465)	(57)
5900	Gross profit from operating		(5,310)	(24)	1,504,859	43	31,426	15	1,566,132	43
6000	Operating expenses	6, 7								
6100	Selling expenses		(1,834)	(8)	(147,551)	(4)	(16,394)	(8)	(156,534)	(4)
6200	Administrative expenses		(30,582)	(138)	(34,287)	(1)	(56,654)	(27)	(55,072)	(2)
6450	Expected credit gains	6	-	-	-	-	-	-	4,350	-
	Total operating expenses		(32,416)	(146)	(181,838)	(5)	(73,048)	(35)	(207,256)	(6)
6900	Net operating income		(37,726)	(170)	1,323,021	38	(41,622)	(20)	1,358,876	37
7000	Non-operating income and expenses									
7010	Other income	6	7,987	36	747	-	9,425	4	918	-
7100	Interest income	6	11,497	52	9,410	-	12,257	6	9,573	-
7020	Other gains and losses	6	(15,257)	(69)	(100)	-	(19,633)	(9)	(4,090)	-
7050	Financial costs	6	(27,459)	(124)	(6,807)	-	(52,016)	(25)	(13,621)	-
	Total non-operating income and expenses		(23,232)	(105)	3,250	-	(49,967)	(24)	(7,220)	-
7900	Net profit (loss) before tax		(60,958)	(275)	1,326,271	38	(91,589)	(44)	1,351,656	37
7950	Income tax expense	4, 6	322	1	(293,325)	(8)	(1,820)	(1)	(302,695)	(8)
8200	Net profit (loss)		(60,636)	(274)	1,032,946	30	(93,409)	(45)	1,048,961	29
8300	Other comprehensive income	6								
8310	Components of other comprehensive income that will not be reclassified to profit or loss:									
8316	Unrealized gains (losses) from investments in equity instruments measured at fair value through other comprehensive income		(363)	(2)	(400)	-	339	-	(551)	-
8360	Components of other comprehensive income that will be reclassified to profit or loss:									
8367	Unrealized gains (losses) from investments in debt instruments measured at fair value through other comprehensive income		1	-	-	-	1	-	-	-
	Total other comprehensive income (net of tax)		(362)	(2)	(400)	-	340	-	(551)	-
8500	Total comprehensive income		$(60,998)	(276)	$1,032,546	30	$(93,069)	(45)	$1,048,410	29
8600	Profit(loss), attributable to:									
8610	Owners of parent		$(58,784)	(266)	$1,034,497	30	$(89,867)	(43)	$1,052,108	29
8620	Non-controlling interests		(1,852)	(8)	(1,551)	-	(3,542)	(2)	(3,147)	-
	Total		$(60,636)	(274)	$1,032,946	30	$(93,409)	(45)	$1,048,961	29
8700	Comprehensive income attributable to:									
8710	Owners of parent		$(59,146)	(267)	$1,034,097	30	$(89,527)	(43)	$1,051,557	29
8720	Non-controlling interests		(1,852)	(9)	(1,551)	-	(3,542)	(2)	(3,147)	-
	Total		$(60,998)	(276)	$1,032,546	30	$(93,069)	(45)	$1,048,410	29
	Earnings per share (in dollars)	6								
9750	Basic earnings per share		$(0.07)		$1.23		$(0.11)		$1.25	
9850	Diluted earnings per share		$(0.07)		$1.23		$(0.11)		$1.25	

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

ENGLISH TRANSLATION OF CONSOLIDATED FINANCIAL STATEMENTS ORIGINALLY ISSUED IN CHINESE

Delpha Construction Co., Ltd. and Subsidiaries
Consolidated Statements of Changes in Equity
For the Six Months Ended June 30, 2026 and 2025

(In Thousands of New Taiwan Dollars)

	Equity attributable to owners of parent									
				Retained earnings			Other equity interest items			
Item	Ordinary shares	Convertible bond conversion rights	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, 2025	$8,399,880	$-	$1,257,618	$450,661	$-	$391,146	$372	$10,499,677	$225,810	$10,725,487
Legal reserve appropriated	-	-	-	40,876	-	(40,876)	-	-	-	-
Cash dividends of ordinary share	-	-	-	-	-	(352,149)	-	(352,149)	-	(352,149)
Due to recongnition of equity component of convertible bonds issued	-	-	84,862	-	-	-	-	84,862	-	84,862
Cash dividends from Capital Surplus	-	-	(335,995)	-	-	-	-	(335,995)	-	(335,995)
Capital surplus transferred from unclaimed dividends	-	-	(3)	-	-	-	-	(3)	-	(3)
Net profit	-	-	-	-	-	1,052,108	-	1,052,108	(3,147)	1,048,961
Other comprehensive income	-	-	-	-	-	-	(551)	(551)	-	(551)
Total comprehensive income	-	-	-	-	-	1,052,108	(551)	1,051,557	(3,147)	1,048,410
Balance on June 30, 2025	$8,399,880	$-	$1,006,482	$491,537	$-	$1,050,229	$(179)	$10,947,949	$222,663	$11,170,612
Balance as of January 1, 2026	$8,399,880	$12,677	$1,030,625	$663,252	$1,459	$(26,313)	$4,167	$10,085,747	$218,339	$10,304,086
Legal reserve used to offset accumulated deficits	-	-	-	(21,650)	-	21,650	-	-	-	-
Reversal of Special reserve	-	-	-	-	(1,459)	1,459	-	-	-	-
Reversal of Legal reserve	-	-	-	(3,204)	-	3,204	-	-	-	-
Capital surplus transferred from unclaimed dividends	-	-	79	-	-	-	-	79	-	79
Conversion of Convertible Bonds	12,677	(12,677)	-	-	-	-	-	-	-	-
Net profit	-	-	-	-	-	(89,867)	-	(89,867)	(3,542)	(93,409)
Other comprehensive income	-	-	-	-	-	-	340	340	-	340
Total comprehensive income	-	-	-	-	-	(89,867)	340	(89,527)	(3,542)	(93,069)
Balance on June 30, 2026	$8,412,557	$-	$1,030,704	$638,398	$-	$(89,867)	$4,507	$9,996,299	$214,797	$10,211,096

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

ENGLISH TRANSLATION OF CONSOLIDATED FINANCIAL STATEMENTS ORIGINALLY ISSUED IN CHINESE

Delpha Construction Co., Ltd. and Subsidiaries
Consolidated Statements of Cash Flows
For the Six Months Ended June 30, 2026 and 2025

(In Thousands of New Taiwan Dollars)

Item	For the Six months ended June 30, 2026	For the Six months ended June 30, 2025
Cash flows from operating activities:		
Profit (loss) before tax	$(91,589)	$1,351,656
Adjustments:		
Adjustments to reconcile profit (loss):		
Depreciation expense	2,680	2,684
Amortization expense	1,531	1,366
Expected credit gain	-	(4,350)
Net losses on financial assets and financial liabilities measured at fair value through profit or loss	19,646	-
Interest income	(12,257)	(9,573)
Dividend income	(683)	(641)
Interest expense	52,016	13,621
Changes in operating assets and liabilities:		
Decrease (increase) in notes receivable	1,353	(4,281)
Decrease (increase) in accounts receivable	1,496	103,891
Decrease (increase) in other receivable	6	3,563
Decrease (increase) in inventories	(1,169,726)	(47,156)
Decrease (increase) in prepayments	(55,390)	133,860
Decrease (increase) in other financial assets	319,986	715,882
Decrease (increase) in other current assets	49,435	1,137
Decrease (increase) in net defined benefit assets	(66)	(66)
Decrease (increase) in assets recognized as incremental costs to obtain contract with customers	(488)	53,668
Increase (decrease) in contract liabilities	(2,432)	(13,299)
Increase (decrease) in notes payable	206,514	32,804
Increase (decrease) in accounts payable	(105,573)	113,193
Increase (decrease) in other payable	(75,086)	(27,875)
Increase (decrease) in provisions	(1,651)	(1,418)
Increase (decrease) in receipts in advance	(92)	(1,280)
Increase (decrease) in other current liabilities	(87,811)	(12,567)
Cash inflow (outflow) generated from operations	(948,181)	2,404,819
Interest received	12,257	9,573
Dividend received	683	641
Interest paid	(211,096)	(189,594)
Income taxes paid	(210,713)	(365,800)
Net cash flows from (used in) operating activities	(1,357,050)	1,859,639
Cash flows from investing activities:		
Acquisition of financial assets measured at fair value through other comprehensive income	(99)	-
Acquisition of property, plant and equipment	(733)	(564)
Acquisition of intangible assets	-	(305)
Increase in guarantee deposits paid	(25,525)	(1,369)
Net cash flows used in investing activities	(26,357)	(2,238)
Cash flows from financing activities:		
Increase in short-term borrowings	1,960,300	517,715
Decrease in short-term borrowings	(2,019,516)	-
Increase (decrease) in short-term notes and bills payable	(10,748)	300,846
Proceeds from long-term borrowings	1,409,230	91,000
Repayments of long-term borrowings	(56,030)	(736,500)
Decrease in guarantee deposits received	(19)	-
Repayments of lease liabilities	(1,089)	(1,070)
Proceeds from issuing bonds	-	1,302,750
Cash dividends paid	(629,991)	(352,149)
Other financing activities	79	(3)
Net cash flows from financing activities	652,216	1,122,589
Net increase (decrease) in cash and cash equivalents	(731,191)	2,979,990
Cash and cash equivalents at the beginning of period	3,206,058	935,773
Cash and cash equivalents at the end of period	$2,474,867	$3,915,763

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

English Translation of Financial Statements and Footnotes Originally Issued in Chinese

Delpha Construction Co., Ltd. and Subsidiaries

Notes to the Consolidated Financial Statements

For the Six Months Ended June 30, 2026 and 2025

(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 six-months periods ended June 30, 2026 and 2025 were authorized for issue by the Board of Directors on August 12, 2026

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 Financial Supervisory Commission (“FSC”) and become effective for annual periods beginning on or after January 1, 2026. The adoption of these new standards and amendments had no material impact on the Group.

(2) Standards or interpretations issued, revised or amended, by 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 18 "Presentation and Disclosure in Financial Statements"	1 January 2027 (Note)
b	Disclosure Initiative – Subsidiaries without Public Accountability: Disclosures (IFRS 19)	1 January 2027
c	Translation to a Hyperinflationary Presentation Currency (Amendments to IAS 21 and IAS 29)	1 January 2027
d	Amendments to the Fair Value Option for Investments in Associates and Joint Ventures (Amendments to IAS 28)	1 January 2027 (Note)

Note: On 25 September 2025, the FSC announced in a press release that Taiwan will adopt IFRS 18 in 2028. In addition, entities in Taiwan with a need for early adoption may elect to early adopt IFRS 18.

(a) 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.

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

This new standard and its amendment permit 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.

(c) Translation to a Hyperinflationary Presentation Currency (Amendments to IAS 21 and IAS 29)

The amendments include:

(1) Clarify that when the entity's functional currency is that of a non-hyperinflationary economy but its presentation currency is the currency of a hyperinflationary economy, the entity shall translate its results and financial position using the closing rate at the date of the most recent statement of financial position.
(2) In the above circumstances, when the presentation currency ceases to be hyperinflationary economy, the entity shall not retranslate amounts that arose before the beginning of the reporting period.
(3) When the entity's functional currency and presentation currency are the currency of a hyperinflationary economy, the entity shall apply the relevant accounting treatment in accordance with paragraph 34 of IAS 29.

(d) Amendments to the Fair Value Option for Investments in Associates and Joint Ventures (Amendments to IAS 28)

The amendments are:

(1) Clarify that the entity that has a main business activity of investing in particular types of assets (as set out in paragraph 49(a) of IFRS 18) is eligible to elect the fair value option in IAS 28; and

(2) Require the entity to apply the amendments to IAS 28 at the same time, and on the same basis, as it applies IFRS 18.

The abovementioned standards, amendments and interpretations have been issued by the IASB, endorsed by the FSC, and are effective for annual reporting periods beginning on or after 1 January 2027. Except for the standards, amendments and interpretations described in (1), which are expected to affect the presentation and disclosures of the Group's financial statements, the Group has assessed that the remaining new or amended standards and interpretations have no material impact on the Group.

(3) Standards or interpretations issued, revised or amended, by 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 20 "Regulatory Assets and Regulatory Liabilities"	1 January 2029

(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 20 “Regulatory Assets and Regulatory Liabilities”

This Standard sets out the requirements for the recognition, measurement, presentation and disclosure of regulatory assets, regulatory liabilities, regulatory income and regulatory expense, and will replace IFRS 14 Regulatory Deferral Accounts.

The abovementioned standards and interpretations issued by the 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, 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 six-months periods ended 30 June 2026 and 2025 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	June 30, 2026	December 31, 2025	June 30, 2025
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%

(4) Except for the following accounting policies, the accounting policies adopted in the consolidated financial statements of the Group for the six months ended June 30, 2026, and 2025 are the same as those adopted in the consolidated financial statements for the year ended December 31, 2025. For a summary of other accounting policies, please refer to the Group's consolidated financial statements for the year ended December 31, 2025:

(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 six months ended June 30, 2026, and 2025, are the same as those in the consolidated financial statements for the year ended December 31, 2025. Please refer to the Group's consolidated financial statements for the year ended December 31, 2025.

6. Description of Significant Account Titles

(1) Cash and cash equivalents

	As of		
	June 30, 2026	December 31, 2025	June 30, 2025
Cash on hand and working capital	$1,510	$2,040	$2,040
Check deposits and demand deposits	2,473,357	3,204,018	3,913,723
Total	$2,474,867	$3,206,058	$3,915,763

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

	As of		
Item	June 30, 2026	December 31, 2025	June 30, 2025
Debt instrument investments measured at fair value through other comprehensive income:			
Corporate bonds	$99	$-	$-
Valuation adjustment	1	-	-
Subtotal	100	-	-
Equity instrument investments measured at fair value through other comprehensive income:			
Listed stocks	27,413	26,887	-
Unlisted stocks	1,442	1,629	1,711
Subtotal	28,855	28,516	1,711
Total	$28,955	$28,516	$1,711
Current	$-	$-	$-
Non-current	28,955	28,516	1,711
Total	$28,955	$28,516	$1,711

The Group’s equity instrument investments measured at fair value through other comprehensive income for the six months ended 30 June 2026 and 2025 are as follows:

(a) Movement for the six months ended 30 June 2026 and 2025：

	Listed	Unlisted	Total
Bal. as at 1 Jan. 2026	$26,887	$1,629	$28,516
Fair value gains (losses)			
Related to investments held at the period end	526	(187)	339
Bal. as at 30 Jun. 2026	$27,413	$1,442	$28,855

	Listed	Unlisted	Total
Bal. as at 1 Jan. 2025	$-	$2,262	$2,262
Fair value gains (losses)			
Related to investments held at the period end	-	(551)	(551)
Bal. as at 30 Jun. 2025	$-	$1,711	$1,711

(b) Dividend Income

	Six month ended June 30,	
	2026	2025
Related to investments held at the period end	$683	$641
Dividend recognized during the period	$683	$641

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

(3) Notes receivable

	As of		
	June 30, 2026	December 31, 2025	June 30, 2025
Notes receivable arising from operating activities	$3,315	$4,668	$11,780
Less: loss allowance	-	-	-
Total	$3,315	$4,668	$11,780

Notes receivable were not pledged.

The Group follows the requirement of IFRS 9 to assess the impairment. Please refer to Note 6.(18) 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		
	June 30, 2026	December 31, 2025	June 30, 2025
Accounts receivable	$3,533	$5,029	$145,726
Less: loss allowance	-	-	-
Subtotal	3,533	5,029	145,726
Accounts receivable from related parties	-	-	-
Less: loss allowance	-	-	-
Subtotal	-	-	-
Total	$3,533	$5,029	$145,726

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 June 30, 2026, December 31, 2025 and June 30, 2025, please refer to Notes 6.(18). For information related to credit risk, please refer to Note 12.

(5) Other receivables

	As of		
	June 30, 2026	December 31, 2025	June 30, 2025
Other receivables	$16,325	$16,331	$21,716
Less: loss allowance	(16,245)	(16,245)	(16,245)
Total	$80	$86	$5,471

Please refer to Note 6.(18) for more details on loss allowance of other receivables for the six months ended June 30, 2026 and 2025. Please refer to Note 12 for more details on credit risk management.

(6) Inventories

	As of		
	June 30, 2026	December 31, 2025	June 30, 2025
Land and buildings held for sale	$44,390	$186,569	$634,373
Land held for construction site and construction in progress	27,106,753	25,783,588	24,890,117
Land held for floor-area-ratio transfer	141,261	140,261	140,261
Prepayment for land purchases	218,103	55,753	55,753
Less: Allowance for inventory valuation loss	(378,470)	(378,470)	(378,470)
Total	$27,132,037	$25,787,701	$25,342,034

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

	As of		
Project name	June 30, 2026	December 31, 2025	June 30, 2025
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
Xinbi Section Case A	-	7,513	51,817
Qingxi Section Case B	39,258	110,397	513,897
Total	$44,390	$186,569	$634,373

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

	As of		
Project name	June 30, 2026	December 31, 2025	June 30, 2025
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	1,526,988	1,502,874	1,482,164
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	1,522,905	1,384,334	1,247,746
Lejie Section Case B	1,111,700	1,038,691	874,180
Lejie Section Case C	1,338,520	1,217,192	1,192,672
Shanjie Section	-	-	1,043,037
Wuri New High-Speed Railway Section	9,881,130	9,180,058	8,636,698
Qing'an Section	1,377,825	1,306,455	1,183,353
Sanzuowu Section	774,096	715,692	655,030
Taiyuan Road Renewal Project	1,254,716	1,254,174	1,253,403
Fuxi Section Case	365,894	357,400	345,326
Yisin Section Case	1,184,535	1,097,303	1,058,774
Longfu Section Case A	484,311	479,737	474,263
Longfu Section Case B	166,590	164,997	162,942
Longfu Section Case C	1,540,449	1,538,163	1,538,163
Longyi Section Case A	253,102	250,590	247,642
Longyi Section Case B	389,927	389,927	389,927
Longyi Section Case C	157,630	157,630	157,630
Fengming Section Case A	2,027,232	2,002,943	1,608,425
Yongyi Section	410,461	406,686	-
Total	$27,106,753	$25,783,588	$24,890,117

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

Project name	As of June 30, 2026	As of December 31, 2025	As of June 30, 2025
Zheng Ying Section	$261	$261	$261
Huaisheng Urban Renewal Project	141,000	140,000	140,000
Total	$141,261	$140,261	$140,261

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

Project name	As of June 30, 2026	As of December 31, 2025	As of June 30, 2025
Huaisheng Urban Renewal Project	$54,753	$55,753	$55,753
Wenlin N. Road Case	163,350	-	-
Total	$218,103	$55,753	$55,753

E. The capitalized amounts of interest on land held for construction site and construction in progress for the three months and six months ended June 30, 2026 and 2025 were $87,430 thousand, $86,976 thousand, $174,610 thousand and $174,340 thousand, respectively, with capitalized interest rates of 2.77%, 2.83%, 2.79%and 2.80%, 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 six months ended June 30, 2026 and 2025 were as follows:

	Three months ended June 30,		Six months ended June 30,	
	2026	2025	2026	2025
Cost of selling land and buildings	$27,436	$1,972,164	$177,413	$2,072,465
Inventory valuation losses	-	-	-	-
Total	$27,436	$1,972,164	$177,413	$2,072,465

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 June 30, 2026	As of December 31, 2025	As of June 30, 2025
Bank deposits-Guarantee accounts	$10,015	$9,995	$29,411
Bank deposits-Trust accounts	434,811	754,817	1,010,248
Total	$444,826	$764,812	$1,039,659
Current	$444,826	$764,812	$1,039,659
Non-current	-	-	-
Total	$444,826	$764,812	$1,039,659

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, 2026	$94,331	$40,130	$3,842	$12,621	$1,851	$370	$153,145
Additions	-	-	-	733	-	-	733
Disposal and scrap	-	-	-	-	-	-	-
Transfer	-	-	-	(1,070)	-	-	(1,070)
As of June 30, 2026	$94,331	$40,130	$3,842	$12,284	$1,851	$370	$152,808
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	-	-	-	(399)	-	-	(399)
Transfer	-	-	-	-	-	-	-
As of June 30, 2025	$94,331	$40,130	$3,842	$12,906	$1,851	$370	$153,430
Depreciation and impairment:							
As of January 1, 2026	$-	$24,053	$1,891	$9,971	$1,851	$292	$38,058
Depreciation	-	563	220	834	-	12	1,629
Disposal and scrap	-	-	-	-	-	-	-
Transfer	-	-	-	(1,070)	-	-	(1,070)
As of June 30, 2026	$-	$24,616	$2,111	$9,735	$1,851	$304	$38,617
As of January 1, 2025	$-	$22,903	$1,451	$9,081	$1,851	$270	$35,556
Depreciation	-	572	220	848	-	11	1,651
Disposal and scrap	-	-	-	(399)	-	-	(399)
Transfer	-	-	-	-	-	-	-
As of June 30, 2025	$-	$23,475	$1,671	$9,530	$1,851	$281	$36,808
Net carrying amount as of:							
June 30, 2026	$94,331	$15,514	$1,731	$2,549	$-	$66	$114,191
December 31, 2025	$94,331	$16,077	$1,951	$2,650	$-	$78	$115,087
June 30, 2025	$94,331	$16,655	$2,171	$3,376	$-	$89	$116,622

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, 2026	$2,513	$11,410	$13,923
Addition	-	-	-
As of June 30, 2026	$2,513	$11,410	$13,923
As of January 1, 2025	$2,208	$11,410	$13,618
Addition	305	-	305
As of June 30, 2025	$2,513	$11,410	$13,923
Amortization and impairment:			
As of January 1, 2026	$484	$-	$484
Amortization	251	-	251
As of June 30, 2026	$735	$-	$735
As of January 1, 2025	$-	$-	$-
Amortization	233	-	233
As of June 30, 2025	$233	$-	$233
Net carrying amount as of:			
As of June 30, 2026	$1,778	$11,410	$13,188
As of December 31, 2025	$2,029	$11,410	$13,439
As of June 30, 2025	$2,280	$11,410	$13,690

The amortization of recognized intangible assets is as follows:

	Three-months ended June 30,		Six-months ended June 30,	
	2026	2025	2026	2025
Administrative expenses	$125	$122	$251	$233

No impairment of goodwill was recognized.

(10) Short-term borrowings

	As of		
	June 30, 2026	December 31, 2025	June 30, 2025
Unsecured bank borrowings	$2,387,167	$2,105,143	$1,505,250
Secured bank borrowings	4,462,830	4,804,070	4,637,116
Total	$6,849,997	$6,909,213	$6,142,366
Range of interest rates	2.49%~3.30%	2.49%~3.25%	2.49%~3.25%

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

		As of		
	Acceptance agencies	June 30, 2026	December 31, 2025	June 30, 2025
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	341,400	301,400	301,400
Short-term notes and bills payable	Notes and bills of ETFC	50,000	100,000	100,000
Less: unamortized discount		(1,815)	(1,067)	(776)
Total		$489,585	$500,333	$500,624
Range of interest rates		1.75%~2.96%	1.65%~2.86%	1.64%~2.86%

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		
	June 30, 2026	December 31, 2025	June 30, 2025
Held for trading:			
Embedded derivatives	$26,338	$6,692	$11,957
Current	$-	$-	$-
Non-current	26,338	6,692	11,957
Total	$26,338	$6,692	$11,957

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		
	June 30, 2026	December 31, 2025	June 30, 2025
Liability component:			
Face value of convertible bonds	$1,260,700	$1,260,700	$1,300,000
Less:Discounts on bonds payable	(65,172)	(80,932)	(99,464)
Net amount	$1,195,528	$1,179,768	$1,200,536
Embedded derivative financial instruments	$26,338	$6,692	$11,957
Equity component	$82,218	$82,218	$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 full, from the day after 3 months of the issuance (September 24, 2025) 40 days prior to the maturity date (May 14, 2028), at the face value of the bond if the amount of the Company’s outstanding bonds is less than 10% of the original 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 June 2026 was NT$32.2 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 June 30, 2026, 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 full, from the day after 3 months of the issuance (October 1, 2025) 40 days prior to the maturity date (May 21, 2028), at the face value of the bond if the amount of the Company’s outstanding bonds is less than 10% of the original 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 October 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 June 2026 was NT$30.2 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. The cumulative conversion amount of the Company's convertible bonds was NT$39,300 thousand, NT$39,300 thousand and NT$0 thousand as of June 30, 2026, December 31, 2025 and June 30, 2025.

(14) Long-term borrowings

Details of long-term borrowings as of June 30, 2026, December 31, 2025 and June 30, 2025 are as follows:

Type	As of June 30, 2026	Interest Rate (%)	Maturity date and terms of repayment
Long-term secured borrowings	$7,641,460	2.56%~3.63%	Effective May 2021 to April 2031, repayments on due day.
Long-term unsecured borrowings	512,500		
Less: current portion	(6,621,318)		
Total	$1,532,642		

Type	As of December 31, 2025	Interest Rate (%)	Maturity date and terms of repayment
Long-term secured borrowings	$6,470,760	2.56%~3.50%	Effective May 2021 to August 2029, repayments on due day.
Long-term unsecured borrowings	330,000		
Less: current portion	(6,665,590)		
Total	$135,170		

Type	As of June 30, 2025	Interest Rate (%)	Maturity date and terms of repayment
Long-term secured borrowings	$6,978,170	2.56%~3.50%	Effective May 2021 to August 2029, repayments on due day.
Less: current portion	(5,309,700)		
Total	$1,668,470		

The unused total borrowing limits of the Group as of June 30, 2026, December 31, 2025, and June 30, 2025 were approximately $3,597,623 thousand, $4,420,607 thousand, and $4,549,544 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 six months ended June 30, 2026 and 2025 amounted to $1,125 thousand, $1,058 thousand, $1,505 thousand and $1,423 thousand, respectively.

Defined benefits plan

Expenses (benefit) under the defined benefits plan for the three months and six months ended June 30, 2026 and 2025 amounted to $(33) thousand, $(33) thousand, $(66) thousand and $(66) thousand, respectively.

(16) Equities

A. Common stock

As of June 30, 2026, December 31, 2025 and June 30, 2025, the Company’s authorized capital was both NT$12,000,000 thousand and the issued capital were $8,412,557 thousand, $8,399,880 thousand and $8,399,880 thousand with 841,256 thousand shares, 839,988 thousand shares, and 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		
	June 30, 2026	December 31, 2025	June 30, 2025
Additional paid-in capital	$911,909	$911,909	$911,909
Conversion Premium on Convertible Bonds	26,787	26,787	-
Exercise disgorgement	1	1	1
Stock option-Equity Component arising from the issuance of convertible bonds	82,218	82,218	84,862
Cash dividend unclaimed for over five years	1,202	1,123	1,123
Share of changes in net assets of associates and joint ventures accounted for using the equity method	8,587	8,587	8,587
Total	$1,030,704	$1,030,625	$1,006,482

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 resolved on March 30, 2026, November 12, 2025, August 12, 2025, and May 12, 2025, to allocate and distribute the earnings for the fourth quarter of 2025, the third quarter of 2025, the second quarter of 2025, and the first quarter of 2025, respectively, as well as the dividends per share, as follows:

	Appropriation of earnings	Dividend per share (NT$)
	Fourth quarter of 2025	Fourth quarter of 2025
Reversal of legal reserve	$(3,205)	$-
Reversal of special reserve	(1,459)	-
Common stock - cash dividend	-	-

	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

	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	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	-	-

The board of directors resolved at the board meeting held on May 14, 2026 that no earnings distribution would be made for the first quarter of 2026 as the Company incurred a loss for the quarter.

The Company's earnings distribution plans, approved at the shareholders' meetings held on June 26, 2026, and June 26, 2025, are as follows:

	The years ended December 31,	
	2025	2024
Legal Reserve	$148,740	$162,948
Common stock-cash dividend:		
First quarter distribution	$-	$167,997
Second quarter distribution	923,987	470,393
Third quarter distribution	629,991	483,706
Fourth quarter distribution	-	352,149

The Company’s shareholders approved at the annual shareholders’ meeting held on June 26, 2025, a cash distribution of NT$335,995 thousand from capital surplus arising from share premium in excess of par value. The distribution amounted to NT$0.4 per share. The record date, payment date, and other related matters shall be determined separately by the Chairman.

Please refer to Note 6.(20) for details on employees’ compensation and remuneration to directors and supervisors.

D. Non-controlling interests

	Six months ended June 30,	
	2026	2025
Beginning balance	$218,339	$225,810
Profit (loss) attributable to non-controlling interest	(3,542)	(3,147)
Ending balance	$214,797	$222,663

(17) Operating revenue

	Three months ended June 30,	
	2026	2025
Revenue from contracts with customers		
Revenue from sales of buildings	$7,819	$1,453,237
Revenue from sales of land	11,790	2,021,061
Sales of land and buildings	19,609	3,474,298
Rental revenue	2,517	2,725
Total	$22,126	$3,477,023

	Six months ended June 30,	
	2026	2025
Revenue from contracts with customers		
Revenue from sales of buildings	$70,029	$1,563,436
Revenue from sales of land	133,660	2,070,111
Sales of land and buildings	203,689	3,633,547
Rental revenue	5,150	5,050
Total	$208,839	$3,638,597

Analysis of revenue from contracts in the Group’s with customers for the three months and six months ended June 30, 2026 and 2025 are as follows:

A. Disaggregation of revenue

For the three months ended June 30, 2026:

	The Company	Huachien	Huajian	Total
Sales of land and buildings	$19,609	$-	$-	$19,609
Rental revenue	593	1,924	-	2,517
Total	$20,202	$1,924	$-	$22,126
Timing of revenue recognition:				
At a point in time	$19,609	$-	$-	$19,609
Over time	593	1,924	-	2,517
Total	$20,202	$1,924	$-	$22,126

For the three months ended June 30, 2025:

	The Company	Huachien	Huajian	Total
Sales of land and buildings	$3,474,298	$-	$-	$3,474,298
Rental revenue	613	2,112	-	2,725
Total	$3,474,911	$2,112	$-	$3,477,023
Timing of revenue recognition:				
At a point in time	$3,474,298	$-	$-	$3,474,298
Over time	613	2,112	-	2,725
Total	$3,474,911	$2,112	$-	$3,477,023

For the six months ended June 30, 2026:

	The Company	Huachien	Huajian	Total
Sales of land and buildings	$203,689	$-	$-	$203,689
Rental revenue	1,262	3,888	-	5,150
Total	$204,951	$3,888	$-	$208,839
Timing of revenue recognition:				
At a point in time	$203,689	$-	$-	$203,689
Over time	1,262	3,888	-	5,150
Total	$204,951	$3,888	$-	$208,839

For the six months ended June 30, 2025:

	The Company	Huachien	Huajian	Total
Sales of land and buildings	$3,633,547	$-	$-	$3,663,547
Rental revenue	757	4,293	-	5,050
Total	$3,634,304	$4,293	$-	$3,638,597
Timing of revenue recognition:				
At a point in time	$3,633,547	$-	$-	$3,633,547
Over time	757	4,293	-	5,050
Total	$3,634,304	$4,293	$-	$3,638,597

B. Balances of contract balances

Contract liabilities – current

	As of			
	June 30, 2026	December 31, 2025	June 30, 2025	January 1, 2025
Sales of land and buildings	$2,935,648	$2,938,080	$3,526,347	$3,539,646

The significant changes in the Group's balances of contract liabilities for the six months ended June 30, 2026 and 2025 are as follows:

	Six months ended June 30,	
	2026	2025
The opening balance transferred to revenue	$(10,980)	$(582,862)
Increase in receipts in advance during the period (excluding the amount incurred and transferred to revenue during the period)	20,038	569,563
Refund from contract cancellation	(11,490)	-
Total	$(2,432)	$(13,299)

C. Transaction Price Allocated to Remaining Performance Obligations

As of June 30, 2026, the total transaction price allocated to the Group's remaining (including partially unsatisfied) performance obligations amounted to NT$16,478,110 thousand, which is expected to be recognized as revenue from 2026 to 2028.

D. 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		
	June 30, 2026	December 31, 2025	June 30, 2025
Sales of land and buildings	$393,579	$393,091	$456,962

(18) Expected credit losses (gains)

	Three months ended June 30,	
	2026	2025
Operating expenses – expected credit losses (gains)		
Notes receivable	$-	$-
Accounts receivable	-	-
Subtotal	-	-
Non-operating income and expenses - expected credit losses (gains)		
Other receivables	-	-
Total	$-	$-

	Six months ended June 30,	
	2026	2025
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 June 30, 2026, December 31, 2025, and June 30, 2025 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 June 30, 2026

		Overdue				
	Not yet due	<=90 days	91-180 days	181-365 days	>365 days	Total
Gross carrying amount	$6,848	$-	$-	$-	$-	$6,848
Loss rate	-%	-%	-%	-%	100%	
Lifetime expected credit losses	-	-	-	-	-	-
Subtotal	$6,848	$-	$-	$-	$-	$6,848

As of December 31, 2025

		Overdue				
	Not yet due	<=90 days	91-180 days	181-365 days	>365 days	Total
Gross carrying amount	$9,697	$-	$-	$-	$-	$9,697
Loss rate	-%	-%	-%	-%	100%	
Lifetime expected credit losses	-	-	-	-	-	-
Subtotal	$9,697	$-	$-	$-	$-	$9,697

As of June 30, 2025

		Overdue				
	Not yet due	<=90 days	91-180 days	181-365 days	>365 days	Total
Gross carrying amount	$157,422	$10	$32	$42	$-	$157,506
Loss rate	-%	-%	-%	-%	100%	
Lifetime expected credit losses	-	-	-	-	-	-
Subtotal	$157,422	$10	$32	$42	$-	$157,506

The movement in the provision for impairment of notes receivable, accounts receivable and other receivables for the six months ended June 30, 2026 and 2025 are as follows:

	Other receivables	Notes receivable	Accounts receivable
As of January 1, 2026	$16,245	$-	$-
Addition/(reversal) for the current period	-	-	-
As of June 30, 2026	$16,245	$-	$-
As of January 1, 2025	$16,245	$-	$4,350
Addition/(reversal) for the current period	-	-	(4,350)
As of June 30, 2025	$16,245	$-	$-

(19) 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		
	June 30, 2026	December 31, 2025	June 30, 2025
Buildings	$1,641	$2,625	$3,609
Office equipment	134	201	194
Total	$1,775	$2,826	$3,803

For the six months ended June 30, 2026 and 2025, the Group's additions to right-of-use were both $0 thousand.

b. Lease liabilities

	As of		
	June 30, 2026	December 31, 2025	June 30, 2025
Lease liabilities	$1,816	$2,875	$3,850
Current	$1,816	$2,875	$3,850
Non-current	-	-	-

Please refer to Note 6.(21)(d) for the interest on lease liabilities recognized for the six months ended June 30, 2026 and 2025, 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 June 30,		Six months ended June 30,	
	2026	2025	2026	2025
Buildings	$492	$493	$984	$985
Office equipment	33	24	67	48
Total	$525	$517	$1,051	$1,033

(C) Income and expenses relating to leasing activities

	Three months ended June 30,		Six months ended June 30,	
	2026	2025	2026	2025
The expenses relating to short-term leases	$182	$173	$368	$348
The expenses relating to leases of low-value assets (Not including the expenses relating to short-term leases of low-value assets)	152	237	328	607

(D) Cash outflow relating to leasing activities

For the three months and six months ended June 30, 2026 and 2025 the Group's total cash outflows for leases amounting to $878 thousand, $945 thousand, $1,785 thousand and $2,025 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 June 30,		Six months ended June 30,	
	2026	2025	2026	2025
Lease income for operating leases				
Income relating to lease payments	$2,517	$2,725	$5,150	$5,050

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 June 30, 2026 are as follow:

	As of		
	June 30, 2026	December 31, 2025	June 30, 2025
Not later than one year	$5,997	$6,624	$6,396
Later than one year but not later than two years	3,772	3,657	399
Later than two years but not later than three years	976	2,743	-
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	$10,745	$13,024	$6,795

(20) Summary statement of employee benefits, depreciation and amortization expenses by function:

Function / Description	Three months ended June 30,					
	2026			2025		
	Operating costs	Operating expenses	Total amount	Operating costs	Operating expenses	Total amount
Employee benefits expense						
Salaries and wages	$13,378	$12,928	$26,306	$10,861	$19,366	$30,227
Labor and health insurance	-	2,931	2,931	-	2,132	2,132
Pension	-	1,092	1,092	-	1,025	1,025
Other employee benefits expense	974	467	1,441	986	1,298	2,284
Depreciation expenses	93	1,241	1,334	134	1,220	1,354
Amortization expenses	925	242	1,167	717	278	995

Function / Description	Six months ended June 30,					
	2026			2025		
	Operating costs	Operating expenses	Total amount	Operating costs	Operating expenses	Total amount
Employee benefits expense						
Salaries and wages	$24,911	$23,184	$48,095	$22,392	$29,097	$51,489
Labor and health insurance	-	3,670	3,670	-	2,821	2,821
Pension	-	1,439	1,439	-	1,357	1,357
Other employee benefits expense	1,787	994	2,781	2,688	2,203	4,891
Depreciation expenses	162	2,518	2,680	252	2,432	2,684
Amortization expenses	943	588	1,531	763	603	1,366

According to the Articles 28 of the Company’s 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. In addition to basic salaries, the Company provides bonuses based on operational performance to motivate and retain outstanding employees. Annual salary adjustments are based on employees' job grades and performance evaluations, and are benchmarked against industry salary levels. The Company may provide a monthly remuneration to its directors, which is deliberated by the Remuneration Committee and determined by the Board of Directors. The remuneration of the Company's managers is determined by the Board of Directors after deliberation by the Company's Compensation Committee. The remuneration of the managers is determined by the Board of Directors in accordance with the statutory procedures set forth in the Company's Compensation Committee bylaws. Information on the Board of Directors’ resolution regarding the employees’ compensation and remuneration to directors and supervisors can be obtained from the “Market Observation Post System” on the website of the TWSE.

For the six months ended June 30, 2026, the Company's compensation to employees and directors remuneration were determined based on profit in the amount of $0 thousand and $0 thousand, respectively. For the six months ended June 30, 2025, the Company's compensation to employees and directors remuneration were determined based on profit in the amount of $6,791 thousand and $999 thousand, respectively.

(21) Non-operating income and expenses

(a) Other income

	Three months ended June 30,		Six months ended June 30,	
	2026	2025	2026	2025
Income from name change fees	$88	$91	$338	$211
Default Income	5,221	-	6,278	-
Dividend Income	683	641	683	641
Others	1,995	15	2,126	66
Total	$7,987	$747	$9,425	$918

(b) Interest income

	Three months ended June 30,		Six months ended June 30,	
	2026	2025	2026	2025
Interest on bank deposits	$11,497	$9,409	$12,257	$9,571
Other interest income	-	1	-	2
Total	$11,497	$9,410	$12,257	$9,573

(c) Other gains and losses

	Three months ended June 30,		Six months ended June 30,	
	2026	2025	2026	2025
Foreign exchange losses (gains), net	$(5)	$(100)	$13	$(90)
Other Losses (Litigation Settlement Costs)	-	-	-	(4,000)
Gains (losses) on financial liability measured at fair value through profit or loss	(15,252)	-	(19,646)	-
Total	$(15,257)	$(100)	$(19,633)	$(4,090)

(d) Finance costs

	Three months ended June 30,		Six months ended June 30,	
	2026	2025	2026	2025
Interest on borrowings from bank	$106,969	$93,757	$210,804	$187,906
Interest on bonds payable	7,906	-	15,760	-
Interest on lease liabilities	13	26	30	55
Imputed interest on deposit	1	-	32	-
Less:Capitalized interests	(87,430)	(86,976)	(174,610)	(174,340)
Total	$27,459	$6,807	$52,016	$13,621

(22) Components of other comprehensive income

For the three months ended June 30, 2026 components of other comprehensive income

	Arising during the period	Reclassification adjustments during the period	Other comprehensive income, before tax	Income tax relating to components of other comprehensive income (expenses)	Other comprehensive income, net of tax
Not to be reclassified to profit or loss in subsequent periods:					
Unrealized gains (losses) from equity instruments investments measured at fair value through other comprehensive income	$(363)	$-	$(363)	$-	$(363)
To be reclassified to profit or loss in subsequent periods:					
Unrealized gains (losses) from debt instruments investments measured at fair value through other comprehensive income	1	-	1	-	1
Total of other comprehensive income	$(362)	$-	$(362)	$-	$(362)

For the three months ended June 30, 2025 components of other comprehensive income

	Arising during the period	Reclassification adjustments during the period	Other comprehensive income, before tax	Income tax relating to components of other comprehensive income (expenses)	Other comprehensive income, net of tax
Not to be reclassified to profit or loss in subsequent periods:					
Unrealized gains (losses) from equity instruments investments measured at fair value through other comprehensive income	$ (400)	$-	$ (400)	$-	$ (400)

For the six months ended June 30, 2026 components of other comprehensive income

	Arising during the period	Reclassification adjustments during the period	Other comprehensive income, before tax	Income tax relating to components of other comprehensive income (expenses)	Other comprehensive income, net of tax
Not to be reclassified to profit or loss in subsequent periods:					
Unrealized gains (losses) from equity instruments investments measured at fair value through other comprehensive income	$339	$-	$339	$-	$339
To be reclassified to profit or loss in subsequent periods:					
Unrealized gains (losses) from debt instruments investments measured at fair value through other comprehensive income	1	-	1	-	1
Total of other comprehensive income	$340	$-	$340	$-	$340

For the six months ended June 30, 2025 components of other comprehensive income

	Arising during the period	Reclassification adjustments during the period	Other comprehensive income, before tax	Income tax relating to components of other comprehensive income (expenses)	Other comprehensive income, net of tax
Not to be reclassified to profit or loss in subsequent periods:					
Unrealized gains (losses) from equity instruments investments measured at fair value through other comprehensive income	$(551)	$-	$(551)	$-	$(551)

(23) Income tax

The major components of income tax expense (income) for the three months and six months ended June 30, 2026 and 2025 are as follows:

Income tax expense recognized in profit or loss

	Three months ended June 30,		Six months ended June 30,	
	2026	2025	2026	2025
Current income tax expense:				
Current income tax charge	$(600)	$277,790	$-	$287,034
Land value increment tax	92	15,873	1,657	15,873
Deferred tax expense (income):				
Deferred tax expense relating to origination and reversal of temporary differences	171	(14)	148	112
Adjustments in respect of current income tax of prior periods	15	(324)	15	(324)
Total income tax expense	$(322)	$293,325	$1,820	$302,695

The assessment of income tax returns

As of June 30, 2026, 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 2024
Subsidiaries-Huachien	Assessed and approved up to 2024
Subsidiaries-Huajian	Assessed and approved up to 2023

(24) 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 June 30,		Six months ended June 30,	
	2026	2025	2026	2025
(1) Basic earnings per share				
Profit (loss) attributable to ordinary equity holders of the Company (in thousand NT$)	$(58,784)	$1,034,497	$(89,867)	$1,052,108
Weighted average number of ordinary shares outstanding for basic earnings per share (in thousands)	840,878	839,988	840,878	839,988
Basic earnings per share (NT$)	$(0.07)	$1.23	$(0.11)	$1.25

	Three months ended June 30,		Six months ended June 30,	
	2026	2025	2026	2025
(2) Diluted earnings per share				
Profit (loss) attributable to ordinary equity holders of the Company (in thousand NT$)	$(58,784)	$1,034,497	$(89,867)	$1,052,108
Less: Interest expense from convertible bonds (in thousand NT$)	(Note)	-	(Note)	-
Unrealized gains (losses) from Embedded derivative financial liabilities	(Note)	-	(Note)	-
Profit (loss) attributable to ordinary equity holders of the Company after dilution (in thousand NT$)	$(58,784)	$1,034,497	$(89,867)	$1,052,108
Weighted average number of ordinary shares outstanding for basic earnings per share (in thousands)	840,878	839,988	840,878	839,988
Effect of dilution:				
Employee compensation - stock (in thousands)	(Note)	216	(Note)	727
Convertible Bonds(in thousands)	(Note)	693	(Note)	693
Weighted average number of ordinary shares outstanding after dilution (in thousands)	840,878	840,897	840,878	841,408
Diluted earnings per share (NT$)	$(0.07)	$1.23	$(0.11)	$1.25

Note: No dilutive effect was recognized as the Company incurred a net loss for the three months and six months ended June 30, 2026.

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.

(25) 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 subsidiaries	Country of incorporation and operation	As of June 30, 2026	As of December 31, 2025	As of June 30, 2025
Huachien	Taiwan	41.64%	41.64%	41.64%

	As of June 30, 2026	As of December 31, 2025	As of June 30, 2025
Accumulated balances of material non-controlling interest:			
Huachien	$214,797	$218,339	$222,663

	Three months ended June 30,		Six months ended June 30,	
	2026	2025	2026	2025
Profit (loss) allocated to material non-controlling interest:				
Huachien	$(3,542)	$(1,551)	$(3,542)	$(3,147)

Dividends paid to material non-controlling interest:

	Three months ended June 30,		Six months ended June 30,	
	2026	2025	2026	2025
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 June 30, 2026:

	Huachien
Operating revenue	$1,924
Net profit (loss) for the period from continuing operations	$(4,447)
Total comprehensive (loss) income for the period	$(4,447)

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

	Huachien
Operating revenue	$2,112
Net profit (loss) for the period from continuing operations	$(3,724)
Total comprehensive (loss) income for the period	$(3,724)

Summarized information of profit or loss for the six months ended June 30, 2026:

	Huachien
Operating revenue	$3,888
Net profit (loss) for the period from continuing operations	$(8,505)
Total comprehensive (loss) income for the period	$(8,505)

Summarized information of profit or loss for the six months ended June 30, 2025:

	Huachien
Operating revenue	$4,293
Net profit (loss) for the period from continuing operations	$(7,556)
Total comprehensive (loss) income for the period	$(7,556)

Summarized information of financial position as of June 30, 2026:

	Huachien
Current assets	$1,278,540
Non-current assets	60,833
Current liabilities	832,064
Non-current liabilities	1,654

Summarized information of financial position as of December 31, 2025:

	Huachien
Current assets	$1,264,054
Non-current assets	61,958
Current liabilities	(810,197)
Non-current liabilities	(1,653)

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

	Huachien
Current assets	$1,273,220
Non-current assets	63,092
Current liabilities	(810,088)
Non-current liabilities	(1,676)

Summarized cash flow information for the six months ended June 30, 2026:

	Huachien
Operating activities	$(8,279)
Investing activities	(6)
Financing activities	21,980
Net decrease in cash and cash equivalents	$13,695

Summarized cash flow information for the six months ended June 30, 2025:

	Huachien
Operating activities	$(6,631)
Investing activities	-
Financing activities	6,555
Net increase in cash and cash equivalents	$(76)

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.	Substantive related party
Masada Technology Co., Ltd.	Substantive related party
Everdura Technology Co., Ltd.	Substantive related party
Ms. Wu	The Group’s managers
Ms. Chien	Former Group’s managers (retired on May 29, 2026)
Ms. Li	The Group's Chief Auditor
Ms. Huang	Substantive related party
Mr. Chen	Substantive related party
Ms. Hou	Substantive related party

(2) Significant transactions with related parties

(a) Sales of land and buildings

	Three months ended June 30,		Six months ended June 30,	
	2026	2025	2026	2025
Ms. Wu	$-	$19,737	$-	$19,737
Ms. Chien	-	19,874	-	19,874
Ms. Li	-	19,933	-	19,933
Ms. Hou	-	10,299	-	10,299
Total	$-	$69,843	$-	$69,843

(b) Purchase

	Three months ended June 30,		Six months ended June 30,	
	2026	2025	2026	2025
Masada Technology Co., Ltd.	$17,972	$25,372	$20,983	$44,744
Everdura Technology Co., Ltd.	567	9,451	3,680	9,451
Total	$18,539	$34,823	$24,663	$54,195

The purchase price from the above related parties was determined through mutual agreement based on the market rates. The payment terms with the related party suppliers are comparable with third party suppliers and are between 90-180 days.

(c) Cost of construction in progress

	Three months ended June 30,		Six months ended June 30,	
	2026	2025	2026	2025
Financial costs				
Pauguo Real Estate Management Co.,Ltd.	$-	$762	$-	$762

(d) Administrative expenses

	Three months ended June 30,		Six months ended June 30,	
	2026	2025	2026	2025
Miscellaneous expenses				
Pauguo Real Estate Management Co., Ltd.	$-	$-	$27	$8

(e) Notes payable and accounts payable

	As of		
	June 30, 2026	December 31, 2025	June 30, 2025
Notes payable and accounts payable			
Masada Technology Co., Ltd.	$15,948	$13,299	$4,156
Everdura Technology Co., Ltd.	3,043	8,100	9,687
Total	$18,991	$21,399	$13,843

(f) Other payables

	As of		
	June 30, 2026	December 31, 2025	June 30, 2025
Ms. Wu	$-	$95	$-
Ms. Chien	-	142	-
Ms. Li	-	273	-
Total	$-	$510	$-

(g) Accounts receivables

	As of		
	June 30, 2026	December 31, 2025	June 30, 2025
Ms. Wu	$-	$-	$959
Ms. Chien	1,800	1,824	2,888
Ms. Li	-	714	969
Total	$1,800	$2,538	$4,816

(h) Advance receipts for land and buildings

	As of		
	June 30, 2026	December 31, 2025	June 30, 2025
Advance receipts for land and buildings			
Ms. Huang	$2,790	$2,790	$1,860
Mr. Chen	2,140	2,140	1,430
Total	$4,930	$4,930	$3,290

Key management personnel compensation

	Three months ended June 30,		Six months ended June 30,	
	2026	2025	2026	2025
Salary and other short-term employee benefits	$2,198	$242	$3,225	$2,744

8. Assets pledged as security

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

		Carrying amount as of		
Assets	Secured liabilities	June 30, 2026	December 31, 2025	June 30, 2025
Inventories				
Available-for-sale land	Short-term borrowings	$-	$20,266	$20,266
Available-for-sale housing	Short-term borrowings	-	43,260	43,260
Land held for construction site	Short-term, Long-term borrowings	16,235,525	15,583,883	15,759,432
Construction in progress	Short-term, Long-term borrowings	8,818,035	7,754,777	7,315,986
Property, plant and equipment				
Land	Short-term borrowings	94,331	94,331	94,331
Buildings	Short-term borrowings	15,514	16,079	16,656
Other equipment	Short-term borrowings	28	28	28
Other current financial assets	Trust accounts, Reserve account	444,826	764,812	1,039,659
Total		$25,608,259	$24,277,436	$24,289,618

9. Significant contingencies and unrecognized contractual commitments

(1) As of June 30, 2026, the Group's guarantee notes received from the contractors and customers amounted to $295,062 thousand.

(2) As of June 30, 2026, the contracts signed by the Group for the pre-sale of properties with customers amounted to $16,478,110 thousand (tax included), and $2,935,715 thousand (tax included) has been received according to the contract term and conditions.

(3) As of June 30, 2026, 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 $20,120 thousand, and the payments received as per the contracts amounted to $1,010 thousand.

(4) As of June 30, 2026, the Group signed material and construction contracts with contractors in the amount of $9,967,953 thousand, of which $2,149,106 thousand was unpaid.

10. Losses due to major disasters

None.

11. Significant subsequent events

None.

12. Others

(1) Financial instruments

A. Categories of financial instruments

Financial assets

	As of		
	June 30, 2026	December 31, 2025	June 30, 2025
Financial assets measured at fair value through other comprehensive income			
Investments in designated equity instrument	$28,855	$28,516	$1,711
Investments in designated debt instrument	100	-	-
Subtotal	28,955	28,516	1,711
Financial assets measured at amortized cost			
Cash and cash equivalents	2,474,867	3,206,058	3,915,763
Notes receivable	3,315	4,668	11,780
Accounts receivable	3,533	5,029	145,726
Other receivables	80	86	5,471
Other financial assets	444,826	764,812	1,039,659
Guarantee deposits paid	98,418	72,893	14,220
Subtotal	3,025,039	4,053,546	5,032,619
Total	$3,053,994	$4,082,062	$5,034,330

Financial liabilities

	As of		
	June 30, 2026	December 31, 2025	June 30, 2025
Financial liabilities at amortized cost			
Short-term borrowings	$6,849,997	$6,909,213	$6,142,366
Short-term notes and bills payable	489,585	500,333	500,624
Notes payable	399,604	193,090	348,319
Accounts payable	535,105	640,678	560,737
Other payables	86,569	791,906	515,994
Bonds payable	1,195,528	1,179,768	1,200,536
Long-term borrowings (including current portion)	8,153,960	6,800,760	6,978,170
Guarantee deposits received	2,359	2,378	2,400
Lease liabilities	1,816	2,875	3,850
Subtotal	17,714,523	17,021,001	16,252,996
Financial liabilities at fair value through profit or loss			
Held for trading	26,338	6,692	11,957
Total	$17,740,861	$17,027,693	$16,264,953

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.

Foreign currency risk

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 six months ended June 30, 2026 and 2025 is increase/decrease by $50 thousand and $53 thousand, respectively, the equity is increase/decrease by $62 thousand and $55 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 six months ended June 30, 2026 and 2025 to increase/decrease by $17,764 thousand and $4,905 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 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 and unlisted equity securities measured at fair value through profit or loss could increase/decrease the Group's equity for the six months ended June 30, 2026 and 2025 by $2,885 thousand and $171 thousand, respectively.

Please refer to Note 12.(9) 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 counterparties based on their financial position, rating from credit rating agencies, historical experience, prevailing economic condition and the Group's internal rating criteria etc. Certain counterparties' 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, companies and government entities with good credit rating. Consequently, there is no significant credit risk for these counterparties.

(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 June 30, 2026					
Short-term borrowings	$4,376,595	$2,699,945	$-	$-	$7,076,540
Short-term notes and bills payable	493,215	-	-	-	493,215
Accounts and other payables	1,021,278	-	-	-	1,021,278
Convertible Bonds	-	1,195,528	-	-	1,195,528
Long-term borrowings (including current portion)	3,015,078	3,573,274	2,050,308	-	8,638,660
Lease liabilities	1,816	-	-	-	1,816
Guarantee deposits received	1,699	660	-	-	2,359
As of December 31, 2025					
Short-term borrowings	$2,147,837	$5,007,575	$-	$-	$7,155,412
Short-term notes and bills payable	502,467	-	-	-	502,467
Accounts and other payables	1,625,674	-	-	-	1,625,674
Convertible Bonds	-	1,179,768	-	-	1,179,768
Long-term borrowings (including current portion)	676,740	5,429,692	1,059,976	-	7,166,408
Lease liabilities	2,130	745	-	-	2,875
Guarantee deposits received	1,738	640	-	-	2,378

	Less than 1 year	1 to 3 years	3 to 5 years	over 5 years	Total
As of June 30, 2025					
Short-term borrowings	$2,967,149	$3,398,958	$-	$-	$6,366,107
Short-term notes and bills payable	502,176	-	-	-	502,176
Accounts and other payables	1,425,050	-	-	-	1,425,050
Convertible Bonds	-	1,200,536	-	-	1,200,536
Long-term borrowings (including current portion)	864,633	4,883,532	1,688,518	-	7,436,683
Lease liabilities	2,069	1,781	-	-	3,850
Guarantee deposits received	1,614	786	-	-	2,400

(6) Reconciliation of liabilities arising from financing activities

Reconciliation of liabilities for the six months ended June 30, 2026:

	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, 2026	$6,909,213	$500,333	$6,800,760	$2,875	$2,378	$1,179,768	$6,692	$15,402,019
Cash flows	(59,216)	(10,748)	1,353,200	(1,089)	(19)	-	-	1,282,128
Non-cash changes	-	-	-	30	-	15,760	19,646	35,436
As of June 30, 2026	$6,849,997	$489,585	$8,153,960	$1,816	$2,359	$1,195,528	$26,338	$16,719,583

Reconciliation of liabilities for the six months ended June 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	517,715	300,846	(645,500)	(1,070)	-	1,200,536	11,957	1,384,484
Non-cash changes	-	-	-	55	-	-	-	55
As of June 30, 2025	$6,142,366	$500,624	$6,978,170	$3,850	$2,400	$1,200,536	$11,957	$14,839,903

(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.

(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		
	June 30, 2026	December 31, 2025	June 30, 2025	June 30, 2026	December 31, 2025	June 30, 2025
Financial liabilities						
Bonds payable (Note)	$1,195,528	$1,179,768	$1,200,536	$1,195,015	$1,186,519	$1,206,800

Note: The embedded derivative recognized by the Group upon issuance of the convertible bonds has been separated from the host contract and accounted for at fair value through profit or loss. Please refer to Note 6 for relevant contractual information of this transaction.

(c) Fair value measurement hierarchy for financial instruments

Please refer to Note 12.(9) for fair value measurement hierarchy for financial instruments of the Group.

(8) Derivative Instruments

Information on the derivative instruments held by the Company as of June 30, 2026 that do not meet the criteria for hedge accounting and remain outstanding is as follows:

The embedded derivative identified by the Company arising from the issuance of convertible bonds has been separated from the host contract and is accounted for as a financial instrument measured at fair value through profit or loss. Contractual information related to this transaction is provided in Note 6.

(9) 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 June 30, 2026

	Level 1	Level 2	Level 3	Total
Financial assets:				
Financial assets at fair value through other comprehensive income				
Listed stocks	$27,413	$-	$-	$27,413
Unlisted stocks	$-	$-	$1,442	$1,442
Listed bonds	$100	$-	$-	$100
Financial liabilities:				
Financial liabilities at fair value through profit or loss				
Embedded derivatives	$-	$-	$26,338	$26,338

As of December 31, 2025

	Level 1	Level 2	Level 3	Total
Financial assets:				
Financial assets at fair value through other comprehensive income				
Listed stocks	$26,887	$-	$-	$26,887
Unlisted stocks	$-	$-	$1,629	$1,629
Financial liabilities:				
Financial liabilities at fair value through profit or loss				
Embedded derivatives	$-	$-	$6,692	$6,692

As of June 30, 2025

	Level 1	Level 2	Level 3	Total
Financial assets:				
Financial assets at fair value through other comprehensive income				
Unlisted stocks	$-	$-	$1,711	$1,711
Financial liabilities:				
Financial liabilities at fair value through profit or loss				
Embedded derivatives	$-	$-	$11,957	$11,957

Transfers between Level 1 and Level 2 during the period

For the six months ended June 30, 2026 and 2025, 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, 2026	$1,629	$6,692
Total gains and losses recognized for the six months ended June 30, 2026:		
Amount recognized in profit or loss (presented in “other profit or loss”)	-	19,646
Amount recognized in OCI (presented in “Unrealized gains (losses) from equity instruments investments measured at fair value through other comprehensive income)	(187)	-
Acquisition/issues for the six months ended June 30, 2026	-	-
Disposal/settlements for the six months ended June 30, 2026	-	-
Transfer in/(out) of Level 3	-	-
Ending balances as of June 30, 2026	$1,442	$26,338

	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 six months ended June 30, 2025:		
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)	(551)	-
Acquisition/issues for the six months ended June 30, 2025	-	11,957
Disposal/settlements for the six months ended June 30, 2025	-	-
Transfer in/(out) of Level 3	-	-
Ending balances as of June 30, 2025	$1,711	$11,957

Total gains and losses recognized in profit or loss for the six months periods ended June 30, 2026 and 2025 in the Table above, the gains and losses related to assets on hands as of June 30, 2026 and 2025 amounted to $19,646 thousand and $0 thousand, respectively.

Total gains and losses recognized in other comprehensive income for the six months periods ended June 30, 2026 and 2025 in the Table above, the gains and losses related to assets on hands as of June 30, 2026 and 2025 amounted to $340 thousand and $(551) 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 June 30, 2026

	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 $240 thousand
Financial liabilities:					
At fair value through profit or loss					
Embedded derivatives	Binomial Tree Model	Volatility	21.71%~ 31.71%	The higher the Volatility, the Higher the fair value of the embedded derivatives	5% increase (decrease) in Volatility would result in an increase (decrease) in the Group’s profit or loss by $3,756 thousand($4,615 thousand)

As of December 31, 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 $271 thousand
Financial liabilities: At fair value through profit or loss					
Embedded derivatives	Binomial Tree Model	Volatility	24.71%~ 34.71%	The higher the Volatility, the Higher the fair value of the embedded derivatives	5% increase (decrease) in Volatility would result in an increase (decrease) in the Group’s profit or loss by $528 thousand($654 thousand)

As of June 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 $285 thousand
Financial liabilities: At fair value through profit or loss					
Embedded derivatives	Binomial Tree Model	Volatility	29.82%~ 39.82%	The higher the Volatility, the Higher the fair value of the embedded derivatives	5% increase (decrease) in Volatility would result in an increase (decrease) in the Group’s profit or loss by $150 thousand($200 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 June 30, 2026:

None

As of December 31, 2025:

None

As of June 30, 2025:

None

(10) Significant assets and liabilities denominated in foreign currencies

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

(In thousands of New Taiwan Dollars)

	As of June 30, 2026		
	Foreign currencies	Foreign exchange rate	NTD
Financial assets			
Monetary items:			
USD	$31.38	31.850	$999
Non-monetary items:			
USD	$39.21	31.850	$1,249

	As of December 31, 2025		
	Foreign currencies	Foreign exchange rate	NTD
Financial assets			
Monetary items:			
USD	$31.31	31.430	$984
Non-monetary items:			
USD	$31.46	31.430	$989

	As of June 30, 2025		
	Foreign currencies	Foreign exchange rate	NTD
Financial assets			
Monetary items:			
USD	$36	29.300	$1,054
Non-monetary items:			
USD	$37	29.300	$1,095

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

(11) 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		
	June 30, 2026	December 31, 2025	June 30, 2025
Total liabilities	$20,807,039	$20,393,689	$20,111,071
Less: Cash and cash equivalents	(2,474,867)	(3,206,058)	(3,915,763)
Net liabilities	18,332,172	17,187,631	16,195,308
Total equity	10,211,096	10,304,086	11,170,612
Capital after adjustment	28,543,268	27,491,717	27,365,920
Debt-to-capital ratio	64.23%	62.52%	59.18%

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	Derivatives instruments transactions.	None
7	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	Derivatives instruments transactions.	None
7	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 six months ended June 30, 2026				
	Construction Department	Movable and Immovable Property Investment and Development Department	Building Department	Adjustment and elimination	Total amount
Revenue					
Net revenue from external customer	$204,951	$3,888	$-	$-	$208,839
Net inter-segment revenue	157	-	1,071,780	(1,071,937)	-
Total revenue	$205,108	$3,888	$1,071,780	$(1,071,937)	$208,839
Segment profit	$(88,205)	$(8,505)	$(28,180)	$33,301	$(91,589)
Segment assets	$29,798,628	$1,339,373	$1,914,383	$(2,034,249)	$31,018,135
Segment liabilities	$19,802,329	$833,717	$1,266,354	$(1,095,361)	$20,807,039

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

	For the six months ended June 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	$3,634,304	$4,293	$-	$-	$3,638,597
Net inter-segment revenue	157	-	1,509,809	(1,509,966)	-
Total revenue	$3,634,461	$4,293	$1,509,809	$(1,509,966)	$3,638,597
Segment profit	$1,350,355	$(7,556)	$22,359	$(13,502)	$1,351,656
Segment assets	$30,209,377	$1,336,312	$1,660,166	$(1,924,172)	$31,281,683
Segment liabilities	$19,261,428	$811,764	$1,213,552	$(1,175,673)	$20,111,071

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	1,999,260	500,000	500,000	350,000	0	5.00%	4,998,150	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	$937,381	97.45% (Individual financial statements)	Installment payment in accordance with the contract payment collected as per the schedule in contracts	-	-	$(1,095,361)	97.16%	Note 4
Huajian	The Company	Parent company	Sale	(1,071,780)	100% (Individual financial statements)	Installment payment in accordance with the contract payment collected as per the schedule in contracts	-	-	1,095,361	100.00%	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	$1,095,361 <Note3>	-	$-	-	$174,037	$-

<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	$369,699	Note 4	1.19%
1	Huajian	The Company	2	Notes receivable and accounts receivable	1,095,361	Note 4	3.53%
1	Huajian	The Company	2	Operating revenue	1,071,780	Note 4	513.21%

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
				June 30, 2026	December 31, 2025	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%	$295,101	$(8,505)	$(4,964)	
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	539,000	339,000	66,083	100.00%	503,094	(28,338)	(43,021)	