Hong Pu Real Estate Development Co., Ltd.

Procedure for the 2025 Annual Meeting of Shareholders

Time： 9:00 a.m. on Thursday, June 19, 2025

Place： B1F, No.231, Sec. 2, Jianguo S. Rd., Da'an Dist., Taipei City 106, Taiwan

(Jianguo Campus, School of Continuing Education of Chinese Culture University)

Shareholders meeting will be held by means of physical shareholders

Attendance：Attendance shares represented by shareholders and proxies total 187,578,241shares, representing the company has 56.36% shares of 332,808,652 shares in issue.

Attendance Director：

Hua-Zhan Investment Co., Ltd. Representative：W.L. You、

Fu-Da Investmet Co., Ltd. Representative：C.H. Lu、

Fu-Yi Investmet Co., Ltd. Representative：W.G. Tuan

Attendance Independent Director： C.J. Wu、H.K. Li、M.Y. Ho

Attendance：KPMG joint CPA－C.W. Chuang accountant.
Y.Y. Chung lawyer.

Chairperson：Wu Lung Yu **Minutes**：Shu Qin Huang

The meeting begins.

Statement by the Chairperson: (onitted)

Management Presentations

Proposal 1

Proposal: 2024 Business Report

Explanation: Please refer to the following for the Company’s year 2024 Business Report:

2024 Business Report

Dear Shareholders,

Looking back in year 2024, Taiwan's real estate market saw significant changes due to the Ministry of Finance and the Ministry of the Interior jointly launching the "New Youth Easy Home Mortgage" program, offering a low-interest rate, along with a remarkable surge in the stock market. This led to a large inflow of funds into the real estate market. Additionally, the electricity price hike triggered inflation expectations, further driving up property prices and transaction volumes. However, by the third quarter, it was reported that bank lending levels were nearing the limit set by Article 72-2 of the Banking Act. In response, the Central Bank announced the strictest mortgage restrictions in history, implementing selective credit controls. Banks subsequently adopted tighter lending measures, with reports of long queues for loan disbursements, reduced loan-to-value ratios, and higher interest rates. These actions quickly caused the real estate market to cool down. In the fourth quarter, the joint venture subsidiary of the company and Mitsui Fudosan Taiwan, Mitsubashi Development, launched the "J PARK" pre-sale project. In terms of operating income, completed properties such as "Palace Forever" and "Central Park", some land for roads, delivery of pre-sale project, "New Era Garden 2", rental income from "MGH Mitsui Garden Hotel" and "World Trade Plaza" contributed to the company’s revenue. However, due to the timing of the handover of key projects, the company’s revenue for 2024 decreased compared to the previous year.

A. Operating Performance in 2024

1. Achievement of operating plan

   We have achieved 2024 revenue of NT$2,449,455K, compared with NT$3,233,143K in 2023, adecrease of NT$783,688K.

And we have achieved 2024 net income of NT209,692K, compared with 243,165K in 2023, an decrease of NT$33,473K.

The main reason for the decrease in both revenue and operating costs this year is the completion and delivery of "Palace Forever" and "Central Park" properties, the sale of some land for roads, the pre-sale and delivery of "New Era Garden 2," as well as rental income from "MGH Mitsui Garden Hotel" and "World Trade Plaza".

2. Budget implementation

Our company is not required to file a financial forecast for fiscal year 2024 and 2023.

3. Financial revenue and expenditure

Financial expenditures include capitalized interest expense NT$679,553K in 2024and NT$636,883K in 2023. It increased NT$42,670K. Mainly due to the current cycle of construction in progress and Taiwan's interest rate hike Therefore, interest expenses increased in 2024.

4. Profitability analysis

<table>
<tr><th colspan="2">Item</th><th>Year 2024</th><th>Year 2023</th></tr>
<tr><td colspan="2">ROA (%)</td><td>1.06</td><td>1.43</td></tr>
<tr><td colspan="2">ROE (%)</td><td>1.54</td><td>1.79</td></tr>
<tr><td rowspan="2">As a % of paid in capital</td><td>Op. income</td><td>9.28</td><td>20.16</td></tr>
<tr><td>Pretax profit</td><td>6.30</td><td>7.31</td></tr>
<tr><td colspan="2">Net margin (%)</td><td>7.79</td><td>6.80</td></tr>
<tr><td rowspan="2">EPS (NT$)</td><td>Diluted earnings per share</td><td>0.61</td><td>0.69</td></tr>
<tr><td>Adjusted diluted earnings per share</td><td>-</td><td>-</td></tr>
</table>

Our analysis is derived from the above figures:

The main operations for year 2024 were primarily reflected in the revenue aspect, including the completion and delivery of "Palace Forever" and "Central Park" properties, the sale of some land for roads, the pre-sale and delivery of "New Era Garden 2," as well as rental income from "MGH Mitsui Garden Hotel" and "World Trade Plaza." These factors led to a decrease in both revenue and operating costs, resulting in an overall reduction in gross profit.

5. Research and development status

(1) Constructions planning and design: In order to design better projects, the location and the corresponding environment must be appealing. In addition, we must evaluate and balance our customer needs against the construction laws set by the government to ensure that the project will be satisfactory to both parties upon completion. In order to do so, we will be incorporating computerized simulation and planning software.

(2) Construction and management: Our construction department strives to study various technologies and building materials to improve efficiency and bring down construction costs.

(3) Market research: To truly understand the property market, our marketing department studies land and property market data from various areas regularly and uses the analyzed data as a basis for positioning new projects and marketing strategies.

B. Business plan in 2025

Looking forward to year 2025, with U.S. President Donald Trump returning to the White House, his "reciprocal tariff" policy is unfavorable to globalization and free trade. The timing of a rate cut by the Federal Reserve has yet to be determined. Domestically, after the seventh wave of selective credit controls, banks are required to reduce their loan concentration, leading to higher mortgage interest rates and lower loan-to-value ratios, which has resulted in a lack of confidence in the market’s buying activity. Furthermore, after a significant price increase in the previous year, investors have exited the market, with a shift towards customers seeking stable self-use or long-term property investments. The real estate market is entering an adjustment phase, with a trend of reduced transaction volume and slower deal-making speed. For the company’s projects, including the "Dazhi" in Taipei, "Yongkang" in Tainan, and "Zhongli 146" in Taoyuan, sales strategies or project launch times will be adjusted according to market conditions, and there may be opportunities to join the sales lineup, contributing to future revenue and profits.

Revenue recognition for the year 2025 will focus on the completion and delivery of "New Era Garden 2" and the projects "New Era Garden 1" and "Garden Park." In addition, rental income from rental income assets such as

"World Trade Plaza" and "MGH Mitsui Garden Hotel" will also contribute to revenue recognition. It is expected that this year's revenue and profits will increase compared to previous years.

We have our 2025 operation schedule below:

1. Business objectives

   (1) Accelerate land-bank development and continue to acquire quality land bank.

   (2) Position our projects within proper niches.

   (3) Maintain strong construction quality and good cost management.

   (4) Sustain sound financial planning and financing strategy.

   (5) Develop assets generate long-term rental income.

2. Sales forecast and sales policy

   In 2025, the Company's revenue will be aimed for the projects, “New Era Garden 1” and “Garden Park”, and contribute form the completed projects, “New Era Garden 2”. Rental income from assets such as "MGH Mitsui Garden Hotel" and "World Trade Plaza" will be also recognized as operating revenue.

3. Construction and marketing strategies

   (1) Construction

   - ◆ The development is based on the whole of Taiwan (all counties and cities).
   - ◆ Focus on residential property and office building.

   (2) Marketing

   - ◆ Design projects based on targeted customer’s demand and consumption power.
   - ◆ Base our marketing strategy on project plans and Taipei city development to maintain profitability.

C. Future developing strategies and effects of external competition, legal and macroeconomic environment:

1. Hong Pu is major in Taipei City and New Taipei City, as well as some potential areas outside greater Taipei. We prefer to choose convenient transportation and life function land-piece to developing selfowned, joint venture or renewal projects. Beside residential buildings, we will put

efforts on rent or sale of commercial office buildings.

2. Property development is not only high capital density, but also professional skills of land acquiring and product positioning and project planning. We have competitive strength of market research, quality control and solid financial situation to build up brand name.
3. Although it has entered a cycle of interest rate hikes, domestic interest rates are still at a low level and our healthy financial structure, we plan to develop long-term income properties and adjust business strategies.
4. As a result of the Ministry of the Interior's introduction of amendments to the “Equalization of Land Rights Act”, it makes high sales price projects market is slow. The public still has demand for anti-inflation, especially the large population in the capital living area of Keelung, Taipei, New Taipei and Taoyuan. Fundamental and middle sales price projects become main stream.

All of our management team will endeavor to accomplish the goals set for the year. Thank you for your continued support and encouragement.

Yours sincerely,

Chairman：Hua-Zhan Investment Co., Ltd

Designated Representative: W.L. Yu

C.E.O. ：W.K. Tuan

Manager of accounting dept：P.S. Liu

Proposal 2

Proposal: Audit Committee’s Review Report on the 2024 Financial Statements

Explanation: 1. The 2024 Financial Statements and Business Report were audited by independent auditors and examined by the Audit Committee of the Company.

2. Please refer to page 9 to 16 for the 2024 Financial Statements and Business Report.

Audit Report by the Audit Committee

The Board of Directors has submitted the Company's 2024 annual business report, financial statements and profit distribution proposal, among which the finance report has been entrusted to the certified public accountants, Chuang Chun Wei and Hsu Ming Fang of KPMG Taiwan for auditing to generate an audit report. The audit Committee has verified the above-mentioned business report, financial statements and profit distribution proposal. No discrepancy is found and the committee hereby presents the report in accordance with Article 14-5 of the “Securities and Exchange Act” and Article 219 of th “Company Act” for your approval.

Hong Pu Real Estate Development Co., Ltd.

Convener: 李碧淑

B.S. LI

April 30, 2025

Independent Auditors' Report

To the Board of Directors of Hong Pu Real Estate Development Co., Ltd.:

Opinion

We have audited the financial statements of Hong Pu Real Estate Development Co., Ltd. ("the Company"), which comprise the balance sheet as of December 31, 2024 and 2023, the statement of comprehensive income, changes in equity and cash flows for the years then ended, and notes to the financial statements, including a summary of material accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financialposition of the Company as of December 31, 2024 and 2023, and its financial performance and its cash flowsfor the years then ended in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers.

Basis for Opinion

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

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined the matters described below to be the key audit matters to be communicated in our report.

1. Revenue recognition

   Refer to note 4 (m) for the relevant accounting policy regarding recognition of revenue, and refer to note 6(s) for relevant disclosures.

   Description of key audit matter:

   The main operation income of the Company is derived from the sales of premises. Sales customers are numerous and scattered, and the income-related control mostly relies on manual execution. Therefore, the recognition of revenue has been identified as one of the key audit matters in conducting the examination of the financial statement.

How the matter was addressed in our audit:

Our principal audit procedures included:

- Compare the policy concerning the revenue recognition with the accounting standards, in order to assess the appropriateness of the policy adopted by the Company.
- Inspect the main compositions of the revenue through review the sales contract to verify the authenticity of transaction and confirm whether the timing of recognition matches with accounting policies and standards.

2. Inventory valuation

Refer to note 4 (g) for accounting policy regarding the inventories valuation; refer to note 5 for accounting estimation and assumption of the inventories valuation; please refer to note 6 (d) for relevant inventory disclosures.

Description of key audit matter:

In the financial statements, inventory is measured at the lower of the cost or net realizable value. Due to legal regulations and the economic cycle, which affect the transaction volume and sales in the real estate market, the gross profit of related products may be affected, resulting in the risk that the inventory cost may be higher than the net realizable value.

How the matter was addressed in our audit:

Our principal audit procedures included:

- Evaluating whether the inventory estimate was in accordance with business cycle and other economic decree.
- Evaluating whether the market price data provided have been updated on regular or irregular basis to reflect the real economic situation.
- Obtaining understanding of current market trends and business strategies from management, and soliciting sufficient audit evidence to ascertain the accurateness of inventory valuation.

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

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Regulations Governing the Preparation of Financial Reports by Securities Issuers, and with the IFRSs, IASs, IFRC, SIC endorsed and issued into effect by the Financial Supervisory Commission of the Republic of China, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Those charged with governance (including the Audit Committee or supervisors) are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibilities for the Audit of the Financial Statements

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

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

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

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

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

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

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

6. Obtain sufficient and appropriate audit evidence regarding the financial information of the investment in other entities accounted for using the equity method to express an opinion on this financial statements. We are responsible for the direction, supervision and performance of the audit. We remain solely responsible for our audit opinion.

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

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

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

The engagement partners on the audit resulting in this independent auditors' report are Chuang Chun Wei and Hsu Ming Fang.

KPMG

Taipei, Taiwan (Republic of China)

March 05, 2025

Notes to Readers

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

The independent auditors' report and the accompanying parent company only financial statements are the English translation of the Chinese version prepared and used in the Republic of China. If there is any conflict between, or any difference in the interpretation of the English and Chinese language independent auditors' report and parent company only financial statements, the Chinese version shall prevail

Independent Auditors' Report

To the Board of Directors of Hong Pu Real Estate Development Co., Ltd.:

Opinion

We have audited the consolidated financial statements of Hong Pu Real Estate Development Co., Ltd. and its subsidiaries ("the Group"), which comprise the consolidated balance sheet as of December 31, 2024 and 2023, the consolidated statement of comprehensive income, changes in equity and cash flows for the years then ended, and notes to the consolidated financial statements, including a summary of material accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of Hong Pu Real Estate Development Co., Ltd. and its subsidiaries as at December 31, 2024 and 2023, and its consolidated financial performance and its consolidated cash flows for the years then ended in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers and with the International Financial Reporting Standards ("IFRSs"), International Accounting Standards (" IASs"), Interpretations developed by the International Financial Reporting Interpretations Committee ("IFRIC") or the former Standing Interpretations Committee ("SIC") endorsed and issued into effect by the Financial Supervisory Commission of the Republic of China.

Basis for Opinion

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

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined the matters described below to be the key matters to be communicated in our report.

1. Revenue Recognition

   Please refer to note 4 (m) for the relevant accounting policy regarding recognition of revenue, and refer to note 6 (r) for relevant disclosures.

   Description of key audit matter:

   The main operation income of Hong Pu Real Estate Development Co., Ltd. and its subsidiaries is derived from the sales of premises. Sales customers are numerous and scattered, and the income-related control mostly relies on manual execution. Therefore, the recognition of revenue has been identified as one of the key audit matters in conducting the examination of the financial statement.

How the matter was addressed in our audit:

Our principal audit procedures included:

- Compare the policy concerning the revenue recognition with the accounting standards, in order to assess the appropriateness of the policy adopted by Hong Pu Real Estate Development Co., Ltd. and its subsidiaries.
- Inspect the main compositions of the revenue through review the sales contract to verify the authenticity of transaction and confirm whether the timing of recognition matches with accounting policies and standards.

2. Inventory valuation

Please refer to note 4 (h) for accounting policy regarding the inventories valuation; refer to note 5 for accounting estimation and assumption of the inventories valuation; please refer to note 6 (d) for relevant inventory disclosures.

Description of key audit matter:

In the consolidated financial statements, inventory is measured at the lower of the cost and net realizable value. Due to legal regulations and the economic cycle, which affect the transaction volume and sales in the real estate market, the gross profit of related products may be affected, resulting in the risk that the inventory cost may be higher than the net realizable value.

How the matter was addressed in our audit:

Our principal audit procedures included:

- Evaluating whether the inventory estimate was in accordance with business cycle and other economic decree.
- Evaluating whether the market price data provided have been updated on regular or irregular basis to reflect the real economic situation.
- Otaining understanding of current market trends and business strategies from management, and soliciting sufficient audit evidence to ascertain the accurateness of inventory valuation.

Other Matter

Hong Pu Real Estate Development Co., Ltd. has prepared its parent-company only financial statements as of and for the years ended December 31, 2024 and 2023, on which we have issued an unqualified opinion.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with Regulations Governing the Preparation of Financial Reports by Securities Issuers, and with the IFRSs, IASs, IFRC, SIC endorsed and issued into effect by the Financial Supervisory Commission of the Republic of China, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing Hong Pu Real Estate Development Co., Ltd. and its subsidiaries ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate Hong Pu Real Estate Development Co., Ltd. and its subsidiaries or to cease operations, or has no realistic alternative but to do so.

Those charged with governance (including the Audit Committee or supervisors) are responsible for overseeing Hong Pu Real Estate Development Co., Ltd. and its subsidiaries financial reporting process.

Auditors' Responsibilities for the Audit of the Consolidated Financial Statements

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

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

1. Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
2. Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Hong Pu Real Estate Development Co., Ltd. and its subsidiaries internal control.
3. Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
4. Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on Hong Pu Real Estate Development Co., Ltd. and its subsidiaries ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause Hong Pu Real Estate Development Co., Ltd. and its subsidiaries to cease to continue as a going concern.

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

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

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

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

The engagement partners on the audit resulting in this independent auditors' report are Chuang Chun Wei and Hsu Ming Fang.

KPMG

Taipei, Taiwan (Republic of China)

March 05, 2025

Notes to Readers

The accompanying Consolidated Financial Statements are intended only to present the statement of financial position, financial performance and its cash flows in accordance with the 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.

The independent auditors' report and the accompanying Consolidated Financial Statements are the English translation of the Chinese version prepared and used in the Republic of China. If there is any conflict between, or any difference in the interpretation of the English and Chinese language independent auditors' report and Consolidated Financial Statements, the Chinese version shall prevaill.

Proposal 3

Proposal: Report of the 2024 Employees' Remuneration and Remuneration of Directors.

Explanation: Report of the 2024 Employees' Remuneration and Remuneration of Directors.

1. Profits of 2024 audited by KPMG is NT$213,693,002 before deducting remuneration of directors NT$4,400,000 and employees' remuneration NT$7,500,000 (operating expenses NT$5,177,250 + construction in progress – project expenses NT$2,322,750). In the Article 25 of Incorporation, employees' remuneration is not less than 1% of profits and remuneration of directors is not exceed 3% of profits.
2. Remuneration of directors is 2.06% of profits, NT$4,400,000. Employees' compensation is 3.51% of profits, NT7,500,000.
3. Remuneration of directors will be distributed by cash NT$4,400,000. Employees' remuneration will be distributed by cash NT$7,500,000. Employee including the employees of subsidiaries of the company. Qualification requirements of employees are specified in the procedures for employees' compensation of the company.

Proposal 4

Proposal: Report of Related Party Transaction.

Explanation: The Company's Board of Directors approved the proposed sale of 1 unit and 2 parking spaces of the pre-sale project, "GRAND PARK", to the Executive Assistant to Chairman (Currently C.E.O.), W. K. Tuan, on May 7, 2024. The transaction price of NT$48.11 million dollars was in accordance with the Company's "Regulations for Discount on House Purchasing of Employees" for subscription. And, the contract was signed on May 28, 2024. The payment conditions are not significantly different from those of non-related parties.

Proposals

Proposal 1 【**Proposed by the Board**】

Proposal: Adoption of the 2024 Business Report and Financial Statements.

Explanation: 1. The Company's Financial Statements, including the balance sheets, statements of comprehensive income, statements of changes in equity, and statement of cash flows, were audited by independent auditors, Mr. C. W. Chuang and Miss M. F. Hsu of KPMG Certified Public Accountants. Also, Business Report has been examined by the Audit committee of the Company. Please ratify the Financial Statements.

2. Please refer to page 19 to 26 for The Company's Financial Statements to this Agenda Manual.

Voting results: Total number of voting rights: 186,811,566.

Voting results	Ratio
Affirmative rights: 179,461,121 (e-voting: 174,475,002is included)	96.065%
Negative rights: 21,520 (e-voting: 21,520 is included)	0.012%
Abstention rights: 7,328,925	3.923%
Invalid rights: 0	0.000%

Resolution: Approved the proposal by board of directors by vote.

(English Translation of Parent Company Only Financial Statements Originally Issued in Chinese)

HONG PU REAL ESTATE DEVELOPMENT CO., LTD.

Balance Sheets

December 31, 2024 and 2023

(Expressed in thousands of New Taiwan dollars)

		December 31, 2024		December 31, 2023	
	Assets	**Amount**	**%**	**Amount**	**%**
	Current assets:				
1100	Cash and cash equivalents (note 6(a))	$ 1,347,324	3	1,077,936	3
1110	Financial assets at fair value through profit and loss (note 6(b))	-	-	-	-
1150	Notes receivable, net (note 6(c)(s))	57,657	-	165,796	-
1170	Accounts receivable, net (note 6(c)(s))	30,746	-	126,534	-
1210	Other receivable-related parties (note 7)	3,960	-	683	-
1220	Current income tax assets	1,502	-	1,660	-
1320	Inventories (note 6(d), 8 and 9)	31,831,720	75	30,515,118	75
1410	Prepayments (note 9)	478,022	1	376,403	1
1476	Other financial assets-current (note 6(s))	3,400,502	8	2,658,489	7
1479	Other current assets (note 9)	4,094	-	84,538	-
1480	Incremental costs of obtaining a contract	1,634,373	4	1,536,737	4
	Total current assets	38,789,900	91	36,543,894	90
	Non-current assets:				
1550	Investments accounted for using equity method (note 6(e))	646,033	2	615,655	2
1600	Property, plant and equipment (note 6(f) and 8)	74,693	-	76,205	-
1755	Right-of-use assets (note 6(g))	131,432	-	2,862,677	8
1760	Investment property, net (note 6(h) and 8)	2,646,092	7	2,862,677	8
1920	Refundable deposits (note 9)	100,538	-	191,272	-
1990	Other assets	133,993	-	162,239	-
	Total non-current assets	3,732,781	9	3,908,048	10
	Total assets	$ 42,522,681	100	40,451,942	100

		December 31, 2024		December 31, 2023	
	Liabilities and Stockholders' Equity	**Amount**	**%**	**Amount**	**%**
	Current liabilities:				
2100	Short-term loans (notes 6(i),7 and 8)	$ 13,105,091	31	12,831,180	32
2110	Short-term notes and bills payable (note 6(i),7 and 8)	5,707,482	13	5,907,554	15
2130	Current contract liabilities (note 6(s),7 and 9)	7,022,857	17	5,029,653	12
2150	Notes payable	39,637	-	71,577	-
2170	Accounts payable	488,189	2	324,446	1
2200	Other payable	132,973	-	438,039	1
2280	Current lease liabilities (note 6(m))	11,043	-	-	-
2322	Current portion of long-term borrowings (note 6(k), 7 and 8)	200,000	-	-	-
2399	Other current liabilities	58,805	-	54,398	-
	Total current liabilities	26,766,077	63	24,656,847	61
	Non-current liabilities:				
2530	Bonds payable (notes 6(l))	1,000,000	2	1,000,000	2
2540	Longt-term borrowings (notes 6(k),7 and 8)	2,860,000	7	3,060,000	8
2580	Non-current lease liabilities (note 6(m))	124,500	-	-	-
2600	Other non-current liabilities	7,773	-	8,476	-
	Total non-current liabilities	3,992,273	9	4,068,476	10
	Total liabilities	30,758,350	72	28,725,323	71
	Equity:				
3110	Common stock (note 6(q))	3,328,087	8	3,328,087	8
3200	Capital surplus (note 6(q))	2,042,348	5	2,042,348	5
	Retained earnings (note 6(q)):				
3310	Appropriated as legal capital reserve	2,002,163	5	1,979,059	5
3350	Unappropriated earnings	4,391,733	10	4,377,125	11
		6,393,896	15	6,356,184	16
	Total equity	11,764,331	28	11,726,619	29
	Total liabilities and equity	$ 42,522,681	100	40,451,942	100

See accompanying notes to financial statements.

(English Translation of Parent Company Only Financial Statements Originally Issued in Chinese)

HONG PU REAL ESTATE DEVELOPMENT CO., LTD.

Statements of Comprehensive Income

For the years ended December 31, 2024 and 2023

(Expressed in thousands of New Taiwan dollars except earnings per Share)

		2024		2023	
		Amount	%	Amount	%
	Operating revenue:				
4300	Rental revenue (note 6(n)(s) and 7)	$ 179,190	7	179,567	6
4511	Construction contract revenue (note 6(s))	2,269,778	93	3,051,896	94
	Net operating revenue	2,448,968	100	3,231,403	100
	Operating cost:				
5300	Rental Cost	84,731	3	77,851	2
5510	Construction contract cost	1,807,829	74	2,246,588	70
	Net operating cost	1,892,560	77	2,324,439	72
	Gross profit	556,408	23	907,024	28
	Operating expenses(note6(m)(o)(t) and 7):				
6100	Selling expenses	190,524	8	195,358	6
6200	Administrative expenses	53,241	2	39,106	1
	Total operating expenses	243,765	10	234,464	7
	Operating income	312,643	13	672,560	21
	Non-operating income and expenses (note 6(l)(m)(u) and 7):				
7100	Interest income	22,485	1	13,723	-
7010	Other income	19,126	1	27,167	1
7020	Other gains and losses	200,821	8	(11,878)	-
7050	Finance costs	(311,453)	(13)	(431,989)	(14)
7060	Share of profit of investment in associates and subsidiaries accounted for using equity method	(20,622)	(1)	(15,321)	-
	Total non-operating income and expenses	(89,643)	(4)	(418,298)	(13)
7900	**Profit before tax**	223,000	9	254,262	8
7951	**Less: income tax expenses (note 6(p))**	18,884	1	23,220	1
8200	**Profit**	204,116	8	231,042	7
	Other comprehensive income:				
8360	**Items that may be reclassified subsequently to profit or loss:**				
8399	Income tax related to components of other comprehensive income that will be reclassified to profit or loss	-	-	-	-
8300	**Other comprehensive income (after tax)**	-	-	-	-
8500	**Total comprehensive income**	**$ 204,116**	**8**	**231,042**	**7**
	Earnings per share (note 6(r)):				
9750	**Basic earnings per share (NT dollars)**	**$ 0.61**		**0.69**	
9850	**Diluted earnings per share (NT dollars)**	**$ 0.61**		**0.69**	

See accompanying notes to financial statements.

(English Translation of Parent Company Only Financial Statements Originally Issued in Chinese)

HONG PU REAL ESTATE DEVELOPMENT CO., LTD.

Statements of Changes in Equity

For the years ended December 31, 2024 and 2023

(Expressed in thousands of New Taiwan dollars)

			Retained earnings			
	Common stock	**Capital surplus**	**Legal reserve**	**Unappropriated earnings**	**Total**	**Total equity**
Balance at January 1, 2023	$ 3,328,087	2,042,348	1,979,059	4,312,488	6,291,547	11,661,982
Profit	-	-	-	231,042	231,042	231,042
Other comprehensive income	-	-	-	-	-	-
Total comprehensive income	-	-	-	231,042	231,042	231,042
Appropriation and distribution of retained earnings:						
Cash dividends	-	-	-	(166,405)	(166,405)	(166,405)
Balance at December 31, 2023	3,328,087	2,042,348	1,979,059	4,377,125	6,356,184	11,726,619
Profit	-	-	-	204,116	204,116	204,116
Other comprehensive income	-	-	-	-	-	-
Total comprehensive income	-	-	-	204,116	204,116	204,116
Appropriation and distribution of retained earnings:						
Legal reserve	-	-	23,104	(23,104)	-	-
Cash dividends	-	-	-	(166,404)	(166,404)	(166,404)
Balance at December 31, 2024	**$ 3,328,087**	**2,042,348**	**2,002,163**	**4,391,733**	**6,393,896**	**11,764,331**

See accompanying notes to financial statements.

(English Translation of Parent Company Only Financial Statements Originally Issued in Chinese)
HONG PU REAL ESTATE DEVELOPMENT CO., LTD.

Statements of Cash Flows

For the years ended December 31, 2024 and 2023

(Expressed in thousands of New Taiwan dollars)

	2024	2023
Cash flows from (used in) operating activities:		
Profit before income tax	$ 223,000	254,262
Adjustments:		
Adjustments to reconcile profit and loss:		
Depreciation expense	31,708	29,410
Amortization expense	756	192
Interest expenses	311,453	431,989
Interest income	(22,485)	(13,723)
Recognized share of profit of investment in associates accounted for using equity method	20,622	15,321
Gain on disposal of Investment property	(211,826)	-
Total adjustments to reconcile profit and loss	130,228	463,189
Net changes in operating assets and liabilities:		
Notes receivable	108,139	(153,512)
Accounts receivable	95,788	(111,390)
Other receivable-related parties	(3,277)	1,112
Inventories	(972,388)	(16,947)
Prepayments	(101,619)	(15,901)
Other current assets	34,093	(31,638)
Incremental costs of obtaining a contract	(97,636)	(641,551)
Other financial assets	(742,013)	(241,463)
Notes payable	(31,940)	20,726
Accounts payable	163,743	157,634
Other payable	(299,091)	243,254
Current contract liabilities	1,993,204	1,067,495
Other current liabilities	4,407	2,325
Total changes in operating assets / liabilities, net	151,410	280,414
Total adjustments	281,638	743,603
Cash flows from operations	504,638	997,865
Interest received	22,591	13,610
Interest paid	(660,731)	(601,440)
Income tax paid	(18,726)	(24,551)
Net cash flows from (used in) operating activities	(152,228)	385,484
Cash flows used in investing activities:		
Investments accounted for using equity method	(51,000)	-
Acquisition of property, plant and equipment	(480)	-
Increase in refundable deposits	(5,204)	(113,466)
Decrease in refundable deposits	142,183	77,893
Proceeds from disposal of investment property	401,895	-
Decrease (Increase) in other non-current assets	27,490	(52,984)
Net cash flows from (used in) investing activities	514,884	(88,557)
Cash flows from (used in) financing activities:		
Increase in short-term borrowings	21,904,911	19,290,500
Decrease in short-term borrowings	(21,631,000)	(19,527,300)
Increase in short-term notes and bills payable	33,095,299	27,482,925
Decrease in short-term notes and bills payable	(33,295,371)	(26,991,263)
Increase in bonds payable	-	500,000
Proceeds from long-term borrowings	3,060,000	-
Repayment of long-term borrowings	(3,060,000)	-
(Decrease) Increase in other non-current liabilities	(703)	643
Cash dividends paid	(166,404)	(166,405)
Net cash flows (used in) from financing activities	(93,268)	589,100
Net increase in cash and cash equivalents	269,388	886,027
Cash and cash equivalents, at beginning of period	1,077,936	191,909
Cash and cash equivalents, at end of period	$ 1,347,324	1,077,936

See accompanying notes to financial statements.

(English Translation of Consolidated Financial Statements Originally Issued in Chinese)

HONG PU REAL ESTATE DEVELOPMENT CO., LTD. AND SUBSIDIARIES

Consolidated Balance Sheets

December 31, 2024 and 2023

(Expressed in thousands of New Taiwan dollars)

	Assets	December 31, 2024 Amount	%	December 31, 2023 Amount	%
	Current assets:				
1100	Cash and cash equivalents (note 6(a))	$ 1,422,876	3	1,090,050	3
1110	Financial assets at fair value through profit and loss (note 6(b))	-	-	-	-
1150	Notes receivable, net (note 6(c)(r))	57,657	-	165,844	-
1170	Accounts receivable, net (note 6(c)(r))	34,636	-	126,534	-
1210	Other receivable-related parties (note 7)	-	-	683	-
1220	Current income tax assets	1,568	-	1,667	-
1320	Inventories (notes 6(d), 8 and 9)	33,898,390	76	32,526,495	78
1410	Prepayments (note 9)	507,451	1	386,483	1
1476	Other financial assets-current (note 6(r))	3,878,449	9	2,658,489	6
1479	Other current assets (note 9)	4,848	-	84,538	-
1480	Incremental costs of obtaining a contract	1,855,861	4	1,536,737	4
	Total current assets	41,661,736	93	38,577,520	92
	Non-current assets:				
1600	Property, plant and equipment (note 6(e) and 8)	74,693	-	76,205	-
1755	Right-of-use assets (note 6(f))	131,432	-	2,862,677	7
1760	Investment property, net (note 6(g) and 8)	2,646,092	7	2,862,677	7
1920	Refundable deposits (note 9)	120,354	-	201,272	1
1990	Other assets	134,867	-	163,113	-
	Total non-current assets	3,303,267	7	3,303,267	8
	Total assets	$ 44,769,174	100	41,880,787	100

	Liabilities and Stockholders' Equity	December 31, 2024 Amount	%	December 31, 2023 Amount	%
	Current liabilities:				
2100	Short-term loans (notes 6(h),7 and 8)	$ 13,995,091	31	13,661,180	33
2110	Short-term notes and bills payable (notes 6(i), 7 and 8)	5,707,482	13	5,907,554	14
2130	Current contract liabilities (note 6(r),7 and 9)	7,492,897	17	5,029,653	12
2150	Notes payable	39,637	-	71,577	-
2170	Accounts payable	498,466	1	324,946	1
2200	Other payable	366,776	1	440,805	1
2280	Current lease liabilities (note 6(l))	11,043	-	-	-
2322	Current portion of long-term borrowings (notes 6(j), 7 and 8)	200,000	-	-	-
2399	Other current liabilities	70,320	-	54,341	-
	Total current liabilities	28,381,712	63	25,490,056	61
	Non-current liabilities:				
2530	Bonds payable (note 6(k))	1,000,000	2	1,000,000	2
2540	Long-term borrowings (notes 6(j),7 and 8)	2,860,000	7	3,060,000	8
2580	Non-current lease liabilities (note 6(l))	124,500	-	-	-
2600	Other non-current liabilities	7,803	-	8,976	-
	Total non-current liabilities	3,992,303	9	4,068,976	10
	Total liabilities	32,374,015	72	29,559,032	71
	Equity:				
3110	Common stock (note 6(m))	3,328,087	7	3,328,087	8
3200	Capital surplus (note 6(m))	2,042,348	5	2,042,348	5
	Retained earnings: (note 6(m))				
3310	Appropriated as legal capital reserve	2,002,163	4	1,979,059	5
3350	Unappropriated earnings	4,391,733	10	4,377,125	10
		6,393,896	14	6,356,184	15
	Total Equity attributable to owners of parent:	11,764,331	26	11,726,619	28
36XX	Non-controlling interests	630,828	2	595,136	1
	Total equity	12,395,159	28	12,321,755	29
	Total liabilities and equity	$ 44,769,174	100	41,880,787	100

See accompanying notes to consolidated financial statements.

(English Translation of Consolidated Financial Statements Originally Issued in Chinese)

HONG PU REAL ESTATE DEVELOPMENT CO., LTD. AND SUBSIDIARIES

Consolidated Statements of Comprehensive Income

For the years ended December 31, 2024 and 2023

(Expressed in thousands of New Taiwan dollars except earnings per share)

		2024		2023	
		Amount	%	Amount	%
	Operating revenue:				
4300	Rental revenue (note 6(m)(r) and 7)	$ 179,677	7	181,247	6
4511	Construction contract revenue (note 6(r))	2,269,778	93	3,051,896	94
	Net operating revenue	2,449,455	100	3,233,143	100
	Operating cost:				
5300	Rental Cost	84,731	3	77,855	2
5510	Construction contract cost	1,807,829	74	2,246,588	70
	Net operating cost	1,892,560	77	2,324,443	72
	Gross profit	556,895	23	908,700	28
	Operating expenses (notes 6(l)(n)(s) and 7):				
6100	Selling expenses	191,889	8	196,018	6
6200	Administrative expenses	56,257	2	41,575	1
	Total operating expenses	248,146	10	237,593	7
	Operating income	308,749	13	671,107	21
	Non-operating income and expenses(note6(k)(l)(t) and 7):				
7100	Interest income	23,095	-	13,815	-
7010	Other income	12,368	1	23,395	1
7020	Other gains and losses	200,819	-	(11,878)	-
7050	Finance costs	(335,339)	(14)	(453,274)	(14)
	Total non-operating income and expenses	(99,057)	(4)	(427,942)	(13)
7900	**Profit before tax**	209,692	9	243,165	8
7951	**Less: income tax expenses (note 6(o))**	18,884	1	23,220	1
8200	**Profit**	190,808	8	219,945	7
	Other comprehensive income:				
8360	**Items that may be reclassified subsequently to profit or loss:**				
8399	Income tax related to components of other comprehensive income that will be reclassified to profit or loss	-	-	-	-
8300	**Other comprehensive income (after tax)**	-	-	-	-
8500	**Total comprehensive income**	**$ 190,808**	**8**	**219,945**	**7**
	Profit (loss) attributable to:				
8610	Shareholders of the parent	$ 204,116	8	231,042	7
8620	Non-controlling interests	(13,308)	-	(11,097)	-
	Profit	**$ 190,808**	**8**	**219,945**	**7**
	Total comprehensive income attributable to:				
8710	Shareholders of the parent	$ 204,116	8	231,042	7
8720	Non-controlling interests	(13,308)	-	(11,097)	-
	Other comprehensive income	**$ 190,808**	**8**	**219,945**	**7**
	Earnings per share (note 6(q)):				
	Basic earnings per share (NT dollars)	**$ 0.61**		**0.69**	
	Diluted earnings per share (NT dollars)	**$ 0.61**		**0.69**	

See accompanying notes to consolidated financial statements.

(English Translation of Consolidated Financial Statements Issued in Chinese)

HONG PU REAL ESTATE DEVELOPMENT CO., LTD. AND SUBSIDIARIES

Consolidated Statements of Changes in Equity

For the years ended December 31, 2024 and 2023

(Expressed in thousands of New Taiwan dollars)

	Equity attributable to owners of parent							
			Retained earnings					
	Common stock	Capital surplus	Legal reserve	Unappropriated earnings	Total	Total equity attributable to ower of the parent	Non-controlling interests	Total equity
Balance at January 1, 2023	$ 3,328,087	2,042,348	1,917,059	4,312,488	6,291,547	11,661,982	606,233	12,268,215
Profit	-	-	-	231,042	231,042	231,042	(11,097)	219,945
Other comprehensive income	-	-	-	-	-	-	-	-
Total comprehensive income	-	-	-	231,042	231,042	231,042	(11,097)	219,945
Appropriations and distributions of retained earnings:								
Cash dividends	-	-	-	(166,405)	(166,405)	(166,405)	-	(166,405)
Balance at December 31, 2023	3,328,087	2,042,348	1,917,059	4,377,125	6,356,184	11,726,619	595,136	12,321,755
Profit	-	-	-	204,116	204,116	204,116	204,116	204,116
Other comprehensive income	-	-	-	-	-	-	-	-
Total comprehensive income	-	-	-	204,116	204,116	204,116	204,116	204,116
Appropriations and distributions of retained earnings:								
Legal reserve	-	-	23,104	(23,104)	-	-	-	-
Cash dividends	-	-	-	(166,404)	(166,404)	(166,404)	-	(166,404)
Non-controlling interests	-	-	-	-	-	-	49,000	49,000
Balance at December 31, 2024	$ 3,328,087	2,042,348	2,002,163	4,391,733	6,393,896	11,764,331	630,828	12,395,159

See accompanying notes to consolidated financial statements.

(English Translation of Consolidated Financial Statements Originally Issued in Chinese)

HONG PU REAL ESTATE DEVELOPMENT CO., LTD. AND SUBSIDIARIES

Consolidated Statements of Cash Flows

For the years ended December 31, 2024 and 2023

(Expressed in thousands of New Taiwan dollars)

	2024	2023
Cash flows from (used in) operating activities:		
Profit before income tax	$ 209,692	$ 209,692
Adjustments:		
Adjustments to reconcile profit and loss:		
Depreciation expense	31,708	31,708
Amortization expense	756	756
Interest expenses	335,339	335,339
Interest income	(23,095)	(23,095)
Gain on disposal of Investment property	(211,826)	(211,826)
Total adjustments to reconcile profit and loss	132,882	132,882
Net changes in operating assets and liabilities:		
Notes receivable	108,187	108,187
Accounts receivable	91,898	91,898
Other receivable-related parties	683	683
Inventories	(1,027,681)	(1,027,681)
Prepayments	(120,968)	(120,968)
Other current assets	33,339	33,339
Other financial assets	(1,219,960)	(1,219,960)
Incremental costs of obtaining a contract	(319,124)	(319,124)
Notes payable	(31,940)	(31,940)
Accounts payable	173,520	173,520
Other payable	(68,318)	(68,318)
Current contract liabilities	2,463,244	2,463,244
Other current liabilities	15,979	15,979
Total changes in operating assets / liabilities, net	98,859	98,859
Total adjustments	231,741	231,741
Cash flows from operations	441,433	441,433
Interest received	23,201	23,201
Interest paid	(684,353)	(684,353)
Income tax paid	(18,785)	(18,785)
Net cash flows from (used in) operating activities	(238,504)	(238,504)
Cash flows from (used in) investing activities:		
Acquisition of property, plant and equipment	(480)	(480)
Increase in refundable deposits	(15,020)	(15,020)
Decrease in refundable deposits	142,183	142,183
Proceeds from disposal of investment property	401,895	401,895
Decrease (increase) in other assets	27,490	27,490
Net cash flows (used in) from investing activities	556,068	556,068
Cash flows from (used in) financing activities:		
Increase in short-term borrowings	21,964,911	21,964,911
Decrease in short-term borrowings	(21,631,000)	(21,631,000)
Increase in short-term notes and bills payable	33,095,299	33,095,299
Decrease in short-term notes and bills payable	(33,295,371)	(33,295,371)
Increase in bonds payable	-	-
Proceeds from long-term debt	3,060,000	3,060,000
Repayments from long-term debt	(3,060,000)	(3,060,000)
(Decrease) increase (decrease) in other non-liabilities	(1,173)	(1,173)
Cash dividends paid	(166,404)	(166,404)
Changes in non-controlling interests	49,000	49,000
Net cash flows from financing activities	15,262	15,262
Net increase in cash and cash equivalents	332,826	332,826
Cash and cash equivalents, at beginning of period	1,090,050	1,090,050
Cash and cash equivalents, at end of period	**$ 1,422,876**	**$ 1,422,876**

See accompanying notes to consolidated financial statements.

Proposal 2 【Proposed by the Board】

Proposal: Adoption of the Proposal for Distribution of 2024 Profits

Explanation:

(1) 2024 net profit after tax is NT$204,115,752. After setting aside the legal reserve of NT$20,411,575 and then adding beginning retained earnings of NT$4,187,617,018 the un-appropriated retained earnings are NT$4,371,321,195 and the proposed dividend to shareholders is NT$166,404,326 cash dividend per share is NT$0.50. Based on the current number of issued shares, the retained earnings after distribution are NT$4,204,916,869.

(2) The distribution of cash dividends is rounded down to dollar, and residuals are distributed to the Employees' Welfare Committee.

(3) Upon the approval of the Annual Meeting of Shareholders, it is proposed that the Board of Directors be authorized to resolve the ex-dividend date, ex-rights date, and other relevant issues.

(4) In the event of change of number of shares, it is proposed that the Chairman will be authorized to adjust the cash to be distributed to each share based on the number of actual shares outstanding on the record date for distribution.

(5) Please refer to the Profit Distribution Table as follows:

Hong Pu Real Estate Development Co., Ltd.
Profit Distribution Table
Year 2024

（Unit: NTD$）

Items	Total
Beginning retained earnings	4,187,617,018
Add: net profit after tax	204,115,752
10% legal reserve	(20,411,575)
Distributable net profit	4,371,321,195
Distributable items:	
Cash Dividend to shareholders (per share NT$0.5)	166,404,326
Inappropriate retained earnings	4,204,916,869

Voting results: Total number of voting rights: 186,811,566

Voting results	Ratio
Affirmative rights: 179,575,144 (e-voting: 174,589,025 is included)	96.126%
Negative rights: 146,497 (e-voting:146,497 is included)	0.079%
Abstention rights:7,089,925	3.795%
Invalid rights: 0	0.000%

Resolution: Approved the proposal by board of directors by vote.

Discussion

Proposal 1 **【Proposed by the Board】**

Proposal: Amendment to the Company's "Articles of Incorporation".

Explanation: 1. Amendment to the Company's "Articles of Incorporation" is pursuant to the Taiwan-Stock letter No.1130021771 by Taiwan Stock Exchange Corporation on November 13, 2024. Please proceed to discuss.

2. Please refer to page 32 for the revised vision of Company's "Articles of Incorporation" to this Agenda Manual.

Voting results: Total number of voting rights: 186,811,566

Voting results	Ratio
Affirmative rights: 179,433,121 (e-voting: 174,447,002 is included)	96.050%
Negative rights: 288,520 (e-voting:288,520 is included)	0.155%
Abstention rights:7,089,925	3.795%
Invalid rights: 0	0.000%

Resolution: Approved the proposal by board of directors by vote.

Election

Proposal 1 【**Proposed by the Board**】

Proposal: Re-Election of the Directors a of the company

Explanation:

1. The term of directors is about to expire on June 14, 2025. According to Article of Incorporation, the company proposes to duly elect new Board members at this year's Annual Meeting of Shareholders.
2. The shareholders' meeting plan to elect 7 directors (4 Independent Directors included), and directors will take office immediately after shareholders' meeting. Their three-year term will start from June 19, 2025 and conclude on June 18, 2028.
3. 7 Directors (4 Independent Directors included) Table as follows:

Candidate Title	Candidate Name	Education	Experience	Present Position	Number of Shares
Director	Hua-Zhan Investment Co., Ltd Representative: W.L. Yu	EMBA, National Taiwan University of Science and Technology	Project Manager, Huang-Hsiang Construction Co., Ltd.	1. Chairman (institutional representative) and President, Hong Pu Real Estate Development Co., Ltd. 2. Director, Hong Pu Social Welfare and Charity Foundation 3. Supervisor, Chuan Yue Real Estate Development Co., Ltd. 4. Director (institutional representative), Mitsubashi Development Co., Lt	60,041,745
Director	Fu-Ta Investment Co., Ltd Representative: W.K. Tuan	Department of Architecture, NTUST	Executive Assistant to Chairman, Hong Pu Real Estate Development Co., Ltd.	1. Director (institutional representative) and C.E.O., Hong Pu Real Estate Development Co., Ltd. 2. Chairman (institutional representative), Chuan Yue Real Estate Development Co., Ltd. 3. Chairman (institutional representative), Mitsubashi Development Co., Ltd. 4. Chairman, Hong Pu Social Welfare and Charity Foundation	59,182,040
Director	Fu-Yi Investment Co., Ltd	N/A	N/A	N/A	4,581,077

Candidate Title	Candidate Name	Education	Experience	Present Position	Number of Shares
Independent Director	H.K. Li	Accounting, Fu Jen Catholic University	CPA, Answer CPAs Firm	CPA, Answer CPAs Firm	-
Independent Director	M.Y. Ho	Master of Science in Accounting, Fu Jen Catholic University	CPA, Answer CPAs Firm Adjunct Lecuurer, China University of Technology	CPA, Answer CPAs Firm	-
Independent Director	C.H. Lin	Master of Department of Business Administration, National Central University	1. Associate Researcher, Taiwan Institute of Economic Research 2. Assistant Researcher, Taiwan Institute of Economic Research	Associate Resercher Fellow, Taiwan Institute of Economic Research	-
Independent Director	P.J. Hsu	Deparement of Land Management and Development, Chang Jung Christian University	Manager, SHK CPAs	Manager, SHK CPAs	-

4. Please refer to page 43 to 45 for “Procedures for Election of Directors”.
5. Please elect.

Election results：

Directors total number of voting rights: 1, 301, 450, 962

elected list：

Identity	ID	Name	Number of election rights
Directors	12	Hua-Zhan Investment Co., Ltd Representative:W.L. Yu	308,682,914
Directors	13	Fu-Ta Investment Co., Ltd Representative: W.K. Tuan	304,665,896
Directors	1712	Fu-Yi Investment Co., Ltd	274,403,061
Independent Directors	A121******	C.W. Li	89,193,188
Independent Directors	Q122******	M.Y. Ho	91,226,628
Independent Directors	Q222******	C.H. Lin	88,345,587
Independent Directors	T223******	P.J. Hsu	88,322,343

Other Matters

Proposal 1 【**Proposed by the Board**】

Proposal: Proposal of Release the Prohibition on Directors and their representative from Participation in Competitive Business.

Explanation:

1. According to Article 209 of the Company Act, a director who does anything for himself or on behalf of another person that is within the scope of the company's business, shall explain to the Shareholders' Meeting the essential contents of such an act and secure its approval.
2. If the Directors elected as the 13th term Board of Directors actually do anything for themselves or on behalf of other persons within the scope of the Company's business, it is proposed to approve the release of the non-competition restriction for newly elected Directors and their representatives at the annual Shareholders' Meeting.
3. The current position and company name of the Director candidates are as follows:

Candidate Title	Candidate Name	Present Position
Director	Hua-Zhan Investment Co., Ltd (Representative: W. L. Yu)	Mitsubashi Development Co., Ltd. Chairman (Representative)
Director	Fu-Ta Investment Co., Ltd (Representative:W.K. Tuan)	Chuan Yue Real Estate Development Co., Ltd. Chairman (Representative) Mitsubashi Development Co., Ltd. Chairman (Representative)

4. Please proceed to discuss.

Voting results: Total number of voting rights: 187, 578, 241.

Voting results	Ratio
Affirmative rights: 179,252,583 (e-voting:174,266,464 is included)	95. 561%
Negative rights: 365,132 (e-voting:365,132 is included)	0. 195%
Abstention rights: 7,960,526	4. 244%
Invalid rights: 0	0. 000%

Resolution: Approved the proposal by board of directors by vote.

Questions and Motions：None

Adjournment

◆ ATTACHMENTS I :
Amendment to the "Corporation's Articles of Incorporation"

After Amendment	Before Amendment	Reasons for Amendments
Article 25 If the Company makes a profit in annual financial statements, it shall first allocate employees' remuneration and directors' remuneration. The employees' remuneration shall not be less than 1% and the Company may distribute employees' remuneration in the form of shares as capital increase. The directors' remuneration shall not exceed 3%. The amount of employees' remuneration referred to in the preceding paragraph, no less than 1% shall be set aside for the distribution of remuneration to grass-roots employees. Of the employee remuneration amount referred to in the preceding paragraph, no less than 1% shall be set aside for the distribution of remuneration to grassroots employees. If the company has accumulated losses in previous years, it should first cover for the losses before it is profitable for the current year to allocate employees' compensation, and the remaining amount shall be allocated in proportion to the preceding paragraph. Employees' compensation may be distributed in shares or cash, and qualification requirements of employees include the employees of parents or subsidiaries of the Company meeting certain specific requirements. Matters related to the payment of employees' compensation and director's compensation shall act in accordance with relevant laws and ordinances, and are determined by a meeting of the board of directors.	Article 25 If the Company makes a profit in annual financial statements, it shall first allocate employees' compensation and directors' compensation. The employees' compensation shall not be less than 1% and the Company may distribute employees' compensation in the form of shares as capital increase. The directors' compensation shall not exceed 3%. Of the employee remuneration amount referred to in the preceding paragraph, no less than 1% shall be set aside for the distribution of remuneration to grassroots employees. If the company has accumulated losses in previous years, it should first cover for the losses before it is profitable for the current year to allocate employees' compensation, and the remaining amount shall be allocated in proportion to the preceding paragraph. Employees' compensation may be distributed in shares or cash, and qualification requirements of employees include the employees of parents or subsidiaries of the Company meeting certain specific requirements. Matters related to the payment of employees' compensation and director's compensation shall act in accordance with relevant laws and ordinances, and are determined by a meeting of the board of directors.	Determine the remuneration of grassroots employees
Article 33 The Articles of Incorporation were duly instituted on 1988.09.22 Amended for the 1st instance on 1990.05.01. (Amended 2nd to 25th omitted) Amended for the 26th instance on 2020.06.09 Amended for the 27th instance on 2025.06.19	Article 33 The Articles of Incorporation were duly instituted on 1988.09.22 Amended for the 1st instance on 1990.05.01 (Amended 2nd to 25th omitted) Amended for the 26th instance on 2020.06.09	Add amended date and versions.