5519

Long Da Construction & Development Corporation and Subsidiaries
Consolidated Financial Statements and Independent Auditors' Review Report
for the Three Months Ended March 31, 2026 and 2025
(Not reviewed or audited by CPA)

Company Address: 18F.-1, No. 380, Minquan 2nd Rd, Cianjhen District, Kaohsiung City
Tel: (07)336-7041

Consolidated Financial Statements

Table of Contents

Independent Auditors' Review Report

The Board of Directors and Shareholders of Long Da Construction & Development Corporation:

Introduction

We have reviewed the accompanying consolidated balance sheets of Long Da Construction & Development Corporation and its subsidiaries (collectively, the "Company") as of March 31, 2026 and 2025, the related consolidated statements of comprehensive income, changes in equity and cash flows for the three months then ended, and the related notes to the consolidated financial statements, including material accounting policy information (collectively referred to as the "consolidated financial statements"). Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers and International Accounting Standard 34 "Interim Financial Reporting" endorsed and issued into effect by the Financial Supervisory Commission of the Republic of China. Our responsibility is to express a conclusion on the consolidated financial statements based on our reviews.

Scope of Review

We conducted our reviews in accordance with the Standards on Review Engagements of the Republic of China 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". 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 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 caused us to believe that the accompanying consolidated financial statements do not present fairly, in all material respects, the consolidated financial position of the Company as of March 31, 2026 and 2025, its consolidated financial performance and its consolidated cash flows for the three months ended March 31, 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" endorsed and issued into effect by the Financial Supervisory Commission of the Republic of China.

EY Taiwan

The consolidated financial statements were prepared in accordance with the regulations governing public companies, as approved by the competent authority.

Audit Report No.: Jin-Guan-Zheng-Shen-Zi No. 1010045851
Jin-Guan-Zheng-Shen-Zi No. 1130383731

Fang-Wen Lee

CPA:

Jemmy Yao

May 12, 2026

Long Da Construction & Development Corporation and Subsidiaries
Consolidated Balance Sheets
As of March 31, 2026, December 31, 2025, and March 31, 2025

Unit: NT$ thousands

Assets			March 31, 2026		December 31, 2025		March 31, 2025	
Code	Accounting Items	Notes	Amount	%	Amount	%	Amount	%
	Current assets							
1100	Cash and Cash Equivalents	4/6.1	$2,583,661	18	$3,067,558	21	$1,718,746	12
1140	Contract assets - current	4/6.16, 6.17	119,905	1	163,684	1	118,639	1
1170	Net accounts receivable	4/6.2, 6.17	64,393	1	79,155	1	63,132	1
1180	Net accounts receivable - related parties	4/6.2, 17/7	1,057	0	1,133	0	3,558	0
1320	Inventories	4/6.3/8	9,997,198	70	10,125,386	69	11,265,137	77
1410	Advance payments	6.4	25,255	0	20,716	0	47,268	0
1476	Other financial assets	8	513,172	4	519,099	4	515,854	4
1479	Other current assets		188,377	1	52,704	0	175,737	1
11xx	Total current assets		13,493,018	95	14,029,435	96	13,908,071	96
	Non-current assets							
1600	Property, plant, and equipment	4/6.5/8	48,990	0	49,755	0	51,389	0
1755	Right-of-use assets	4/6.18	957	0	1,124	0	591	0
1760	Net investment properties	4/6.6/8	629,602	5	634,824	4	648,551	4
1801	Intangible assets	4/6.7	825	0	836	0	507	0
1840	Deferred income tax assets	4	12,859	0	12,974	0	13,598	0
1900	Other non-current assets	4/6.8	27,637	0	54,645	0	14,911	0
15xx	Total non-current assets		720,870	5	754,158	4	729,547	4
1xxx	Total assets		$14,213,888	100	$14,783,593	100	$14,637,618	100

Liabilities and Equity			March 31, 2026		December 31, 2025		March 31, 2025	
Code	Accounting Items	Notes	Amount	%	Amount	%	Amount	%
	Current liabilities							
2100	Short-term loans	4/6.9	$835,965	6	$1,075,513	7	$403,310	3
2110	Short-term notes and bills payable	4/6.10	—	—	49,994	0	—	—
2130	Contract liabilities - current	4/6.16/7	26,207	0	94,487	1	410,801	3
2150	Notes payable		19,212	0	23,116	0	42,460	0
2170	Accounts payable		901,575	6	1,051,204	7	1,013,163	7
2180	Accounts payable - related parties	7	585	0	22,345	0	9,373	0
2200	Other payables		925,648	6	320,206	2	839,696	6
2230	Current income tax liabilities	4	226,717	2	187,745	1	209,813	1
2250	Liability provisions - current	4/6.11	17,984	0	18,201	0	15,358	0
2280	Lease liabilities - current	4/6.18	670	0	666	0	367	0
2300	Other current liabilities		16,569	0	19,229	0	19,722	0
2321	Corporate bonds with maturity or execution of right of sale within one year or one operating cycle	4/6.12	499,000	3	—	—	—	—
2322	Current portion of long-term borrowings	4/6.13	793,239	6	783,665	5	708,474	5
21xx	Total current liabilities		4,263,371	29	3,646,371	23	3,672,537	25
	Non-current liabilities							
2530	Bonds payable	4/6.12	1,800,000	13	2,299,000	16	2,299,000	16
2540	Long-term bank loans	4/6.13	2,519,569	18	2,611,731	18	3,411,036	23
2570	Deferred income tax liabilities	4	1,403	0	1,404	0	1,030	0
2580	Lease liabilities - non-current	4/6.18	297	0	466	0	233	0
2600	Other non-current liabilities		5,222	0	5,133	0	5,266	0
25xx	Total non-current liabilities		4,326,491	31	4,917,734	34	5,716,565	39
2xxx	Total liabilities		8,589,862	60	8,564,105	57	9,389,102	64
	Equity attributable to owners of the Company	4/6.15						
3100	Capital stock							
3110	Capital stock - common shares		2,191,972	15	2,191,972	15	2,191,972	15
3200	Capital surplus		50,614	0	50,614	1	50,614	0
3300	Retained earnings							
3310	Legal reserve		982,060	7	873,128	6	873,128	6
3350	Unappropriated earnings		2,385,176	18	3,089,573	21	2,122,429	15
	Total retained earnings		3,367,236	25	3,962,701	27	2,995,557	21
3400	Other equity		14,204	0	14,201	0	10,373	0
31xx	Equity attributable to owners of the Company		5,624,026	40	6,219,488	43	5,248,516	36
3xxx	Total equity		5,624,026	40	6,219,488	43	5,248,516	36
	Total liabilities and equity		$14,213,888	100	$14,783,593	100	$14,637,618	100

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

Chairman: Chen Wu-Tsung Manager: Hung Mao-Yuan Accounting Supervisor: Kuo Hsiu-Hsiang

Long Da Construction & Development Corporation and Subsidiaries
Consolidated Statements of Comprehensive Income
Three Months Ended March 31, 2026 and 2025

Unit: NT$ thousands

Code	Accounting Items	Notes	Three Months Ended March 31, 2026		Three Months Ended March 31, 2025	
			Amount	%	Amount	%
4000	Operating revenue	4/6.16/7	$676,975	100	$747,945	100
5000	Operating costs	4/6.19	(455,035)	(67)	(545,328)	(73)
5900	Gross profit		221,940	33	202,617	27
6000	Operating expenses	4/6.19				
6100	Selling and marketing expenses		(14,287)	(2)	(1,939)	(0)
6200	General and administrative expenses		(39,481)	(6)	(42,357)	(6)
	Total operating expenses		(53,768)	(8)	(44,296)	(6)
6900	Operating profit		168,172	25	158,321	21
7000	Non-operating income and expenses	4/6.20				
7100	Interest income		1,154	0	649	0
7010	Other income		614	0	835	0
7020	Other gains and losses		—	—	(486)	(0)
7050	Finance costs		(352)	(0)	(387)	(0)
	Total non-operating income and expenses		1,416	0	611	0
7900	Net income before tax		169,588	25	158,932	21
7950	Income tax (expense)	4/6.22	(41,702)	(6)	(36,759)	(5)
8000	Net income from continuing operations for the period		127,886	19	122,173	16
8200	Net income for the period		127,886	19	122,173	16
8300	Other comprehensive income	6.21				
8360	Components that may be reclassified to profit or loss					
8361	Exchange differences on translation of financial statements of foreign operations		4	0	(3,107)	(0)
8399	Income tax related to components of other comprehensive income that will be reclassified to profit or loss		(1)	(0)	621	0
	Other comprehensive income for the current period (net of tax)		3	0	(2,486)	(0)
8500	Total comprehensive income for the period		$127,889	19	$119,687	16
8600	Net income attributable to:					
8610	Owners of the Company		$127,886	19	$122,173	16
8700	Total comprehensive income attributable to:					
8710	Owners of the Company		$127,889	19	$119,687	16
	Earnings per share (NT$)					
9750	Basic earnings per share	4/6.23	$0.58		$0.56	
9850	Diluted earnings per share		$0.58		$0.55	

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

Chairman: Chen Wu-Tsung   Manager: Hung Mao-Yuan   Accounting Supervisor: Kuo Hsiu-Hsiang

Long Da Construction & Development Corporation and Subsidiaries
Consolidated Statements of Changes in Equity
Three Months Ended March 31, 2026 and 2025

Unit: NT$ thousands

		Equity attributable to owners of the Company							
		Capital stock		Retained earnings		Other equity items		
	Item	Capital stock - common shares	Capital surplus	Legal reserve	Unappropriated earnings	Exchange differences on translation of financial statements of foreign operations	Total	Total equity
Code		3100	3200	3310	3350	3410	31XX	3XXX
A1	Balance as of January 1, 2025	$2,191,972	$50,614	$787,378	$2,743,598	$12,859	$5,786,421	$5,786,421
	Appropriation of earnings for the year ended December 31, 2024							
B1	Legal reserve	–	–	85,750	(85,750)	–	–	–
B5	Cash dividends of common stock	–	–	–	(657,592)	–	(657,592)	(657,592)
D1	Net income for the three months ended March 31, 2025	–	–	–	122,173	–	122,173	122,173
D3	Other comprehensive income for the three months ended March 31, 2025	–	–	–	–	(2,486)	(2,486)	(2,486)
D5	Total comprehensive income for the period	–	–	–	122,173	(2,486)	119,687	119,687
Z1	Balance as of March 31, 2025	$2,191,972	$50,614	$873,128	$2,122,429	$10,373	$5,248,516	$5,248,516
A1	Balance as of January 1, 2026	$2,191,972	$50,614	$873,128	$3,089,573	$14,201	$6,219,488	$6,219,488
	Appropriation of earnings for the year ended December 31, 2025							
B1	Legal reserve	–	–	108,932	(108,932)	–	–	–
B5	Cash dividends of common stock	–	–	–	(723,351)	–	(723,351)	(723,351)
D1	Net income for the three months ended March 31, 2026	–	–	–	127,886	–	127,886	127,886
D3	Other comprehensive income for the three months ended March 31, 2026	–	–	–	–	3	3	3
D5	Total comprehensive income for the period	–	–	–	127,886	3	127,889	127,889
Z1	Balance as of March 31, 2026	$2,191,972	$50,614	$982,060	$2,385,176	$14,204	$5,624,026	$5,624,026

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

Chairman: Chen Wu-Tsung　　Manager: Hung Mao-Yuan　　Accounting Supervisor: Kuo Hsiu-Hsiang

Long Da Construction & Development Corporation and Subsidiaries
Consolidated Statements of Cash Flows
Three Months Ended March 31, 2026 and 2025

Unit: NT$ thousands

Code	Item	Three Months Ended March 31, 2026 Amount	Three Months Ended March 31, 2025 Amount	Code	Item	Three Months Ended March 31, 2026 Amount	Three Months Ended March 31, 2025 Amount
AAAA	Cash flows from operating activities:			BBBB	Cash flows from investing activities:		
A10000	Net income before tax for the period	$169,588	$158,932	B02700	Acquisition of property, plant, and equipment	(192)	(135)
A20000	Adjustment items:			B04500	Acquisition of intangible assets	(160)	—
A20010	Adjustments:			B05400	Acquisition of investment property	—	(207)
A20100	Depreciation expenses	6,345	6,505	B06600	Decrease in other financial assets	5,927	729
A20200	Amortization expenses	197	1,525	B06700	Increase in other non-current assets	—	(9)
A20900	Interest expenses	352	387	B06800	Decrease in other non-current assets	27,008	—
A21200	Interest income	(1,154)	(649)	BBBB	Net cash inflows from investing activities	32,583	378
A22500	Loss on disposal of property, plant, and equipment	—	18				
A29900	Other items	—	88				
A30000	Changes in operating assets and liabilities:			CCCC	Cash flows from financing activities:		
A31125	Decrease (increase) in contract assets	43,779	(41,013)	C00100	Increase in short-term loans	230,000	50,000
A31150	Decrease in accounts receivable	14,762	43,296	C00200	Decrease in short-term loans	(469,548)	(164,312)
A31160	Decrease (increase) in accounts receivable - related parties	76	(2,330)	C00600	Decrease in short-term notes and bills payable	(49,994)	—
A31200	Decrease (increase) in inventories	165,970	(1,095,669)	C01600	Proceeds from long-term loans	55,055	758,145
A31230	Decrease (increase) in prepayments	(4,565)	686,154	C01700	Repayments of long-term loans	(137,643)	(23,981)
A31240	Increase in other current assets	(135,673)	(40,486)	C04020	Repayment of lease principal	(171)	(171)
A32125	Contract liabilities (decrease)	(68,280)	(31,586)	C04300	Increase in other non-current liabilities	86	—
A32130	Increase (decrease) in notes payable	(3,904)	16,092	C04400	Decrease in other non-current liabilities	—	(2,788)
A32150	Decrease in accounts payable	(149,629)	(6,144)	C05600	Interest paid	(32,819)	(29,624)
A32160	Increase (decrease) in accounts payable - related parties	(21,760)	6,410	CCCC	Net cash inflows (outflows) from financing activities	(405,034)	587,269
A32180	Increase (decrease) in other payables	(123,218)	2,569				
A32230	Increase (decrease) in other current liabilities	(2,877)	711				
A32240	Increase in net defined benefit liabilities	3	5				
A33000	Cash outflows from operating activities	(109,988)	(295,185)	DDDD	Effects of exchange rate changes on the balance of cash held in foreign currencies	5	(3,244)
A33100	Interest received	1,154	649	EEEE	Net increase (decrease) in cash and cash equivalents for the period	(483,897)	289,361
A33500	Income tax paid	(2,617)	(506)	E00100	Cash and cash equivalents at beginning of period	3,067,558	1,429,385
AAAA	Net cash outflows generated from operating activities	(111,451)	(295,042)	E00200	Cash and cash equivalents at the end of period	$2,583,661	$1,718,746

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

Chairman: Chen Wu-Tsung Manager: Hung Mao-Yuan Accounting Supervisor: Kuo Hsiu-Hsiang

(Unless specified otherwise, all amounts are in thousands of New Taiwan Dollars.)

(I) Company History and Scope of Business

Long Da Construction & Development Corporation (hereinafter referred to as "the Company") was established on April 30, 1982, and is headquartered at 18F.-1, No. 380, Minquan 2nd Rd, Cianjhen District, Kaohsiung City. The Company primarily engages in comprehensive construction contracting services for building and civil engineering projects. It also conducts business related to the development, leasing, and sale of residential and commercial buildings.

The Company's shares were initially listed on the Taipei Exchange on October 7, 1999. Subsequently, the shares were transferred and listed on the Taiwan Stock Exchange Corporation on February 10, 2014. The Company was originally named Long Da Construction Corporation, and was renamed Long Da Construction & Development Corporation pursuant to a resolution approved at the shareholders' meeting on June 16, 2009. The name change was duly registered and approved by the competent authority on July 9, 2009. Furthermore, the Company established a branch in Japan on May 8, 2014, primarily engaged in real estate leasing and general hotel operations.

(II) Date of Authorization for Issuance of the Consolidated Financial Statements and Procedures for Authorization

The consolidated financial statements of the Company and its subsidiaries (hereinafter referred to as "the Group") for the periods from January 1 to March 31, 2026 and 2025, were approved and authorized for issue by the Board of Directors on May 12, 2026.

(III) Application of New and Amended Standards and Interpretations

1. Changes in Accounting Policies arising from the Initial Adoption of International Financial Reporting Standards

   The Group has adopted the International Financial Reporting Standards (IFRS), International Accounting Standards (IAS), IFRIC Interpretations, and SIC Interpretations recognized by the Financial Supervisory Commission (FSC) and applicable for annual reporting periods beginning on or after January 1, 2026. The initial application of the new and amended standards has had no material impact on the Group’s consolidated financial statements.

2. As of the date the consolidated financial statements were authorized for issuance, the Group had not adopted the following new, revised, or amended standards or interpretations that have been issued by the International Accounting Standards Board (IASB) but have not yet been endorsed by the Financial Supervisory Commission:

Item No.	New/Revised/Amended Standards and Interpretations	Effective Date Issued by IASB
1	Amendments to 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 Venture	Subject to a decision by the IASB
2	IFRS 18 "Presentation and Disclosure in Financial Statements"	January 1, 2027 (Note)
3	Disclosure Initiative — Subsidiaries without Public Accountability: Disclosures (IFRS 19)	January 1, 2027
4	Translation to a Hyperinflationary Presentation Currency (Amendments to IAS 21 and IAS 29)	January 1, 2027

(Note) On September 25, 2025, the FSC issued a press release announcing Taiwan's adoption of IFRS 18 in 2028. Furthermore, if there are domestic enterprises that require early adoption, they may elect to do so following approval by the FSC.

(1) Amendments to 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 Venture

This amendment addresses the inconsistency between IFRS 10 "Consolidated Financial Statements" and IAS 28 "Investments in Associates and Joint Ventures" regarding the loss of control when an investor contributes a subsidiary to an associate or joint venture in exchange for an equity interest. IAS 28 requires that when non-monetary assets are contributed in exchange for an interest in an associate or joint venture, any gain or loss arising from the transaction be eliminated to the extent of the investor's interest, applying the guidance on upstream and downstream transactions. In contrast, IFRS 10 requires the full recognition of any gain or loss when control over a subsidiary is lost. This amendment restricts the aforementioned requirement under IAS 28 by requiring full recognition of the gain or loss when the contributed assets constitute a business as defined in IFRS 3 "Business Combinations".
Additionally, the amendment modifies IFRS 10 such that when an investor contributes or sells a subsidiary to its associate or joint venture and the contributed or sold assets do not constitute a business as defined in IFRS 3, the gain or loss shall be recognized only to the extent of the interest in the associate or joint venture that is not attributable to the investor.

(2) IFRS 18 "Presentation and Disclosure in Financial Statements"

This Standard will replace IAS 1 "Presentation of Financial Statements", with the following key changes:

(a) Enhancing the comparability of the statement of profit or loss
The statement of profit or loss will classify income and expenses into five categories: operating, investing, financing, income taxes, and discontinued operations. The first three categories are newly introduced to improve the structure of the statement. The Standard also requires all entities to present newly defined subtotals, including operating profit or loss. By improving the structure of the statement of profit or loss and introducing standardized subtotals, investors are provided with a consistent starting point for analyzing financial performance across entities, thereby facilitating better comparability.

(b) Increasing transparency of management performance measures
Entities will be required to disclose explanations of entity-specific performance measures related to the statement of profit or loss, referred to as Management Performance Measures (MPMs).

(c) Providing more useful aggregation of financial statement information
The Standard establishes application guidance for determining whether information should be presented in the primary financial statements or in the notes, aiming to deliver more detailed and useful disclosures. Entities will also be required to provide more transparent information regarding operating expenses to help investors identify and understand the information they rely on.

(3) Disclosure Initiative — Subsidiaries without Public Accountability: Disclosures (IFRS 19)

The new standard and its amendments simplify disclosures for subsidiaries without public accountability, and allow application of the Standard for eligible subsidiaries.

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

This amendment includes the following:

(a) Clarifying that when a reporting entity's functional currency is not that of a highly inflationary economy but the financial statements are translated into the presentation currency of a highly inflationary economy, the entity's operating results and financial position should be translated at the closing exchange rate as of the most recent balance sheet date.
(b) In the aforementioned situation, when the subsequent presentation currency is no longer under a highly inflationary economy, reporting entities should not retranslate the amounts in prior financial statements.
(c) When both the functional currency and the presentation currency are in a highly inflationary economy, the reporting entity should carry out the relevant accounting treatment in accordance with paragraph 34 of IAS 29.

The above standards or interpretations have been issued by the International Accounting Standards Board (IASB) but have not yet been endorsed by the Financial Supervisory Commission (FSC). The actual effective dates shall be subject to FSC regulations. Excluding the newly issued standards or interpretations for which the Group is currently assessing the potential effects of, and is therefore temporarily unable to reasonably estimate said effects on the Group, the remaining newly issued or revised standards or interpretations have no material impact on the Group.

(IV) Summary of Significant Accounting Policies

1. Compliance Declaration

The Group's consolidated financial statements for the periods from January 1 to March 31 of 2026 and 2025 have been prepared in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers and IAS 34 "Interim Financial Reporting", as endorsed and issued into effect by the Financial Supervisory Commission.

2. Preparation Basis

Except for financial instruments measured at fair value, the consolidated financial statements have been prepared on a historical cost basis. Unless otherwise stated, the consolidated financial statements are presented in thousands of New Taiwan Dollars (NT$).

3. Basis of Consolidation

The basis of preparation and the basis for the consolidated financial statements

Control is achieved when the Company 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 Company controls an investee only when all of the following three elements of control are present:

(1) The rights of the investee (i.e., existing rights that give the Company the current ability to direct the relevant activities of the investee);
(2) Exposure, or rights, to variable returns from its involvement with the investee; and
(3) The ability to use its rights of the investee to affect the amount of the investor's returns.

When the Company holds, directly or indirectly, less than a majority of the voting rights or similar rights of an investee, it considers all relevant facts and circumstances in assessing whether it has rights of the investee, including:

(1) Contractual arrangements with other holders of voting rights of the investee;
(2) Rights arising from other contractual arrangements; and
(3) The Company's voting rights and potential voting rights

When facts and circumstances indicate that one or more of the three elements of control have changed, the Company reassesses whether it still controls the investee.

Subsidiaries are fully consolidated from the acquisition date, which is the date the Company obtains control, and continue to be included in the consolidated financial statements until the date control ceases. The accounting periods and accounting policies of the subsidiaries are consistent with those of the parent company. All intra-group balances, transactions, unrealized gains and losses arising from intra-group transactions, and dividends are eliminated in full.

Changes in the ownership interests in a subsidiary that do not result in a loss of control are accounted for as equity transactions.

The total comprehensive income of a subsidiary is attributed to the owners of the Company and to non-controlling interests, even if this results in the non-controlling interests having a deficit balance.

When the Company loses control of a subsidiary, it:

(1) Derecognizes the assets (including goodwill) and liabilities of the subsidiary;
(2) Derecognizes the carrying amount of any non-controlling interests;
(3) Recognizes the fair value of the consideration received;
(4) Recognizes the fair value of any retained investment;
(5) Reclassifies to profit or loss, or transfers directly to retained earnings as required by other IFRSs, the amounts previously recognized in other comprehensive income; and
(6) Recognizes any resulting gain or loss in profit or loss for the period.

The entities involved in the preparation of the Consolidated Financial Statements are listed as follows:

Name of Investor	Name of Subsidiary	Nature of Business	Percentage of Ownership		
			2026.3.31	2025.12.31	2025.3.31
The Company	Phoenix Co., Ltd.	Food and beverage services, hospitality, and hotel operations	100.00%	100.00%	100.00%

4. Foreign Currency Transactions

The Consolidated Financial Statements are presented in the New Taiwan dollar, the Company's functional currency. Each entity within the Group determines its own functional currency and measures its financial statements using that functional currency.

Foreign currency transactions of the Group's entities are translated into their respective functional currencies at the exchange rates prevailing at the dates of the transactions. At the end of each reporting period, monetary items denominated in foreign currencies are retranslated at the closing exchange rates on the reporting date. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. Non-monetary items measured at historical cost in a foreign currency are translated using the exchange rates at the dates of the original transactions.

Except as described below, exchange differences arising from the settlement of monetary items or from the translation of monetary items at reporting period-end exchange rates are recognized in profit or loss in the period in which they arise:

(1) Exchange differences arising from foreign currency borrowings used to acquire qualifying assets are capitalized as part of the cost of those assets, to the extent that they are regarded as an adjustment to interest costs.
(2) Foreign currency items that fall within the scope of IFRS 9 "Financial Instruments" are accounted for in accordance with the accounting policies for financial instruments.
(3) Exchange differences arising from monetary items that form part of the Group’s net investment in a foreign operation are initially recognized in other comprehensive income and reclassified from equity to profit or loss on the disposal of the net investment.

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

5. Translation of Foreign Currency Financial Statements

In the preparation of the consolidated financial statements, the assets and liabilities of foreign operations are translated into New Taiwan Dollars at the closing exchange rates at the balance sheet date, while income and expense items are translated at the average exchange rates for the period. Exchange differences arising from the translation are recognized in other comprehensive income and accumulated in a separate component of equity. Upon disposal of a foreign operation, the cumulative amount of the exchange differences previously recognized in other comprehensive income and accumulated in equity is reclassified from equity to profit or loss as part of the gain or loss on disposal. This treatment also applies to partial disposals that result in the loss of control over a subsidiary that includes a foreign operation, or the loss of significant influence or joint control over an associate or joint arrangement that includes a foreign operation, if the retained interest qualifies as a financial asset containing a foreign operation.

In a partial disposal of a subsidiary that includes a foreign operation without a loss of control, the proportionate share of the cumulative exchange differences recognized in other comprehensive income is reattributed to non-controlling interests and is not reclassified to profit or loss. In a partial disposal of an associate or joint arrangement that includes a foreign operation, without loss of significant influence or joint control, the proportionate share of the cumulative exchange differences is reclassified to profit or loss.

Goodwill and fair value adjustments arising from the acquisition of a foreign operation are treated as assets and liabilities of the foreign operation and are expressed in the functional currency of the foreign operation.

6. Classification Standards for Assets and Liabilities Classified as Current and Non-Current

An asset shall be classified as a current asset when it satisfies any of the following criteria. If it does not meet these criteria, it shall be classified as a non-current asset:

(1) Expected to be realized in, or is intended for sale or consumption in, the entity’s normal operating cycle;
(2) Assets held primarily for trading purposes;
(3) Expected to be realized within 12 months after the reporting period; or
(4) Cash or a cash equivalent, unless it is restricted from being exchanged or used to settle a liability for at least 12 months after the reporting period.

A liability shall be classified as a current liability when it satisfies any of the following criteria. If it does not meet these criteria, it shall be classified as a non-current liability:

(1) Expected to be settled in the entity’s normal operating cycle;
(2) Liabilities held primarily for trading purposes;
(3) Due to be settled within 12 months after the reporting period; or
(4) The entity does not have an unconditional right to defer settlement of the liability for at least 12 months after the reporting period.

7. Cash and Cash Equivalents

Cash and cash equivalents comprise cash on hand, demand deposits, and short-term, highly liquid time deposits or investments that are readily convertible to known amounts of cash and are subject to an insignificant risk of changes in value.

8. Financial Instruments

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

Financial assets and financial liabilities within the scope of IFRS 9 "Financial Instruments" are initially measured at fair value. For financial assets and financial liabilities not classified as measured at fair value through profit or loss (FVTPL), transaction costs that are directly attributable to the acquisition or issuance of the financial asset or financial liability are added to or deducted from the fair value at initial recognition.

(1) Recognition and Measurement of Financial Assets

The Group applies trade date accounting for the recognition and derecognition of all regular way purchases and sales of financial assets.

The Group classifies financial assets as subsequently measured at amortized cost, fair value through other comprehensive income (FVOCI), or fair value through profit or loss (FVTPL) based on the following two criteria:

A. The Company’s business model for managing the financial assets; and
B. The contractual cash flow characteristics of the financial assets.

Financial assets at amortized cost

Financial assets that meet both of the following conditions are measured at amortized cost and are presented in the balance sheet under notes receivable, accounts receivable, financial assets measured at amortized cost, and other receivables:

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

Such financial assets (excluding those designated in a hedging relationship) are subsequently measured at amortized cost, which is the amount recognized at initial recognition minus principal repayments, plus or minus the cumulative amortization of the difference between the initial amount and the maturity amount using the effective interest method, and adjusted for any loss allowance. Gains or losses are recognized in profit or loss when the asset is derecognized, through the amortization process, or when impairment gains or losses are recognized.

Interest income is recognized in profit or loss using the effective interest method (i.e., by applying the effective interest rate to the gross carrying amount of the financial asset), except in the following cases:

A. For purchased or originated credit-impaired financial assets, interest income is calculated by applying the credit-adjusted effective interest rate to the amortized cost of the financial asset;
B. For financial assets that are not credit-impaired at initial recognition but subsequently become credit-impaired, interest income is calculated by applying the effective interest rate to the amortized cost of the financial asset.

Financial assets at fair value through other comprehensive income

Financial assets that meet both of the following conditions shall be measured at fair value through other comprehensive income (FVOCI) and presented as financial assets at fair value through other comprehensive income in the consolidated balance sheet:

A. The business model for managing the financial assets is to hold them both to collect contractual cash flows and to sell the financial assets; and
B. The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

The recognition of gains and losses related to such financial assets is as follows:

A. Prior to derecognition or reclassification, gains or losses—other than impairment gains or losses and foreign exchange gains or losses recognized in profit or loss—are recognized in other comprehensive income.
B. Upon derecognition, the cumulative gains or losses previously recognized in other comprehensive income are reclassified from equity to profit or loss as a reclassification adjustment.
C. Interest income is recognized in profit or loss using the effective interest method (i.e., by applying the effective interest rate to the gross carrying amount of the financial asset), except in the following cases:
   (a) For purchased or originated credit-impaired financial assets, interest income is calculated by applying the credit-adjusted effective interest rate to the amortized cost of the financial asset;
   (b) For financial assets that are not credit-impaired at initial recognition but subsequently become credit-impaired, interest income is calculated by applying the effective interest rate to the amortized cost of the financial asset.

In addition, for equity instruments within the scope of IFRS 9 that are neither held for trading nor contingent consideration recognized by an acquirer in a business combination to which IFRS 3 applies, the Group may, at initial recognition, make an irrevocable election to present subsequent changes in fair value in other comprehensive income. Amounts recognized in other comprehensive income shall not be reclassified to profit or loss in subsequent periods. Upon disposal of such equity instruments, the cumulative amount recognized in other comprehensive income shall be transferred directly to retained earnings under other components of equity. These instruments are presented as financial assets at fair value through other comprehensive income in the consolidated balance sheet. Dividends on such investments are recognized in profit or loss unless they clearly represent a recovery of part of the cost of the investment.

Financial assets at fair value through profit or loss

Except for financial assets that meet specific criteria for measurement at amortized cost or at fair value through other comprehensive income (FVOCI) as described above, all other financial assets are measured at fair value through profit or loss (FVTPL) and are presented as financial assets at fair value through profit or loss in the consolidated balance sheet.

These financial assets are measured at fair value, with any resulting gains or losses from remeasurement recognized in profit or loss. Such gains or losses recognized in profit or loss include any dividends or interest income received from the financial assets.

(2) Impairment of Financial Assets

The Group recognizes and measures loss allowances for investments in debt instruments measured at fair value through other comprehensive income (FVOCI) and financial assets measured at amortized cost based on expected credit losses. For debt instrument investments measured at FVOCI, the loss allowance is recognized in other comprehensive income and does not reduce the carrying amount of the investment.

The Group measures expected credit losses in a manner that reflects the following:

A. An unbiased and probability-weighted amount that is determined by evaluating a range of possible outcomes;
B. The time value of money;
C. Reasonable and supportable information that is available without undue cost or effort at the balance sheet date and that is relevant to past events, current conditions, and forecasts of future economic conditions.

The methods for measuring loss allowances are described as follows:

A. Measurement based on 12-month expected credit losses: This applies to financial assets for which there has not been a significant increase in credit risk since initial recognition or which are determined to have low credit risk at the balance sheet date. It also includes financial assets that were previously measured based on lifetime expected credit losses but no longer meet the criteria for significant increase in credit risk as of the current reporting date.
B. Measurement based on lifetime expected credit losses: This applies to financial assets for which there has been a significant increase in credit risk since initial recognition, or which are classified as purchased or originated credit-impaired financial assets.
C. For trade receivables or contract assets arising from transactions within the scope of IFRS 15, the Group measures the loss allowance based on lifetime expected credit losses.
D. For lease receivables arising from transactions within the scope of IFRS 16, the Group also measures the loss allowance based on lifetime expected credit losses.

At each balance sheet date, the Group assesses whether the credit risk of a financial instrument has increased significantly since initial recognition by comparing the risk of default as at the balance sheet date with the risk of default at the date of initial recognition. For further information regarding credit risk, please refer to Note 12.

(3) Derecognition of Financial Assets

The Group derecognizes a financial asset when any of the following conditions is met:

A. The contractual rights to the cash flows from the financial asset expire;
B. The financial asset has been transferred and substantially all the risks and rewards of ownership of the asset have been transferred to another party;
C. The financial asset has been transferred, and although the Group has neither transferred nor retained substantially all the risks and rewards of ownership, it has relinquished control of the asset.

When a financial asset is derecognized in its entirety, the difference between the asset's carrying amount and the sum of the consideration received or receivable, together with any cumulative gain or loss previously recognized in other comprehensive income, is recognized in profit or loss.

(4) Financial Liabilities and Equity Instruments

Classification of Liabilities and Equity

The Group classifies financial liabilities and equity instruments issued based on the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of the Group after deducting all of its liabilities. Equity instruments issued by the Group are recognized at the proceeds received, net of direct issuance costs.

Compound Instruments

The Group recognizes the liability and equity components of issued convertible bonds in accordance with the contractual terms. In addition, prior to separating the equity component of the issued convertible bonds, the Group assesses whether the embedded call and put options are closely related to the economic characteristics and risks of the host debt instrument.

For the liability component excluding embedded derivatives, its fair value is assessed based on the market interest rate of a bond with similar characteristics and without any conversion features. Prior to conversion or redemption and settlement, this portion is classified as a financial liability measured at amortized cost. As for other embedded derivatives that are not closely related to the economic characteristics and risks of the host contract (such as embedded put and call options whose exercise prices are determined not to be approximately equal to the amortized cost of the debt instrument on each exercise date), these are classified as liability components—except for those that constitute equity components—and are subsequently measured at fair value through profit or loss. The amount of the equity component is determined by deducting the fair value of the liability component from the overall fair value of the convertible bond. The carrying amount of the equity component is not remeasured in subsequent accounting periods. If the issued convertible bonds do not contain any equity component, they shall be accounted for in accordance with the requirements for hybrid instruments under IFRS 9 "Financial Instruments".

Transaction costs are allocated to the liability and equity components of the convertible bonds based on the proportion of the initial recognition amounts attributed to each component.

When a holder of convertible bonds exercises the conversion right prior to maturity, the carrying amount of the liability component is first adjusted to the carrying amount that would have been recognized at the time of conversion. This adjusted amount then serves as the basis for the recognition of the issued ordinary shares.

Financial liabilities

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

Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and those designated as at fair value through profit or loss.
A financial liability is classified as held for trading if it meets any of the following criteria:

A. Acquired principally for the purpose of selling in the near term;
B. They are part of a portfolio of identifiable financial instruments that is managed together and for which there is evidence of a recent actual pattern of short-term profit-taking; or
C. Derivative instruments, except for financial guarantee contracts or derivatives that are designated and effective hedging instruments.

For contracts that contain one or more embedded derivatives, the entire hybrid (combined) contract may be designated as a financial liability at fair value through profit or loss, if such designation provides more relevant information and is made at initial recognition under one of the following conditions:

A. The designation eliminates or significantly reduces an accounting mismatch in measurement or recognition; or
B. A group of financial liabilities or a group of financial assets and financial liabilities is managed and evaluated on a fair value basis in accordance with a documented risk management or investment strategy, and internal reporting provided to key management personnel is also prepared on a fair value basis.

The gains or losses arising from remeasurement of such financial liabilities are recognized in profit or loss. The gains or losses recognized in profit or loss include any interest paid on the financial liability.

Financial liabilities at amortized cost

Financial liabilities measured at amortized cost include payables and borrowings. After initial recognition, these liabilities are subsequently measured using the effective interest method. Gains or losses related to the derecognition of financial liabilities and amortization using the effective interest method are recognized in profit or loss.

The calculation of amortized cost takes into account any discount or premium on acquisition and transaction costs.

Derecognition of financial liabilities

A financial liability is derecognized when the obligation specified in the contract is discharged, cancelled, or expires.

When the Group exchanges a debt instrument with the lender under substantially different terms, or the terms of an existing financial liability (or a part thereof) are substantially modified—regardless of whether the modification is due to financial difficulties—the original financial liability is derecognized and a new financial liability is recognized. The difference between the carrying amount of the financial liability derecognized and the consideration paid or payable (including any non-cash assets transferred or liabilities assumed) is recognized in profit or loss.

(5) Offsetting of Financial Assets and Liabilities

Financial assets and financial liabilities are offset and presented on a net basis in the balance sheet only when the Group currently has a legally enforceable right to set off the recognized amounts, and there is an intention either to settle on a net basis or to realize the asset and settle the liability simultaneously.

9. Fair Value Measurement

Fair value is defined as 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. Fair value measurement assumes that the transaction to sell the asset or transfer the liability takes place in either:

(1) The principal market for the asset or liability; or
(2) In the absence of a principal market, the most advantageous market for the asset or liability.

The principal or most advantageous market must be accessible to the Company at the measurement date.

The fair value measurement of an asset or a liability is based on the assumptions that market participants would use when pricing the asset or liability, assuming that such market participants act in their economic best interest.

For non-financial assets, fair value measurement considers the ability of market participants to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

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

10. Inventories

The construction land, buildings under construction, and properties held for sale are recorded at acquisition cost. Construction land refers to land actively under development; land designated for future development is reclassified as a non-current asset.

Accounting for buildings (and land) under construction is based on construction costs or acquisition costs. Upon completion, the costs are transferred to properties held for sale. Inventories are measured at the lower of cost and net realizable value, with comparisons made on an item-by-item basis except for inventories of the same category. Net realizable value refers to the estimated selling price in the ordinary course of business, less the estimated costs to complete and estimated selling expenses.

Revenue from services rendered is accounted for in accordance with IFRS 15 and is not classified as inventory.

11. Property, plant, and equipment

Property, plant, and equipment are recognized at acquisition cost, net of accumulated depreciation and accumulated impairment losses. The cost includes expenses for dismantling, removal, and restoration of the site, as well as necessary interest costs incurred for construction-in-progress. Significant components of property, plant, and equipment are depreciated separately. When major components require periodic replacement, the Group treats such components as separate assets and recognizes them with specific useful lives and depreciation methods accordingly, in accordance with IAS 16 "Property, Plant and Equipment." Major overhaul costs that meet the recognition criteria are capitalized as replacement costs and included in the carrying amount of property, plant, and equipment, whereas other repair and maintenance expenditures are recognized in profit or loss.

Depreciation is calculated using the straight-line method over the estimated useful lives of the following asset categories:

Asset Category	Estimated Useful Life
Buildings and construction	41 to 50 years
Machinery	6 to 8 years
Transportation equipment	5 years
Office equipment	3 to 8 years
Other equipment	3 to 5 years

Items of property, plant, and equipment or any significant component thereof are derecognized upon disposal or when no future economic benefits are expected from their use or disposal. The resulting gain or loss is recognized in profit or loss.

The residual value, useful life, and depreciation method of property, plant, and equipment are reviewed at the end of each financial year. If expectations differ from previous estimates, such changes are accounted for as changes in accounting estimates.

12. Investment property

The Group's investment properties are measured at historical cost, including transaction costs incurred in acquiring the asset. The carrying amount of investment properties includes costs incurred for refurbishments or additions to existing investment properties, provided such costs meet the criteria for capitalization. However, routine maintenance and repair expenses are not included as part of the asset's cost. Subsequent to initial recognition, investment properties are measured using the cost model, in accordance with the requirements of IAS 16 "Property, Plant and Equipment," unless they meet the criteria for classification as held for sale (or included in a disposal group classified as held for sale) under IFRS 5 "Non-current Assets Held for Sale and Discontinued Operations." In cases where the investment properties are held by a lessee as right-of-use assets and do not meet the held-for-sale criteria under IFRS 5, they are accounted for in accordance with IFRS 16.

Depreciation is calculated using the straight-line method over the estimated useful lives of the following asset categories:

Asset Category	Estimated Useful Life
Building	10 to 47 years

Investment properties are derecognized upon disposal or when they are permanently withdrawn from use and no future economic benefits are expected from their disposal, with gains or losses recognized accordingly.

The Group determines transfers into or out of investment properties based on the actual use of the assets.

When a property meets or ceases to meet the definition of investment property and there is evidence of a change in use, the Group reclassifies the property to or from investment property accordingly.

13. Leases

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

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

For contracts that are, or contain, a lease, the Group accounts for each lease component within the contract as a separate lease, and separately from non-lease components. If a contract contains one lease component and one or more additional lease or non-lease components, the Group allocates the consideration in the contract to each lease component on the basis of the relative standalone prices of the lease components and the aggregate standalone prices of the non-lease components. The relative standalone prices of the lease and non-lease components are determined based on the price the lessor (or a similar supplier) charges separately for each component (or a similar component). If observable standalone prices are not readily available, the Group maximizes the use of observable information to estimate the standalone prices.

The Group as a Lessee

Except for leases that qualify as short-term leases or leases of low-value assets and for which the Group has elected to apply the recognition exemption, the Group recognizes a right-of-use asset and a lease liability for all leases in which it is the lessee.

At the commencement date, the Group measures the lease liability at the present value of the lease payments that are not paid at that date. If the implicit interest rate of lease is easy to determine, the interest rate is used to discount the lease payment. If the interest rate is not easy to determine, the lessee's incremental borrowing rate shall be used. At the commencement date, the lease payments included in the measurement of the lease liability comprise the following payments relating to the right to use the underlying asset during the lease term and that are not paid at that date:

(1) Fixed payments (including substantial fixed payments), less any lease incentives receivable;
(2) Variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;
(3) Amounts expected to be payable by the lessee under residual value guarantees;
(4) The exercise price of a purchase option if the Group is reasonably certain to exercise that option; and
(5) Payments of penalties for terminating the lease, if the lease term reflects the lessee exercising an option to terminate the lease.

Subsequent to the commencement date, the Group measures the lease liability at amortized cost using the effective interest method. The carrying amount of the lease liability is increased to reflect interest on the lease liability and reduced by lease payments made.

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

(1) The amount of the initial measurement of the lease liability;
(2) Any lease payments made at or before the commencement date, less any lease incentives received;
(3) Any initial direct costs incurred by the lessee; and
(4) An estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset, restoring the site on which it is located, or restoring the underlying asset to the condition required by the terms and conditions of the lease.

Right-of-use assets are subsequently measured at cost, less accumulated depreciation and accumulated impairment losses, applying the cost model.

If ownership of the underlying asset transfers to the Group at the end of the lease term, or if the cost of the right-of-use asset reflects that the Group is reasonably certain to exercise a purchase option, the right-of-use asset is depreciated from the commencement date to the end of the useful life of the underlying asset. Otherwise, the Group depreciates the right-of-use asset from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term.

The Group applies IAS 36 "Impairment of Assets" to determine whether right-of-use assets are impaired and to account for any identified impairment losses.

Except for leases that qualify as short-term leases or leases of low-value assets and for which the Group has elected to apply the recognition exemption, the Group presents right-of-use assets and lease liabilities on the balance sheet, and separately presents depreciation expense and interest expense related to leases in the statement of comprehensive income.

For short-term leases and leases of low-value assets, the Group has elected to recognize the lease payments as an expense on a straight-line basis over the lease term, or on another systematic basis.

The Group as a Lessor

On the commencement date of a lease, the Group classifies each lease as either an operating lease or a finance lease. A lease that transfers substantially all the risks and rewards incidental to ownership of the underlying asset is classified as a finance lease; otherwise, it is classified as an operating lease. At the commencement date, assets held under finance leases are recognized in the consolidated balance sheet as lease receivables and are presented at the net investment in the lease.

For contracts that contain both lease and non-lease components, the Group allocates the consideration in the contract in accordance with the provisions of IFRS 15.

Lease payments from operating leases are recognized as rental income on a straight-line basis or another systematic basis. Lease payments from operating leases that are not based on changes in an index or a rate are recognized as rental income when they are earned.

14. Intangible assets

Separately acquired intangible assets are initially measured at cost. After initial recognition, intangible assets are carried at cost less accumulated amortization and accumulated impairment losses. Internally generated intangible assets that do not meet the recognition criteria are not capitalized and are recognized in profit or loss as incurred.

Intangible assets are classified as having either finite useful lives or indefinite useful lives.

Intangible assets with finite useful lives are amortized over their useful lives and are subject to impairment testing whenever there is an indication of impairment. The amortization period and the amortization method for intangible assets with finite useful lives are reviewed at least at the end of each financial reporting period. If the estimated useful life differs from previous estimates, or if there has been a change in the expected pattern of consumption of the future economic benefits embodied in the asset, the amortization method or period is adjusted accordingly and accounted for as a change in accounting estimates.
Intangible assets with indefinite useful lives are not amortized but are tested for impairment annually either individually or at the cash-generating unit level. The useful life of an intangible asset with an indefinite useful life is reviewed each period to determine whether events and circumstances continue to support an indefinite useful life assessment. If they no longer support such an assessment, the change in useful life from

indefinite to finite is accounted for prospectively.

Gains or losses arising from the derecognition of an intangible asset are recognized in profit or loss.

Computer Software

The costs of computer software are amortized on a straight-line basis over their estimated useful lives, which range from one to five years.

A summary of the Group's accounting policies for intangible assets is as follows:

	Computer Software
Estimated Useful Life	Limited (1 to 5 years)
Method of Amortization Used	Amortized on a straight-line basis over the estimated useful life
Internally generated or externally acquired	Externally acquired

15. Impairment of Non-Financial Assets

At the end of each reporting period, the Group assesses whether there is any indication that non-financial assets within the scope of IAS 36 "Impairment of Assets" may be impaired. If any such indication exists, or when an asset is subject to an annual impairment test, the Group estimates the recoverable amount of the individual asset or the cash-generating unit (CGU) to which the asset belongs. An impairment loss is recognized when the carrying amount of the asset or CGU exceeds its recoverable amount. The recoverable amount is the higher of fair value less costs of disposal and value in use.

At each reporting period-end, the Group assesses whether there is any indication that previously recognized impairment losses on assets other than goodwill may no longer exist or may have decreased. If such indications exist, the Group estimates the recoverable amount of the asset or the cash-generating unit (CGU). If the recoverable amount has increased due to changes in the estimated service potential of the asset, the impairment loss is reversed. However, the carrying amount after reversal shall not exceed the carrying amount that would have been determined, net of depreciation or amortization, had no impairment loss been recognized.

Cash-generating units or groups of units to which goodwill has been allocated are subject to annual impairment testing regardless of whether any impairment indicators exist. If an impairment loss is required to be recognized based on the results of the impairment test, the goodwill shall be written down first. Any remaining impairment amount that exceeds the carrying amount of goodwill shall then be allocated to the other assets, excluding goodwill, on a pro rata basis according to the relative carrying amounts of those assets. Once an impairment loss on goodwill has been recognized, it shall not be reversed in subsequent periods under any circumstances.

Impairment losses and reversals for continuing operations are recognized in profit or loss.

16. Reserve for Liabilities

A provision is recognized when a present obligation (legal or constructive) arising from a past event exists, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation. When the Group expects that some or all of a provision will be reimbursed, the reimbursement is recognized as a separate asset only when the reimbursement is virtually certain. If the effect of the time value of money is material, provisions are discounted using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The increase in the provision due to the passage of time is recognized as a borrowing cost.

If an obligation is incurred over a period of time, the provision for the corresponding levy is recognized progressively over that period.

Provision for Warranty Obligations

The provision for warranty obligations is estimated based on the terms of construction contracts and management's best estimate of the future outflow of economic benefits arising from warranty obligations. The estimate is determined with reference to historical warranty experience.

17. Revenue Recognition

The Group's revenue from contracts with customers primarily comprises sales of goods and the provision of services. The accounting treatments are described separately as follows:

Revenue from property sales

The Group constructs and sells properties. Revenue is recognized at the point in time when control of the asset is transferred to the customer, which is upon the completion of title transfer and physical handover of the property. These contracts typically involve a fixed consideration, with customers making fixed payments according to the agreed schedule. When the Group has received (or has the right to receive) consideration from the customer and has an obligation to transfer goods or services to the customer, a contract liability is recognized.

If the payment schedule stipulated in the contract for the transfer of goods or services explicitly or implicitly provides a significant financing component to either the customer or the Group, the promised consideration is adjusted to reflect the time value of money. However, for sales contracts where the Group expects, at contract inception, that the period between the transfer of goods or services and the payment by the customer will not exceed one year, the Group does not adjust the promised consideration for the effects of the time value of money.

Revenue from Construction Contracts

The Group engages in construction contract activities. Since the asset is controlled by the customer as it is being constructed, revenue is recognized over time based on the proportion of costs incurred to date relative to the estimated total contract costs. Contracts may include both fixed and variable consideration. Customers make fixed payments according to the agreed schedule. Certain variable consideration (such as penalties calculated based on the number of days of delay or price adjustment subsidies) is estimated using the expected value approach based on historical experience. Revenue is recognized only to the extent that it is highly probable that a significant reversal of cumulative revenue will not occur. When the Group has transferred goods or services to a customer and has a right to consideration in exchange, such rights are recognized as contract assets. When the Group has an unconditional right to receive the consideration, the contract asset is reclassified as accounts receivable. In certain contracts, the Group receives a portion of the consideration from the customer in advance upon billing, while still being obligated to perform construction services in the future. Such amounts are recognized as contract liabilities.

If the stage of completion of a performance obligation under a construction contract cannot be reasonably measured, revenue is recognized only to the extent of costs expected to be recoverable.

If circumstances change, the estimates of revenue, costs, and stage of completion are revised. The resulting changes in estimates are recognized in profit or loss in the period in which the change becomes known to management.

The Group expects that, for all construction contracts, the time interval between the transfer of goods or services to customers and the receipt of payment from customers does not exceed one year. Therefore, the Group does not adjust the promised consideration for the effects of the time value of money.

The Group provides standard warranties for the constructed works to ensure compliance with the agreed specifications, and such warranties are accounted for in accordance with IAS 37.

Revenue from Accommodation and Food & Beverage Services Industry

The Group provides accommodations and food and beverage services. Revenue is recognized at the point in time when the service is rendered or the goods are delivered to the customer.

18. Borrowing Costs

Borrowing costs that are directly attributable to the acquisition, construction, or production of a qualifying asset are capitalized as part of the cost of that asset. All other borrowing costs are expensed in the period in which they are incurred. Borrowing costs include interest and other costs incurred in connection with the borrowing of funds.

19. Post-retirement Benefit Plan

The Company’s employee retirement policy applies to all formally employed personnel. The entire amount of the employees' retirement reserve is deposited into a retirement fund account managed by the Supervisory Committee of Business Entities' Labor Retirement Reserve. Since the aforementioned retirement fund is deposited under the name of the Supervisory Committee and is entirely separate from the Company, it is not included in the consolidated financial statements.

For post-employment benefit plans classified as defined contribution plans, the Company contributes no less than 6% of each employee’s monthly salary to their retirement account on a monthly basis. These contributions are recognized as current period expenses. For overseas subsidiaries and branches, contributions are made in accordance with locally prescribed rates and are also recognized as current period expenses.

For post-employment benefit plans classified as defined benefit plans, the liability is recognized based on the projected unit credit method as of the end of the annual reporting period, in accordance with actuarial valuations. The remeasurement of the net defined benefit liability (asset) includes changes in the return on plan assets and the effect of the asset ceiling, less amounts included in the net interest on the net defined benefit liability (asset), as well as actuarial gains and losses. Remeasurements of the net defined benefit liability (asset) are recognized in other comprehensive income when incurred and are immediately transferred to retained earnings. Past service cost, which arises from plan amendments or curtailments, represents the change in the present value of the defined benefit obligation and is recognized as an expense at the earlier of:

(1) The date the plan amendment or curtailment occurs; or
(2) The date the Company recognizes related restructuring costs or termination benefits.

The net interest on the net defined benefit liability (asset) is determined by applying the discount rate to the net defined benefit liability (asset), both of which are established at the beginning of the annual reporting period. This amount is subsequently adjusted for any changes in the net defined benefit liability (asset) resulting from contributions and benefit payments during the period.

For interim periods, pension costs are calculated based on the pension cost rate determined by actuarial valuation as of the end of the preceding financial year, and are applied to the period from the beginning of the year to the end of the interim reporting period. Adjustments and disclosures are made for any significant market fluctuations or major plan curtailments, settlements, or other material one-time events that occur after the previous year-end reporting date.

20. Income Tax

Income tax expense (benefit) refers to the aggregate amount of current income tax and deferred income tax related to the determination of profit or loss for the period.

Current income tax

Current income tax liabilities (assets) for the current and prior periods are measured using the tax rates and tax laws that have been enacted or substantively enacted by the end of the reporting period. Current income tax relating to items recognized in other comprehensive income or directly in equity is also recognized in other comprehensive income or directly in equity, respectively, rather than in profit or loss.

The additional income tax on unappropriated earnings is recognized as income tax expense in the period when the appropriation of earnings is resolved.

Deferred income tax

Deferred income tax is calculated based on the temporary differences between the tax bases of assets and liabilities and their carrying amounts in the balance sheet as of the end of the reporting period.

Except for the following two circumstances, all taxable temporary differences are recognized as deferred income tax liabilities:

(1) The initial recognition of goodwill; or the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither accounting profit nor taxable profit (tax loss), and at the time of the transaction, does not give rise to equal taxable and deductible temporary differences.
(2) Taxable temporary differences arising from investments in subsidiaries, associates, and joint arrangements, where the timing of the reversal of the temporary difference is controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

Except for the following two circumstances, deductible temporary differences, unused tax losses, and unused tax credits are recognized as deferred income tax assets to the extent that it is probable that future taxable profit will be available against which they can be utilized:

(1) Deductible temporary differences arising from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither accounting profit nor taxable profit (tax loss), and at the time of the transaction, does not give rise to equal taxable and deductible temporary differences.
(2) Deductible temporary differences related to investments in subsidiaries, associates, and joint ventures are recognized only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and that sufficient taxable profit will be available at the time of reversal to utilize the temporary differences.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the asset is realized or the liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted as of the end of the reporting period. The measurement of deferred tax assets and liabilities reflects the tax consequences that would follow from the manner in which the carrying amount of the assets or liabilities is expected to be recovered or settled as of the end of the reporting period. Deferred taxes relating to items that are recognized outside profit or loss are also recognized outside profit or loss. Such items are recognized either in other comprehensive income or directly in equity, in accordance with the nature of the related transaction. Deferred tax assets are reviewed at the end of each reporting period and are recognized to the extent that it is probable that future taxable profits will be available against which the deductible temporary differences can be utilized.

Deferred tax assets and liabilities are offset only when the entity has a legally enforceable right to offset current tax assets against current tax liabilities, and the deferred taxes relate to income taxes levied by the same taxation authority on the same taxable entity.

In accordance with the temporary exception under the "International Tax Reform – Pillar Two Model Rules (Amendments to IAS 12)", deferred tax assets and liabilities related to Pillar Two income taxes shall not be recognized or disclosed.

Income tax expense for interim periods is accrued and disclosed based on the tax rate that is expected to apply to the total annual earnings, i.e., by applying the estimated annual average effective tax rate to the pre-tax income of the interim period. The estimation of the annual average effective tax rate includes only the current income tax expense. Deferred income tax is recognized and measured in accordance with the requirements of

(Unless specified otherwise, all amounts are in thousands of New Taiwan Dollars.)

IAS 12 "Income Taxes", consistent with the approach used in the annual financial statements. If there is a change in tax rates during an interim period, the effect of the change on deferred taxes is recognized in full in profit or loss, other comprehensive income, or directly in equity, depending on the nature of the related item.

(V) Material Accounting Judgements and Key Sources of Estimation and Uncertainty

In preparing the consolidated financial statements, management is required to make judgments, estimates, and assumptions at the end of each reporting period that affect the reported amounts of revenues, expenses, assets, and liabilities, as well as the disclosure of contingent liabilities. However, due to the inherent uncertainty of these critical assumptions and estimates, actual results could differ materially from those estimates, and such differences may require significant adjustments to the carrying amounts of assets or liabilities in future reporting periods.

1. Judgments

In the application of the Group's accounting policies, management has made the following judgments, which have the most significant effect on the amounts recognized in the consolidated financial statements:

Revenue Recognition for Construction Contracts

The Group recognizes revenue from construction contracts using the percentage-of-completion method based on input measures. The degree of completion is estimated by comparing the costs incurred to date with the estimated total contract costs to determine the stage of completion of the contract.

2. Estimates and Assumptions

The key sources of estimation uncertainty at the end of the reporting period that may have a significant risk of resulting in a material adjustment to the carrying amounts of assets and liabilities within the next financial year are as follows:

Inventory Valuation

Inventories are stated at the lower of cost and net realizable value. As such, the Group is required to exercise judgment and make estimates in determining the net realizable value of inventories as of the reporting date. This estimation primarily depends on the nature of the inventories and is based on recent selling prices in nearby markets or actual selling prices of items already sold. Please refer to Note 6 for further details.

(VI) Details of Significant Accounts

1. Cash and Cash Equivalents

	2026.3.31	2025.12.31	2025.3.31
Cash on hand	$433	$433	$453
Bank deposits	2,483,228	2,967,125	1,718,293
Time deposits (Note)	100,000	100,000	—
Total	$2,583,661	$3,067,558	$1,718,746

(Unless specified otherwise, all amounts are in thousands of New Taiwan Dollars.)

Note: These represent deposits with maturities within three months from the contract date, or those that can be readily converted into fixed amounts of cash with insignificant risk of changes in value.

2. Accounts Receivable - Related Parties

	2026.3.31	2025.12.31	2025.3.31
Accounts receivable	$67,103	$81,865	$65,842
Less: loss allowance	(2,710)	(2,710)	(2,710)
Subtotal	64,393	79,155	63,132
Accounts receivable - related parties	1,057	1,133	3,558
Less: loss allowance	—	—	—
Subtotal	1,057	1,133	3,558
Total	$65,450	$80,288	$66,690

The Group's accounts receivable are not secured by any collateral.

The Group generally grants credit terms to customers ranging from 30 to 90 days. The total carrying amounts as of March 31, 2026, December 31, 2025, and March 31, 2025, were NT$68,160 thousand, NT$82,998 thousand, and NT$69,400 thousand, respectively. For details regarding the allowance for expected credit losses for the periods from January 1 to March 31, 2026 and 2025, please refer to Note 6.17. For information related to credit risk, please refer to Note 12.

3. Inventories

(1) Construction Industry

	2026.3.31	2025.12.31	2025.3.31
Land for construction	$1,737,174	$1,730,106	$3,975,515
Land for sale	1,022,740	1,112,727	308,737
Buildings for sale	2,588,359	2,778,063	661,541
Land under construction	3,524,477	3,524,477	2,884,966
Buildings under construction	1,124,448	980,013	3,434,378
Total	$9,997,198	$10,125,386	$11,265,137

The details of buildings under construction, land under construction, and related information are as follows:

	2026.3.31			
Construction Project Type	Buildings under construction	Land under construction	Estimated Year of Completion	Note
J50 Construction Project	$527,715	$597,811	2028	Self-Built on Owned Land
J61 Construction Project	273,855	431,573	2028	Self-Built on Owned Land
J62 Construction Project	218,465	183,012	2027	Self-Built on Owned Land
J63 Construction Project	75,421	1,732,328	2030	Self-Built on Owned Land

(Unless specified otherwise, all amounts are in thousands of New Taiwan Dollars.)

	2026.3.31			
Construction Project Type	Buildings under construction	Land under construction	Estimated Year of Completion	Note
J64 Construction Project	14,631	271,434	2029	Self-Built on Owned Land
J64-1 Construction Project	14,361	308,319	2029	Self-Built on Owned Land
Total	$1,124,448	$3,524,477		

	2025.12.31			
Construction Project Type	Buildings under construction	Land under construction	Estimated Year of Completion	Note
J50 Construction Project	$475,815	$597,811	2028	Self-Built on Owned Land
J61 Construction Project	239,414	431,573	2028	Self-Built on Owned Land
J62 Construction Project	176,736	183,012	2027	Self-Built on Owned Land
J63 Construction Project	63,078	1,732,328	2030	Self-Built on Owned Land
J64 Construction Project	12,509	271,434	2029	Self-Built on Owned Land
J64-1 Construction Project	12,461	308,319	2029	Self-Built on Owned Land
Total	$980,013	$3,524,477		

	2025.3.31			
Construction Project Type	Buildings under construction	Land under construction	Estimated Year of Completion	Note
J50 Construction Project	$303,206	$595,539	2028	Self-Built on Owned Land
J52 Construction Project	836,263	545,262	2025	Self-Built on Owned Land
J53 Construction Project	379,315	211,050	2025	Self-Built on Owned Land
J54 Construction Project	799,073	319,046	2025	Self-Built on Owned Land
J56 Construction Project	682,568	343,644	2025	Self-Built on Owned Land
J60 Construction Project	194,228	256,765	2025	Self-Built on Owned Land
J61 Construction Project	138,828	431,031	2028	Self-Built on Owned Land
J62 Construction Project	100,897	182,629	2027	Self-Built on Owned Land
Total	$3,434,378	$2,884,966		

The details of buildings for sale, land for sale, and related information are as follows:

(Unless specified otherwise, all amounts are in thousands of New Taiwan Dollars.)

	2026.3.31		
Construction Project Type	Buildings for sale	Land for sale	Advance Payments Received for Buildings and Land
J15 Construction Project	$80,520	$2,685	$—
J24 Construction Project	23,973	16,638	—
J39 Construction Project	10,579	25,093	—
J53 Construction Project	24,681	10,421	12,114
J54 Construction Project	1,062,995	302,285	—
J56 Construction Project	825,230	286,531	6,962
J57 Construction Project	319,585	115,015	—
J58 Construction Project	47,747	48,060	—
J60 Construction Project	193,049	216,012	—
Total	$2,588,359	$1,022,740	$19,076

	2025.12.31		
Construction Project Type	Buildings for sale	Land for sale	Advance Payments Received for Buildings and Land
J15 Construction Project	$82,220	$2,685	$457
J24 Construction Project	23,973	16,638	—
J39 Construction Project	10,579	25,093	—
J53 Construction Project	148,711	64,025	53,206
J54 Construction Project	1,089,340	311,736	14,795
J56 Construction Project	834,130	289,736	7,533
J57 Construction Project	334,447	121,646	5,886
J58 Construction Project	47,747	48,060	—
J60 Construction Project	206,916	233,108	6,476
Total	$2,778,063	$1,112,727	$88,353

(Unless specified otherwise, all amounts are in thousands of New Taiwan Dollars.)

	2025.3.31		
Construction Project Type	Buildings for sale	Land for sale	Advance Payments Received for Buildings and Land
J15 Construction Project	$83,919	$2,685	$－
J24 Construction Project	22,862	8,828	－
J25 Construction Project	2,788	770	－
J39 Construction Project	10,579	25,092	－
J52 Construction Project	_	_	248,438
J54 Construction Project	_	_	13,629
J56 Construction Project	_	_	42,390
J57 Construction Project	428,405	157,642	18,394
J58 Construction Project	112,988	113,720	10,800
Total	$661,541	$308,737	$333,651

The amounts of interest capitalized during the construction period for the periods from January 1 to March 31 of 2026 and 2025 were NT$30,713 thousand and NT$23,456 thousand, respectively. In addition, the amounts of interest capitalized in connection with the acquisition of construction land were NT$7,069 thousand and NT$14,875 thousand, respectively. The total interest incurred before capitalization amounted to NT$38,134 thousand and NT$38,718 thousand, respectively.

Certain construction-in-progress land, construction land, and a portion of properties held for sale have been pledged as collateral. For details regarding the pledged assets, please refer to Note 8.

As of March 31, 2026, December 31, 2025, and March 31, 2025, the insured amounts for inventory under Contractor's All Risks Insurance were NT$48,000 thousand, NT$54,000 thousand, and NT$48,000 thousand, respectively, and the insured amounts under Construction All Risks Insurance were NT$5,735,000 thousand, NT$7,439,000 thousand, and NT$5,430,950 thousand, respectively.

4. Advance payments

	2026.3.31	2025.12.31	2025.3.31
Prepaid insurance	$4,819	$5,538	$2,718
Other prepayments	7,281	1,241	3,894
Input VAT	13,155	13,937	40,656
Total	$25,255	$20,716	$47,268

(Unless specified otherwise, all amounts are in thousands of New Taiwan Dollars.)

5. Property, plant, and equipment

	2026.3.31	2025.12.31	2025.3.31
Property, plant, and equipment for own use	$48,990	$49,755	$51,389

	Land	Buildings and construction	Machinery	Transportation equipment	Office equipment	Total
Cost:						
2026.1.1	$24,598	$38,501	$1,838	$15,336	$22,173	$102,446
Addition	—	—	—	—	192	192
Disposal and obsolescence	—	—	(18)	—	(59)	(77)
Effect of exchange rate changes	(1)	—	—	—	—	(1)
2026.3.31	$24,597	$38,501	$1,820	$15,336	$22,306	$102,560
2025.1.1	$24,679	$37,826	$1,566	$15,336	$21,959	$101,366
Addition	—	—	64	—	71	135
Disposal and obsolescence	—	—	—	—	(174)	(174)
Effect of exchange rate changes	112	48	—	—	—	160
2025.3.31	$24,791	$37,874	$1,630	$15,336	$21,856	$101,487
Depreciation and Impairment:						
2026.1.1	$—	$18,633	$1,571	$12,241	$20,246	$52,691
Depreciation	—	205	11	534	206	956
Disposal and obsolescence	—	—	(18)	—	(59)	(77)
Effect of exchange rate changes	—	—	—	—	—	—
2026.3.31	$—	$18,838	$1,564	$12,775	$20,393	53,570
2025.1.1	$—	$17,845	$1,536	$9,797	$20,043	$49,221
Depreciation	—	197	3	627	183	1,010
Disposal and obsolescence	—	—	—	—	(156)	(156)
Effect of exchange rate changes	—	23	—	—	—	23
2025.3.31	$—	$18,065	$1,539	$10,424	$20,070	$50,098
Net Carrying Amount:						
2026.3.31	$24,597	$19,663	$256	$2,561	$1,913	$48,990
2025.12.31	$24,598	$19,868	$267	$3,095	$1,927	$49,755
2025.3.31	$24,791	$19,809	$91	$4,912	$1,786	$51,389

(Unless specified otherwise, all amounts are in thousands of New Taiwan Dollars.)

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

6. Investment property

Investment properties include those owned by the Group. The Group has entered into commercial property lease agreements for its owned investment properties, with lease terms ranging from 1 to 20 years.

	Land	Building	Total
Cost:			
2026.1.1	$211,124	$610,740	$821,864
Additions – Acquisitions	—	—	—
Disposals	—	—	—
Other changes	—	—	—
2026.3.31	$211,124	$610,740	$821,864
2025.1.1	$211,124	$608,577	$819,701
Additions – Acquisitions	—	207	207
Disposals	—	—	—
Other changes	—	(88)	(88)
2025.3.31	$211,124	$608,696	$819,820
Depreciation and Impairment:			
2026.1.1	$—	$187,040	$187,040
Depreciation for the period	—	5,222	5,222
2026.3.31	$—	$192,262	$192,262
2025.1.1	$—	$165,939	$165,939
Depreciation for the period	—	5,330	5,330
2025.3.31	$—	$171,269	$171,269
Net Carrying Amount:			
2026.3.31	$211,124	$418,478	$629,602
2025.12.31	$211,124	$423,700	$634,824
2025.3.31	$211,124	$437,427	$648,551

	2026.1.1~ 2026.3.31	2025.1.1~ 2025.3.31
Rental income from investment properties	$6,200	$5,174
Less: Direct operating expenses incurred for investment properties generating rental income during the period	(5,249)	(5,356)
Total	$951	($182)

(Unless specified otherwise, all amounts are in thousands of New Taiwan Dollars.)

As of March 31, 2026, December 31, 2025, and March 31, 2025, the insured amounts for fire and earthquake insurance on investment properties were NT$333,432 thousand, NT$333,930 thousand, and NT$370,350 thousand, respectively.

For details regarding the mortgage status of the Group's investment properties, please refer to Note 8.

The Group's investment properties are not measured at fair value but disclose fair value information, which is classified as Level 3 in the fair value hierarchy. The fair values of the Group's investment properties as of March 31, 2026, December 31, 2025, and March 31, 2025, were NT$1,013,138 thousand, NT$1,013,718 thousand, and NT$995,969 thousand, respectively. The aforementioned fair values are based on publicly announced land prices, actual transaction prices of neighboring real estate, and valuations performed by independent external appraisal experts appointed by the Group.

7. Intangible assets

	Cost of Computer Software
Original Cost:	
2026.1.1	$10,231
Additions – Individually acquired	160
2026.3.31	$10,391
2025.1.1	$9,429
Additions – Individually acquired	—
2025.3.31	$9,429
Amortization and Impairment:	
2026.1.1	$9,395
Amortization	171
2026.3.31	$9,566
2025.1.1	$8,768
Amortization	154
2025.3.31	$8,922
Net Carrying Amount:	
2026.3.31	$825
2025.12.31	$836
2025.3.31	$507

The amortization expenses recognized for intangible assets are as follows:

	2026.1.1~ 2026.3.31	2025.1.1~ 2025.3.31
Operating expenses	$171	$154

8. Other non-current assets

	2026.3.31	2025.12.31	2025.3.31
Refundable deposits	$20,618	$47,626	$9,754
Net defined benefit assets	7,019	7,019	5,157
Total	$27,637	$54,645	$14,911

(Unless specified otherwise, all amounts are in thousands of New Taiwan Dollars.)

9. Short-term loans

Nature of Borrowings	2026.3.31	2025.12.31	2025.3.31
Unsecured Bank Loans	$835,965	$1,075,513	$403,310

The interest rate ranges and maturity dates are as follows:

	2026.3.31	2025.12.31	2025.3.31
Annual interest rate range	2.20%~2.74%	2.10%~2.74%	2.09%~2.75%
Maturity date	2026.4.15~2027.3.23	2026.1.15~2026.12.12	2025.4.15~2025.11.28

The unused borrowing facilities are as follows:

	2026.3.31	2025.12.31	2025.3.31
Unused borrowing facilities	$681,280	$606,500	$736,800
Unused borrowing facilities	—	—	JPY 450,000,000

10. Short-term notes and bills payable

	2026.3.31	2025.12.31	2025.3.31
Short-term notes and bills payable	$—	$50,000	$—
(Less): Discount on short-term notes and bills payable	(—)	(6)	(—)
Net amount	$—	$49,994	$—

The interest rate ranges and maturity dates are as follows:

	2026.3.31	2025.12.31	2025.3.31
Annual interest rate range	—	2.2%	—
Maturity date	—	2026.1.2	—

11. Liability provisions - current

	Warranty	Others	Total
2026.1.1	$17,984	$217	$18,201
Additions during the period	265	—	265
Utilization during the period	(265)	(217)	(482)
2026.3.31	$17,984	$—	$17,984
2025.1.1	$15,358	$—	$15,358
Additions during the period	1,696	—	1,696
Utilization during the period	(1,696)	(—)	(1,696)
2025.3.31	$15,358	$—	$15,358

Warranty

This liability provision is estimated based on historical experience to cover potential future product warranty claims.

(Unless specified otherwise, all amounts are in thousands of New Taiwan Dollars.)

12. Bonds payable

	2026.3.31	2025.12.31	2025.3.31
Domestic secured ordinary corporate bonds payable	$2,299,000	$2,299,000	$2,299,000
Less: current portion due within one year	(499,000)	—	—
Net amount	$1,800,000	$2,299,000	$2,299,000

Domestic Secured Ordinary Corporate Bonds Payable:

	2026.3.31	2025.12.31	2025.3.31
Face value of domestic secured ordinary corporate bonds payable	$2,299,000	$2,299,000	$2,299,000
Discount on domestic secured ordinary corporate bonds payable	—	—	—
Subtotal	$2,299,000	2,299,000	$2,299,000
Less: current portion due within one year	(499,000)	—	—
Net amount	$1,800,000	$2,299,000	$2,299,000

(1) On January 12, 2022, the Group issued domestic secured ordinary corporate bonds with a face value of NT$499,000 thousand. The bonds have a five-year term and are repayable in full at maturity.

The bonds bear a fixed coupon rate of 0.68% per annum, with simple interest paid annually.

(2) On August 30, 2023, the Group issued domestic secured ordinary corporate bonds with a face value of NT$800,000 thousand. The bonds have a five-year term and are repayable in full at maturity.

The bonds bear a fixed coupon rate of 1.65% per annum, with simple interest paid annually.

(3) On November 13, 2024, the Group issued domestic secured ordinary corporate bonds with a face value of NT$1,000,000 thousand. The bonds have a five-year term and are repayable in full at maturity.

The bonds bear a fixed coupon rate of 1.95% per annum, with simple interest paid annually.

13. Long-term Loans

Nature of Borrowings	2026.3.31	2025.12.31	2025.3.31
Mortgage loans	$3,312,808	$3,395,396	$4,119,510
Revolving loans	—	—	—
Subtotal	3,312,808	3,395,396	4,119,510
Less: current portion due within one year	(793,239)	(783,665)	(708,474)
Net amount	$2,519,569	$2,611,731	$3,411,036

The interest rate ranges and maturity dates are as follows:

(Unless specified otherwise, all amounts are in thousands of New Taiwan Dollars.)

	2026.3.31	2025.12.31	2025.3.31
Annual interest rate range	2.69%~3.35%	2.53%~3.35%	2.35%~3.23%
Maturity date	2026.8.31~2030.1.31	2026.8.31~2030.1.31	2025.8.31~2030.1.6

The aforementioned borrowings are secured by certain construction land, land under construction, and buildings. For details of the collateral, please refer to Note 8.

14. Post-retirement Benefit Plan

Defined contribution plans

For the periods from January 1 to March 31, 2026 and 2025, the Company recognized expenses related to the defined contribution plan amounting to NT$1,007 thousand and NT$990 thousand, respectively, for each period.

Defined benefit plans

For the periods from January 1 to March 31, 2026 and 2025, the Company recognized expenses related to the defined benefit plan amounting to NT$10 thousand and NT$13 thousand, respectively.

15. Equity

(1) Common stock

As of March 31, 2026, December 31, 2025, and March 31, 2025, the Company's authorized capital was NT$3,000,000 thousand, and the issued capital was NT$2,191,972 thousand. The par value per share is NT$10, totaling 219,197 thousand shares. Each share carries one voting right and the right to receive dividends.

(2) Capital surplus

	2026.3.31	2025.12.31	2025.3.31
Equity component of convertible bonds	$12,560	$12,560	$12,560
Conversion premium of convertible bonds	38,054	38,054	38,054
Total	$50,614	$50,614	$50,614

(3) Earnings distribution and dividend policy

In accordance with the Company's Articles of Incorporation, any earnings generated from the annual final accounts shall be allocated in the following order:

(Unless specified otherwise, all amounts are in thousands of New Taiwan Dollars.)

A. Payment of taxes.
B. Offsetting of accumulated losses.
C. Allocation of 10% as legal reserve.
D. Allocation or reversal of special reserve in accordance with applicable laws, regulations, or as required by the competent authorities.
E. Any remaining earnings shall be proposed for distribution by the Board of Directors in accordance with the Company's dividend policy and submitted to the shareholders' meeting for approval.

The Company is engaged in comprehensive construction activities and develops leasing and sales of houses and buildings. In response to diversified operations, appropriate expansion of scale, and the need for capital to enhance competitiveness and ensure sustainable development, a flexible distribution ratio and cash payout ratio shall be adopted. In principle, no less than 5% of the distributable earnings for the year shall be allocated as total dividends. Dividend distribution shall prioritize cash dividends, but may also be distributed in the form of stock dividends. The portion of cash dividends shall not be less than 10% of the total dividends. However, if the total dividend per share amounts to NT$0.50 or less, the Company may, based on economic considerations, choose to distribute the entire amount in stock dividends, cash dividends, or retain the earnings without distribution.

In accordance with the Company Act, legal reserve shall be appropriated until it reaches an amount equal to the Company's paid-in capital. The legal reserve may be used to offset losses. When the Company incurs no loss, the portion of the legal reserve exceeding 25% of the paid-in capital may be distributed as stock dividends or cash dividends to shareholders in proportion to their shareholding.

When distributing distributable earnings, the Company shall, in accordance with applicable laws and regulations, make a supplementary appropriation to the special reserve for the difference between the previously appropriated special reserve (in connection with the initial adoption of the International Financial Reporting Standards) and the net amount of other equity deductions. In the future, if such other equity deductions are reversed, the amount reversed may be released from the special reserve and included in the distributable earnings.

The Board of Directors and the Annual Shareholders’ Meetings held on March 11, 2026 and May 29, 2025, respectively proposed and resolved the earnings appropriation and dividend distribution plans for fiscal years 2025 and 2024, as summarized below:

	Distribution of Earnings		Dividends Per Share (NT$)	
	2025	2024	2025	2024
Legal reserve	$108,932	$85,750	$—	$—
Cash dividends of common stock (Note)	$723,351	$657,592	$3.30	$3.00
Stock dividends of common stock	$109,599	$—	$0.50	$—

(Unless specified otherwise, all amounts are in thousands of New Taiwan Dollars.)

For details regarding the resolutions of the Board of Directors and Shareholders' Meetings on earnings distribution, please refer to the Market Observation Post System (MOPS) of the Taiwan Stock Exchange.

For information on the basis of estimation and recognized amounts of employee remuneration and directors' compensation, please refer to Note 6.19.

Note: Pursuant to the authorization under the Articles of Incorporation, the Board of Directors passed a special resolution on March 11, 2026, approving the proposal for the distribution of cash dividends on common shares for fiscal year 2025.

16. Operating revenue

	2026.1.1~ 2026.3.31	2025.1.1~ 2025.3.31
Revenue from construction	$164,935	$153,015
Revenue from property sales	505,235	589,110
Rental income	6,805	5,820
Total	$676,975	$747,945

For the periods from January 1 to March 31 of 2026 and 2025, the timing of revenue recognition under customer contracts for the Group is as follows:

(1) Revenue disaggregation

	2026.1.1~ 2026.3.31	2025.1.1~ 2025.3.31
At a certain point in time	$512,040	$594,930
Over time	164,935	153,015
Total	$676,975	$747,945

(2) Contract balance

A. Contract assets - current

	2026.3.31	2025.12.31	2025.3.31	2025.1.1
Construction	$119,905	$163,684	$118,639	$77,626
Less: loss allowance	—	—	—	—
Total	$119,905	$163,684	$118,639	$77,626

The significant changes in the balances of contract assets for the Group during the periods from January 1 to March 31 of 2026 and 2025 are as follows:

(Unless specified otherwise, all amounts are in thousands of New Taiwan Dollars.)

	2026.1.1~ 2026.3.31	2025.1.1~ 2025.3.31
Beginning balance recognized as accounts receivable during the period	$143,606	$62,843

B. Contract liabilities - current

	2026.3.31	2025.12.31	2025.3.31	2025.1.1
Property sales	$19,076	$88,353	$333,651	$371,588
Construction	7,131	6,134	77,150	70,799
Total	$26,207	$94,487	$410,801	$442,387

The significant changes in the balances of contract liabilities for the Group during the periods from January 1 to March 31 of 2026 and 2025 are as follows:

	2026.1.1~ 2026.3.31	2025.1.1~ 2025.3.31
Beginning balance recognized as revenue during the period	($92,878)	($170,307)
Increase in advance receipts during the period (net of amounts recognized as revenue)	$24,598	$138,721

(3) Transaction price allocated to remaining performance obligations

As of March 31, 2026, the total transaction price allocated to the Group's unsatisfied (or partially unsatisfied) performance obligations amounted to NT$1,224,521 thousand. These construction projects are expected to be completed over the next 2 to 23 months.

17. Expected Credit Losses (Gains)

	2026.1.1~ 2026.3.31	2025.1.1~ 2025.3.31
Operating expenses – expected credit losses (gains)		
Contract assets	$—	$—
Notes receivable	—	—
Accounts receivable	—	—
Total	$—	$—

For further information regarding credit risk, please refer to Note 12.

The Group measures the allowance for impairment of contract assets and receivables (including notes receivable and accounts receivable) based on the expected credit losses over the lifetime of such financial assets. The relevant information regarding the assessment of allowance for impairment as of March 31, 2026, December 31, 2025, and March 31, 2025 is as follows:

(Unless specified otherwise, all amounts are in thousands of New Taiwan Dollars.)

(1) Based on historical credit loss experience, the Group has determined that there are no significant differences in loss patterns across different customer groups for contract assets. Therefore, the allowance for impairment is measured using a unified expected credit loss rate, without grouping the customer base. Relevant information is as follows:

	2026.3.31	2025.12.31	2025.3.31
Total carrying amount	$119,905	$163,684	$118,639
Expected credit loss rate	0%	0%	0%
Loss allowances	—	—	—
Total	$119,905	$163,684	$118,639

(2) Based on historical credit loss experience, the Group has determined that there are no significant differences in loss patterns across different customer groups for accounts receivable. Therefore, the allowance for impairment is measured using a unified expected credit loss rate, without grouping the customer base. Relevant information is as follows:

2026.3.31

		Days past due			
	Not past due (Note 2)	Within 90 days	91-120 days	Over 121 days	Total
Total carrying amount	$68,160	$—	$—	$—	$68,160
Loss Rate	0%	—	—	—	(Note 1)
Expected credit losses during the period	—	—	—	—	2,710
Carrying amount	$68,160	$—	$—	$—	$65,450

2025.12.31

		Days past due			
	Not past due (Note 2)	Within 90 days	91-120 days	Over 121 days	Total
Total carrying amount	$82,998	$—	$—	$—	$82,998
Loss Rate	0%	—	—	—	(Note 1)
Expected credit losses during the period	—	—	—	—	2,710
Carrying amount	$82,998	$—	$—	$—	$80,288

2025.3.31

		Days past due			
	Not past due (Note 2)	Within 90 days	91-120 days	Over 121 days	Total
Total carrying amount	$69,400	$—	$—	$—	$69,400
Loss Rate	0%	—	—	—	(Note 1)
Expected credit losses during the period	—	—	—	—	2,710
Carrying amount	$69,400	$—	$—	$—	$66,690

(Unless specified otherwise, all amounts are in thousands of New Taiwan Dollars.)

Note 1: The Group's management has taken into consideration historical experience, noting that during periods of economic downturn, loss rates may increase. Therefore, forward-looking information regarding future economic conditions is incorporated into the estimation of expected credit losses.

Note 2: All notes receivable held by the Group were not past due.

The changes in the allowance for impairment of contract assets, notes receivable, and accounts receivable for the Group for the period from January 1 to March 31 of 2026 and 2025 are as follows:

	Contract assets	Notes receivable	Accounts receivable
2026.1.1	$－	$－	$2,710
Amount of provision (reversal) for the period	－	－	－
2026.3.31	$－	$－	$2,710
2025.1.1	$－	$－	$2,710
Amount of provision (reversal) for the period	－	－	－
2025.3.31	$－	$－	$2,710

18. Leases

(1) The Group as a Lessee

The Group has leased transportation equipment under contracts with lease terms extending through 2027.

The impacts of the leases on the Group's financial position, financial performance, and cash flows are as follows:

A. Amounts recognized in the consolidated balance sheet

(a) Right-of-use assets

Carrying amount of right-of-use assets

	2026.3.31	2025.12.31	2025.3.31
Transportation equipment	$957	$1,124	$591

(b) Lease liabilities

(Unless specified otherwise, all amounts are in thousands of New Taiwan Dollars.)

	2026.3.31	2025.12.31	2025.3.31
Lease liabilities	$967	$1,132	$600
Current	$670	$666	$367
Non-current	$297	$466	$233

For the periods from January 1 to March 31 in 2026 and 2025, the interest expenses on lease liabilities are disclosed in Note 6, section 20(4) – Finance Costs. The maturity analysis of lease liabilities as of March 31, 2026 and 2025 is disclosed in Note 12 – Liquidity Risk Management.

B. Amounts recognized in the consolidated statement of comprehensive income

Depreciation of right-of-use assets

	2026.1.1~ 2026.3.31	2025.1.1~ 2025.3.31
Transportation equipment	$167	$165

C. Income and expenses related to lease activities incurred by the lessee

	2026.1.1~ 2026.3.31	2025.1.1~ 2025.3.31
Short-term lease expenses	$266	$461

D. Cash outflows related to lease activities incurred by the lessee

For the periods from January 1 to March 31 in 2026 and 2025, the total cash outflows for leases by the Group amounted to NT$437 thousand and NT$632 thousand, respectively.

(2) The Group as a Lessor

For disclosures related to the Group’s owned investment property, please refer to Note 6.6 The owned investment property is classified as an operating lease, as substantially all the risks and rewards incidental to ownership of the underlying asset have not been transferred.

	2026.1.1~ 2026.3.31	2025.1.1~ 2025.3.31
Lease income recognized from operating leases	$6,200	$5,174

19. Summary of Employee Benefits, Depreciation, and Amortization Expenses by Function is as follows:

(Unless specified otherwise, all amounts are in thousands of New Taiwan Dollars.)

By Function / By Nature	2026.1.1~2026.3.31			2025.1.1~2025.3.31		
	Classified as Construction Contract Costs	Classified as Operating Expenses	Total	Classified as Construction Contract Costs	Classified as Operating Expenses	Total
Employee benefits						
Salaries and Wages	$16,479	$12,539	$29,018	$17,905	$11,963	$29,868
Labor and Health Insurance Expenses	$894	$446	$1,340	$897	$423	$1,320
Pension expenses	$540	$478	$1,018	$679	$324	$1,003
Directors' remuneration	$—	$8,243	$8,243	$—	$7,960	$7,960
Other employee benefit expenses	$793	$473	$1,266	$1,440	$729	$2,169
Depreciation expenses	$5,338	$1,006	$6,344	$5,417	$1,088	$6,505
Amortization expenses	$26	$171	$197	$1,371	$154	$1,525

At the Company's Annual Shareholders' Meeting held on May 29, 2025, shareholders approved amendments to the Articles of Incorporation. Pursuant to the amended Articles, if the Company records annual profits, 2% to 4% of such profits shall be allocated as employee remuneration, of which no less than 30% shall be used for salary adjustments or compensation distribution to entry-level employees; no more than 4% shall be allocated as directors' remuneration. However, if there are accumulated losses, an amount shall first be retained to offset such losses. The aforementioned employee remuneration may be distributed in the form of shares or cash, subject to a resolution passed by at least two-thirds of the Board of Directors present at a meeting attended by a majority of the directors, and shall be reported to the shareholders' meeting. Relevant information regarding the resolutions on employee and directors' remuneration approved by the Board of Directors can be found on the Market Observation Post System (MOPS) of the Taiwan Stock Exchange.

For the periods from January 1 to March 31 in 2026 and 2025, based on the profitability of the Company, both employee and directors' remuneration were estimated at 4% and recognized under salary expenses. The amounts recognized as employee and directors' remuneration for the period from January 1 to March 31, 2026 and 2025, were NT$7,373 thousand and NT$6,910 thousand, respectively.

On March 11, 2026, the Board of Directors resolved to distribute employee and directors' remuneration for the 2025 fiscal year in cash, in the amount of NT$59,286 thousand for each. The amounts are not materially different from those recognized as expenses in the 2025 financial statements.

The actual distribution of employee and directors' remuneration for the 2024 fiscal year did not differ materially from the amounts recognized as expenses in the 2024 financial statements.

20. Non-operating income and expenses

(1) Interest income

(Unless specified otherwise, all amounts are in thousands of New Taiwan Dollars.)

	2026.1.1~ 2026.3.31	2025.1.1~ 2025.3.31
Interest income from bank deposits	$1,154	$649

(2) Other income

	2026.1.1~ 2026.3.31	2025.1.1~ 2025.3.31
Rental income	$240	$629
Other income - others	374	206
Total	$614	$835

(3) Other gains and losses

	2026.1.1~ 2026.3.31	2025.1.1~ 2025.3.31
Loss on disposal of property, plant, and equipment	$—	($18)
Other losses – others	—	(468)
Total	$—	($486)

(4) Finance costs

	2026.1.1~ 2026.3.31	2025.1.1~ 2025.3.31
Interest expense on bank borrowings	$348	$385
Interest expense on lease liabilities	4	2
Total	$352	$387

21. Components of Other Comprehensive Income

Three Months Ended March 31, 2026

	Incurred during the period	Reclassification adjustments during the period	Other comprehensive income	Income tax benefit (expense)	Net of tax
Components that may be reclassified to profit or loss:					
Exchange differences on translation of financial statements of foreign operations	$4	$—	$4	($1)	$3

Three Months Ended March 31, 2025

	Incurred during the period	Reclassification adjustments during the period	Other comprehensive income	Income tax benefit (expense)	Net of tax
Components that may be reclassified to profit or loss:					
Exchange differences on translation of financial statements of foreign operations	($3,107)	$—	($3,107)	$621	($2,486)

22. Income Tax

(Unless specified otherwise, all amounts are in thousands of New Taiwan Dollars.)

(1) The major components of income tax expense for the periods from January 1 to March 31, 2026 and 2025 are as follows:

Income tax recognized in profit or loss

	2026.1.1~ 2026.3.31	2025.1.1~ 2025.3.31
Current Income Tax Expense:		
Current income tax payable	$41,643	$36,515
Adjustments of prior years' current income tax in the current year	(82)	—
Land value increment tax paid during the period	30	180
Others	(2)	—
Deferred income tax expense:		
Deferred income tax expenses related to the origination and reversal of temporary differences	113	64
Income tax expense	$41,702	$36,759

Income tax recognized in other comprehensive income

	2026.1.1~ 2026.3.31	2025.1.1~ 2025.3.31
Deferred income tax expenses (benefits):		
Exchange differences on translation of financial statements of foreign operations	$1	($621)

(2) Status of income tax filing and assessment

As of March 31, 2026, the status of income tax filing and assessment for the Group is as follows:

	Status of income tax filing and assessment
The Company	Assessed up to the fiscal year 2024.
Phoenix Co., Ltd.	(Note)

Note: The foreign subsidiaries have completed their tax filings on schedule in accordance with the tax laws and regulations of their respective countries.

23. Earnings per Share

Basic Earnings per Share is calculated by dividing the net income attributable to ordinary shareholders of the parent company for the period by the weighted average number of ordinary shares outstanding during the period.

Diluted Earnings per Share is calculated by dividing the net income attributable to ordinary shareholders of the parent company for the period (adjusted for interest expense on convertible bonds) by the sum of the weighted average number of ordinary shares outstanding during the period and the weighted average number of ordinary shares that would be issued upon the conversion of all dilutive potential ordinary shares.

		2026.1.1~ 2026.3.31	2025.1.1~ 2025.3.31
(1)	Basic earnings per share		
	Net income attributable to ordinary shareholders of the parent company (NT$ thousands)	$127,886	$122,173
	Weighted average number of ordinary shares outstanding for basic earnings per share (in thousands)	219,197	219,197
	Basic earnings per share (NT$)	$0.58	$0.56
(2)	Diluted earnings per share		
	Net income attributable to ordinary shareholders of the parent company (NT$ thousands)	$127,886	$122,173
	Weighted average number of ordinary shares outstanding for basic earnings per share (in thousands)	219,197	219,197
	Dilutive effect:		
	Employee compensation – Shares (in thousands)	1,634	1,233
	Weighted average number of ordinary shares after adjusting for dilutive effects (in thousands)	220,831	220,430
	Diluted earnings per share (NT$)	$0.58	$0.55

From the reporting period end to the date of approval and issuance of the financial statements, there were no significant changes in the number of outstanding ordinary shares or potential ordinary shares resulting from other transactions.

(VII) Related Party Transactions

Related parties that transacted with the Group during the financial reporting period:

Names and relations of related parties

Related Party	Relationship with the Group
Hong Ji Construction Co., Ltd.	Other related party
Hao Liang Advertising & Commercial Co., Ltd.	Other related party
Very Good Advertising Co., Ltd.	Other related party
Da Jin Investment Co., Ltd.	Other related party
Phoenix Investment Co., Ltd.	Other related party
Hong Yao Construction Co., Ltd.	Other related party
Hsu Ming-Yi	Other related party
Chen Wu-Tsung and 12 others	Key management personnel of the Group

Significant transactions with related parties

(Unless specified otherwise, all amounts are in thousands of New Taiwan Dollars.)

1. Sales

(1) Construction revenue

	2026.1.1~ 2026.3.31	2025.1.1~ 2025.3.31
Other related party		
Hong Ji Construction Co., Ltd.	$613	$4,859

The construction contract prices and accounts receivable collection terms between the Group and related parties are comparable to those with non-related parties.

(2) Rental income

Details of rental income from office spaces leased by the Group to related parties are as follows:

	2026.1.1~ 2026.3.31	2025.1.1~ 2025.3.31
Other related party		
Hong Ji Construction Co., Ltd.	$28	$114
Da Jin Investment Co., Ltd.	6	24
Phoenix Investment Co., Ltd.	6	24
Hong Yao Construction Co., Ltd.	23	91
Total	$63	$253

2. Accounts receivable - related parties

	2026.3.31	2025.12.31	2025.3.31
Other related party			
Hong Ji Construction Co., Ltd.	$997	$1,094	$3,198
Hao Liang Advertising & Commercial Co., Ltd.	33	7	154
Very Good Advertising Co., Ltd.	27	32	206
Total	$1,057	$1,133	$3,558

3. Contract liabilities - current

	2026.3.31	2025.12.31	2025.3.31
Other related party			
Hong Ji Construction Co., Ltd.	$1,060	$1,673	$7,553

4. Accounts payable - related parties

	2026.3.31	2025.12.31	2025.3.31
Other related party			
Hao Liang Advertising & Commercial Co., Ltd.	$585	$847	$9,373
Very Good Advertising Co., Ltd.	—	21,498	—
Total	$585	$22,345	$9,373

(Unless specified otherwise, all amounts are in thousands of New Taiwan Dollars.)

5. Remuneration of the Group's key management personnel

	2026.1.1~ 2026.3.31	2025.1.1~ 2025.3.31
Short-term employee benefits	$18,436	$18,029
Benefits after retirement	183	183
Total	$18,619	$18,212

6. From January 1 to March 31, 2026, the Group incurred advertising expenses of NT$528 thousand to a related party (Hao Liang Advertising).

7. As of March 31, 2026, December 31, 2025, and March 31, 2025, certain key management personnel acted as joint guarantors for the Group's borrowings from financial institutions.

8. Since 2012, the Group and a related party (Hongji Construction) have jointly invested with Taiwan Sugar Corporation in a residential construction project located in the Houbi Tian section. According to the joint venture agreement, the Group and the related party are responsible for 80% and 20% of the construction work and profit or loss, respectively.

9. Since 2019, the Group has jointly invested with related parties (Hsu Ming-Yi and Hongji Construction) in a residential construction project located in the Dagang section. According to the joint venture agreement, the Group and the related parties are responsible for 40% and 20% of the construction work and profit or loss, respectively.

(VIII) Pledged Assets

The Group has provided the following assets as collateral:

	Carrying amount			
Asset Items	2026.3.31	2025.12.31	2025.3.31	Secured Liabilities
Other financial assets	$513,172	$519,099	$515,854	Performance guarantees, long-term borrowings, corporate bonds payable
Inventory – Land for construction	1,737,174	1,730,106	3,975,515	Long-term Loans
Inventory — Land for sale	804,828	834,580	—	Long-term Loans
Inventory — Buildings for sale	2,081,274	2,130,386	—	Long-term Loans
Inventory – Land under construction	3,524,477	3,524,477	2,884,966	Long-term Loans
Buildings and construction	8,117	8,213	8,149	Short-term loans
Investment property - Land	118,443	118,443	118,443	Short-term borrowings, long-term borrowings
Investment property - Construction	374,292	377,934	388,860	Short-term borrowings, long-term borrowings
Total	$9,161,777	$9,243,238	$7,891,787	

(Unless specified otherwise, all amounts are in thousands of New Taiwan Dollars.)

(IX) Significant Contingent Liabilities and Unrecognized Contract Commitments

As of March 31, 2026, the following commitments and contingent liabilities were not included in the aforementioned consolidated financial statements:

1. A guarantee promissory note in the amount of NT$1,489 thousand was issued for construction warranty purposes.

2. Guarantee promissory notes in the amount of NT$115,413 thousand were received from contractors for project outsourcing and construction warranty purposes.

3. Performance guarantees issued by banks totaling NT$80,378 thousand were provided in connection with construction contracts undertaken by the Company.

4. Performance guarantees issued by banks totaling NT$135,000 thousand were provided in connection with the implementation of public urban renewal by the Company.

5. A performance guarantee issued by a bank in the amount of NT$2,344,843 thousand was provided in relation to the issuance of corporate bonds.

(X) Significant Disaster Loss

Not applicable.

(XI) Significant Events after the Balance Sheet Date

Not applicable.

(XII) Others

1. Category of financial instruments

Financial assets

	2026.3.31	2025.12.31	2025.3.31
Financial assets at amortized cost:			
Cash and cash equivalents (excluding cash on hand)	$2,583,228	$3,067,125	$1,718,293
Accounts receivable (including related parties)	65,450	80,288	66,690
Other financial assets	513,172	519,099	515,854
Total	$3,161,850	$3,666,512	$2,300,837

(Unless specified otherwise, all amounts are in thousands of New Taiwan Dollars.)

Financial liabilities

	2026.3.31	2025.12.31	2025.3.31
Financial liabilities at amortized cost:			
Short-term loans	$835,965	$1,075,513	$403,310
Short-term notes and bills payable	—	49,994	—
Accounts payable	1,847,020	1,416,871	1,904,692
Bonds payable (including current portion due within one year)	2,299,000	2,299,000	2,299,000
Long-term borrowings (including current portion due within one year)	3,312,808	3,395,396	4,119,510
Lease liabilities	967	1,132	600
Total	$8,295,760	$8,237,906	$8,727,112

2. Financial risk management objectives and policies

The Group's financial risk management objectives are primarily to manage market risk, credit risk, and liquidity risk arising from its operating activities. In accordance with the Group's policies and risk appetite, these risks are identified, measured, and managed accordingly.

The Group has established appropriate policies, procedures, and internal controls in compliance with relevant regulations to manage the aforementioned financial risks. Material financial activities must be reviewed and approved by the Board of Directors in accordance with applicable regulations and internal control systems. During the execution of financial management activities, the Group is required to strictly adhere to the established financial risk management policies and related provisions.

3. Market risk

The Group's market risk refers to the risk of fluctuations in the fair value or cash flows of financial instruments due to changes in market prices, with interest rate risk being the primary source of market risk.

In practice, it is rare for a single risk variable to change in isolation, as changes in risk variables are usually interrelated. However, the sensitivity analysis of the following risks does not take into account the potential interactions between these correlated risk variables.

Foreign exchange risk

The Group is exposed to foreign exchange risk primarily arising from operating activities (when revenue or expenses are denominated in a currency other than the Group’s functional currency) and from net investments in foreign operations.

Certain accounts receivable and accounts payable denominated in foreign currencies are in the same currency, which provides a natural hedge to a certain extent. For other foreign currency-denominated items, the Group utilizes forward exchange contracts to manage foreign exchange risk. However, as the aforementioned natural hedging and the use of forward exchange contracts do not meet the criteria for hedge accounting, hedge accounting has not been applied. Additionally, net investments in foreign operations are considered strategic investments, and as such, the Group does not apply hedging for these exposures.

The Group's foreign exchange risk sensitivity analysis focuses on major foreign currency monetary items as of the end of the reporting period and evaluates the potential impact of foreign currency appreciation/depreciation on the Group's profit or loss and equity. The Group's foreign exchange risk is primarily affected by fluctuations in the Japanese Yen. The sensitivity analysis is as follows:

A 1% appreciation/depreciation of the New Taiwan Dollar against the Japanese Yen would result in a decrease/increase in the Group's profit by NT$200 thousand and NT$541 thousand for the periods from January 1 to March 31, 2026 and 2025, respectively.

Interest rate risk

Interest rate risk refers to the risk of fluctuations in the fair value or future cash flows of financial instruments due to changes in market interest rates. The Group's interest rate risk primarily arises from fixed-rate borrowings and floating-rate borrowings.

The sensitivity analysis for interest rate risk focuses on interest rate exposures related to floating-rate borrowings as of the end of the reporting period. A 1% increase/decrease in interest rates would result in a decrease/increase in the Group's profit by NT$8,331 thousand and NT$11,449 thousand for the periods from January 1 to March 31, 2026 and 2025, respectively.

4. Credit risk management

Credit risk refers to the risk of financial loss to the Group if a counterparty fails to fulfill its contractual obligations. The Group is exposed to credit risk arising from its operating activities (primarily contract assets, accounts receivable, and notes receivable) and financial activities (primarily bank deposits and various financial instruments).

Each business unit within the Group manages credit risk in accordance with established credit risk policies, procedures, and controls. The credit risk assessment of all counterparties takes into account various factors, including the counterparty's financial position, credit ratings from rating agencies, historical transaction experience, current economic conditions, and the Group's internal credit rating standards. Where appropriate, the Group also uses certain credit enhancement measures (such as advance payments and insurance) to mitigate credit risk with specific counterparties.

As of March 31, 2026, December 31, 2025, and March 31, 2025, the Group's top ten customers accounted for 66%, 66%, and 76%, respectively, of total contract assets and receivables. The credit concentration risk for the remaining contract assets and receivables is not considered significant.

The Group's Finance Department manages the credit risk of bank deposits and other financial instruments in accordance with the Group's policies. As counterparties are selected through internal control procedures and are reputable financial institutions and corporate entities with high creditworthiness, the Group is not exposed to any significant credit risk.

(Unless specified otherwise, all amounts are in thousands of New Taiwan Dollars.)

In addition, when the Group assesses that it can no longer reasonably expect to recover a financial asset (for example, where the issuer or debtor is experiencing significant financial difficulties or has become bankrupt), the asset shall be written off.

5. Liquidity risk management

The Group manages liquidity risk by maintaining financial flexibility through cash and cash equivalents, as well as bank borrowings and other financing arrangements. The table below summarizes the contractual maturities of the Group's financial liabilities based on the earliest date on which the Group may be required to settle the obligations. The amounts presented are the undiscounted contractual cash flows, and include contractual interest payments. For interest payments on instruments with floating interest rates, the undiscounted cash flows are estimated using the yield curve prevailing at the end of the reporting period.

Non-derivative financial liabilities

	Less than 1 year	2 to 3 years	4 to 5 years	More than 5 years	Total
2026.3.31					
Loans	$1,722,563	$1,070,196	$1,582,833	$—	$4,375,592
Accounts payable	$1,847,020	$—	$—	$—	$1,847,020
Bonds payable	$499,000	$800,000	$1,000,000	$—	$2,299,000
Lease liabilities	$685	$298	$—	$—	$983
2025.12.31					
Loans	$1,956,777	$1,147,892	$1,611,960	$—	$4,716,629
Short-term notes and bills payable	$49,994	$—	$—	$—	$49,994
Accounts payable	$1,416,871	$—	$—	$—	$1,416,871
Bonds payable	$—	$1,299,000	$800,000	$—	$2,299,000
Lease liabilities	$684	$470	$—	$—	$1,154
2025.3.31					
Loans	$1,226,601	$1,973,857	$1,636,596	$—	$4,837,054
Accounts payable	$1,904,692	$—	$—	$—	$1,904,692
Bonds payable	$—	$499,000	$1,800,000	$—	$2,299,000
Lease liabilities	$378	$238	$—	$—	$616

6. Reconciliation of liabilities arising from financing activities

(Unless specified otherwise, all amounts are in thousands of New Taiwan Dollars.)

Reconciliation of liabilities arising from financing activities for the period from January 1 to March 31, 2026:

	Short-term loans	Long-term Loans	Short-term notes and bills payable	Lease liabilities	Guarantee deposits received	Bonds payable	Total liabilities arising from financing activities
2026.1.1	$1,075,513	$3,395,396	$49,994	$1,132	$5,133	$2,299,000	$6,826,168
Cash flows from:	(239,548)	(82,588)	(49,994)	(171)	86	–	(372,215)
Non-cash changes	–	–	–	6	–	–	6
2026.3.31	$835,965	$3,312,808	$–	$967	$5,219	$2,299,000	$6,453,959

Reconciliation of liabilities arising from financing activities for the period from January 1 to March 31, 2025:

	Short-term loans	Long-term Loans	Short-term notes and bills payable	Lease liabilities	Guarantee deposits received	Bonds payable	Total liabilities arising from financing activities
2025.1.1	$517,622	$3,385,346	$–	$767	$8,049	$2,299,000	$6,210,784
Cash flows from:	(114,312)	734,164	–	(171)	(2,821)	–	616,860
Non-cash changes	–	–	–	4	–	–	4
2025.3.31	$403,310	$4,119,510	$–	$600	$5,228	$2,299,000	$6,827,648

7. Fair value of financial instruments

(1) Valuation Techniques and Assumptions Used in Fair Value Measurement

Fair value is defined as 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 methods and assumptions applied by the Group in measuring or disclosing the fair value of financial assets and financial liabilities are as follows:

A. The carrying amounts of cash and cash equivalents, receivables, payables, and other current liabilities approximate their fair values due to the short maturities of these instruments.
B. For financial assets and financial liabilities traded in active markets with standard terms and conditions, fair value is determined by reference to quoted market prices (e.g., listed stocks, beneficiary certificates, bonds, and futures contracts).
C. For equity instruments not traded in active markets (e.g., privately placed shares of listed companies, shares of public companies without active market trading, and shares of non-public companies), fair value is estimated using the market approach. This approach relies on the market prices of comparable equity instruments and other relevant information (such as discounts for lack of marketability, price-to-earnings ratios of similar companies, and price-to-book ratios of similar companies) as inputs.
D. For debt instruments, bank borrowings, corporate bonds payable, and other non-current liabilities not quoted in active markets, fair value is determined based on counterparty quotations or valuation techniques. The valuation techniques are based on discounted cash flow analysis, with key assumptions such as interest rates and discount rates derived from relevant market data for similar instruments (e.g., OTC yield curves, Reuters average commercial paper

rates, and credit risk information).

E. For derivative financial instruments without an active market quotation, the fair value of non-option derivatives is determined using counterparty quotations or discounted cash flow analysis based on applicable yield curves over the instrument's term. For option-based derivatives, fair value is determined using counterparty quotations, appropriate option pricing models (such as the Black-Scholes model), or other valuation methodologies (e.g., Monte Carlo simulation).

(2) Fair Value of Financial Instruments Measured at Amortized Cost

The carrying amounts of the Group's financial assets and financial liabilities measured at amortized cost are considered to approximate their fair values.

(3) Fair Value Level Information of Financial Instruments

For the fair value level information of the Group's financial instruments, please refer to Note 12.8.

8. Fair value level

(1) Definition of Fair Value Level

All assets and liabilities measured or disclosed at fair value are classified within the fair value level based on the lowest level input that is significant to the overall fair value measurement. The levels of input are defined as follows:

Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities that are accessible on the measurement date.
Level 2: Observable inputs other than Level 1 quoted prices, either directly or indirectly, for the asset or liability.
Level 3: Unobservable inputs for the asset or liability.

For assets and liabilities recognized on a recurring basis in the financial statements, the classification within the fair value level is reassessed at each reporting period to determine whether transfers between levels have occurred.

(2) Fair Value Level Information

As of March 31, 2026, December 31, 2025, and March 31, 2025, the Group did not have any non-recurring or recurring assets or liabilities measured at fair value.

Transfers Between Level 1 and Level 2 of the Fair Value Level

For the periods from January 1 to March 31, 2026 and 2025, the Group did not have any transfers between Level 1 and Level 2 for assets and liabilities measured at fair value on a recurring basis.

(3) Fair Value Level Information for Assets and Liabilities Not Measured at Fair Value but for Which Fair Value is Disclosed

(Unless specified otherwise, all amounts are in thousands of New Taiwan Dollars.)

March 31, 2026:

	Level 1	Level 2	Level 3	Total
Assets for Which Only Fair Value is Disclosed:				
Investment property (refer to Note 6.6)	$－	$－	$629,602	$629,602

December 31, 2025:

	Level 1	Level 2	Level 3	Total
Assets for Which Only Fair Value is Disclosed:				
Investment property (refer to Note 6.6)	$－	$－	$634,824	$634,824

March 31, 2025:

	Level 1	Level 2	Level 3	Total
Assets for Which Only Fair Value is Disclosed:				
Investment property (refer to Note 6.6)	$－	$－	$648,551	$648,551

9. Others

The details of significant construction contracts as of March 31, 2026, December 31, 2025, and March 31, 2025, are as follows:

				Three Months Ended March 31, 2026	
Project Name	Scheduled (or Actual) Completion Year	Contract Amount	Estimated (or Actual) Total Cost	Cumulative Recognized Profit (or Loss)	Percentage of Completion
H42	2028	$1,848,128	$1,755,695	$32,908	35.60%

				For the Years Ended December 31, 2025	
Project Name	Scheduled (or Actual) Completion Year	Contract Amount	Estimated (or Actual) Total Cost	Cumulative Recognized Profit (or Loss)	Percentage of Completion
H42	2028	$1,848,128	$1,755,695	$25,416	27.50%

				Three Months Ended March 31, 2025	
Project Name	Scheduled (or Actual) Completion Year	Contract Amount	Estimated (or Actual) Total Cost	Cumulative Recognized Profit (or Loss)	Percentage of Completion
H42	2027	$1,848,128	$1,755,695	$8,982	9.72%

(Unless specified otherwise, all amounts are in thousands of New Taiwan Dollars.)

10. The Significant Impact on Assets and Liabilities Recognized in Foreign Currencies

The significant impact on assets and liabilities recognized in foreign currencies is as follows:

	2026.3.31		
	Foreign currencies	Exchange Rate	NTD
Financial assets			
Monetary items:			
Japanese Yen	$172,490	0.2005	$34,584
Financial liabilities			
Monetary items:			
Japanese Yen	$272,469	0.2005	$54,630

	2025.12.31		
	Foreign currencies	Exchange Rate	NTD
Financial assets			
Monetary items:			
Japanese Yen	$169,434	0.2008	$34,022
Financial liabilities			
Monetary items:			
Japanese Yen	$296,003	0.2008	$59,437

	2025.3.31		
	Foreign currencies	Exchange Rate	NTD
Financial assets			
Monetary items:			
Japanese Yen	$78,383	0.2227	$17,456
Financial liabilities			
Monetary items:			
Japanese Yen	$321,089	0.2227	$71,507

The above information is disclosed based on the foreign currency book amounts (translated into the functional currency).

The Group recognized no foreign exchange gains or losses on monetary financial assets and liabilities for the periods from January 1 to March 31, 2026 and 2025.

11. Capital Management

The primary objective of the Group's capital management is to ensure the maintenance of a sound credit rating and a healthy capital ratio, thereby supporting business operations and maximizing shareholder value. In response to prevailing economic conditions, the Group manages and adjusts its capital structure as necessary, which may include modifying dividend distributions, returning capital to shareholders, or issuing new shares to achieve its capital management goals.

(XIII) Supplementary Disclosures

1. Information on Significant Transactions
The disclosures of significant transactions as of March 31, 2026, are as follows:
(1) Loans provided for others: None.
(2) Endorsements and guarantees for others: None.
(3) Significant marketable securities held at the end of period: None.
(4) Purchase or sale of goods with related parties amounting to NT$100 million or 20% or more of paid-in capital: None.
(5) Receivables from related parties amounting to NT$100 million or 20% or more of paid-in capital: None.
(6) Other: Business relationships and significant transactions between the parent and subsidiaries: None.

2. Information on Invested Companies:
(1) For investee companies over which the Group has direct or indirect significant influence or control, the following information shall be disclosed: name, location, principal business activities, original investment amount, shareholding status as of the end of the period, profit or loss for the period, and the recognized share of profit or loss from the investment. Please refer to Table 1 for details.

(2) For investee companies over which the Group has direct or indirect control, additional disclosures are required regarding transactions described in Items (1) through (6) above. However, if the total assets or operating revenue of the investee company do not reach 10% of the issuer's corresponding figures, or if the issuer directly or indirectly controls the personnel, finance, or operations of the investee, disclosure of information on transactions under Items (1) through (3) only is permitted. Not applicable.

3. Information on investments in mainland China: None.

(XIV) Segment Information

For management purposes, the Group classifies its operating units based on business segments and has identified the following two reportable operating segments:

Construction Division: This segment is responsible for comprehensive construction services, including building and civil engineering works.
Property Development and Sales Division: This segment is responsible for the development, leasing, and sale of residential and commercial buildings.

The management individually monitors the operating results of each business unit to make decisions regarding resource allocation and performance evaluation. Segment performance is evaluated based on profit before tax. The accounting policies adopted by the reportable segments are consistent with the significant accounting policies summarized and adopted by the Group. However, income tax is managed on a group basis and is not allocated to the operating segments in the consolidated financial statements.

(Unless specified otherwise, all amounts are in thousands of New Taiwan Dollars.)

Three Months Ended March 31, 2026

	Construction Division	Property Development and Sales Division	Subtotal for Reporting Divisions	Other Divisions	Adjustments and Eliminations	Total
Revenue						
Revenue from external customers	$164,935	$505,235	$670,170	$6,805	$—	$676,975
Intersegment revenue	—	—	—	—	—	—
Total revenue	$164,935	$505,235	$670,170	$6,805	$—	$676,975
Segment profit or loss	$675	$168,463	$169,138	$1,018	($568)	$169,588

Three Months Ended March 31, 2025

	Construction Division	Property Development and Sales Division	Subtotal for Reporting Divisions	Other Divisions	Adjustments and Eliminations	Total
Revenue						
Revenue from external customers	$153,015	$589,110	$742,125	$5,820	$—	$747,945
Intersegment revenue	—	—	—	—	—	—
Total revenue	$153,015	$589,110	$742,125	$5,820	$—	$747,945
Segment profit or loss	($816)	$161,924	$161,108	($1,850)	($326)	$158,932

As the management does not use asset amounts as a basis for operating decision-making, the measure of segment assets as of March 31, 2026 and 2025 was NT$0.

(Unless specified otherwise, all amounts are in thousands of New Taiwan Dollars.)

Table 1.

Information on investee companies, including name, location, and other relevant details (excluding investee companies located in Mainland China):

Name of Investor	Name of Investee	Location	Main Business Activities	Initial Investment Amount		Ending Balance			Profit (Loss) of Investee for the Period	Investment Profit or Loss Recognized by the Company	Note (Note 3)
				Ending Balance for the Current Period	At the end of last year	Number of shares	Shareholding	Carrying amount			
LONG DA CONSTRUCTION & DEVELOPMENT CORPORATION	Phoenix Co., Ltd.	Japan	Food and beverage services, hospitality, and hotel operations	$54,774 JPY 244,000,000	$54,774 JPY 244,000,000	4,200 (shares)	100.00%	$7,208	$568 JPY 2,815	$568 JPY 2,815	Subsidiaries

(Note 1:) For publicly listed companies that have foreign holding companies and prepare consolidated financial statements as their primary financial reports in accordance with local regulations, disclosure of information regarding foreign investee companies may be limited to the relevant information of such holding companies.

(Note 2:) For situations not covered in (Note 1), the following requirements apply:

(1) The columns for "Name of Investee Company," "Location," "Principal Business Activities," "Original Investment Amount," and "Shareholding Status at Period-End" shall be completed sequentially according to the listed company’s direct and indirect investments, including the investee companies controlled directly or indirectly by each investee company. The relationship between each investee company and the listed company (e.g., subsidiary or sub-subsidiary) shall be noted in the remarks column.

(2) The column "Investee Company Profit or Loss for the Period" shall disclose the profit or loss amount of each investee company for the period.

(3) The column "Recognized Share of Profit or Loss from Investment for the Period" shall include only the profit or loss amounts recognized by the listed company from its directly invested subsidiaries and investee companies accounted for using the equity method; other amounts may be omitted.

When completing the "Profit or Loss Amount of Directly Invested Subsidiaries Recognized for the Period," it should be confirmed that the profit or loss amounts of each subsidiary include the recognized share of profit or loss from their respective investees as required.

(Note 3:) Amounts have been eliminated in the preparation of consolidated financial statements.