Stock Code：5522

Farglory Land
遠雄建設

2026 Annual General Shareholders' Meeting
Meeting Handbook

遠雄建設事業股份有限公司
Farglory Land Development Co., LTD.

Convention form: Convened in physical form.

Date and time: May 29, 2026 (Friday) 9 a.m.

Meeting Venue: B1, No. 200, Sec. 1, Keelung Rd., Xinyi Dist., Taipei City (BEONE Living Hub)

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Farglory Land Development Co., Ltd.

2026 Annual General Shareholders' Meeting Agenda

Convention form: Convened in physical form

Time: May 29, 2026 (Friday) 9 a.m.

Venue: B1, No. 200, Sec. 1, Keelung Rd., Xinyi Dist., Taipei City (BEONE Living Hub)

Agenda:

One. Call to order

Two. Chair Remarks

Three. Reports

1. Business Report for 2025.
2. Audit Committee's review report of the Company and subsidiaries' 2025 financial statements.
3. Remuneration distribution to employees and directors for 2025.
4. Distribution of cash dividends from earnings for 2025.
5. Report on external endorsements and guarantees for 2025.

Four. Ratification

1. Ratification of the Business Report and Financial Statements for 2025.

Five. Discussion

1. Discussion of the proposal to amend the Company's Procedures for Acquisition and Disposal of Assets.

Six. Election

1. By-election of the Company's independent director.

Seven. Extraordinary Motions

Eight. Adjournment

Three. Reports

1. **The Company's 2025 Business Report is submitted for review.**

   Explanation: For the Company's Business Report for 2025, see Attachment 1 on pages 6–11 of this Handbook.

2. **Audit Committee's review report of the Company and subsidiaries' 2025 financial statements are submitted for review.**

   Explanation: For the Audit Committee's Review Report, please refer to Attachment 2 on page 12 of this Handbook.

3. **Report on the remuneration distribution to employees and directors for 2025 is submitted for review.**

   Explanation: On March 12, 2026, the Board of Directors resolved to approve the distribution directors' remuneration for 2025 at 0.4%, amounting to NT$30,626,000, and employees' compensation at 1%, amounting to NT$76,565,000, both to be paid in cash.

4. **The Company's report on the distribution of cash dividends from 2025 earnings is submitted for review.**

   Explanation:
   A. In accordance with the Company's Articles of Incorporation, the Board of Directors is authorized to resolve, after the end of each half fiscal year, the distribution of earnings in cash. No cash dividends were distributed to shareholders for the first half of 2025.
   B. For the second half of 2025, cash dividends totaling NT$4,298,779,325 were distributed to shareholders. The Board of Directors resolved on March 12, 2026 to set July 1, 2026 as the ex-dividend record date and July 17, 2026 as the cash dividend distribution date.

5. **Report on external endorsements and guarantees for 2025 is submitted for review.**

   Explanation: For the report on external endorsements and guarantees for 2025, see Attachment 5 on page 38 of this Handbook.

Four. Ratification

Proposal 1 [Proposed by the Board of Directors]

Proposal: The Company's business report and financial statements for 2025 are submitted for ratification.

Explanation:

A. The Company's 2025 balance sheet, statement of comprehensive income, statement of changes in equity, and statement of cash flow, and the consolidated financial statements of the Company and subsidiaries prepared and then audited by CPA Chang, Shu-Chiung and CPA Yang, Hui-Tzu of PwC Taiwan are submitted together with the business report and statement of earnings distribution to the shareholders' meeting for ratification in accordance with law after being audited by the Audit Committee.

B. For the aforesaid financial statements, business report and statement of earnings distribution, see Attachment 3 on pages 13–36, Attachment 1 on pages 6–11, and Attachment 4 on page 37 of this Handbook.

C. Please ratify the proposal.

Resolution:

V. Discussion

Proposal 1 [Proposed by the Board of Directors]

Proposal: Proposal to amend the "Procedures for Acquisition and Disposal of Assets" is submitted for shareholder resolution.

Explanation:

A. In order to act in concert with the amendments of laws and ordinances, it is proposed to partially amend the Company's Procedures for Acquisition and Disposal of Assets.

B. For the comparison table of the amended provisions, please refer to Attachment 6 on pages 39–46 of the Handbook.

Resolution:

Six. Election

Proposal 1 [Proposed by the Board of Directors]

Proposal: By-election of the Company's independent director.

Explanation:

A. As the former Independent Director, Yeh, Ming-Feng, resigned on January 1, 2026, the Company is required by law to conduct a by-election for one Independent Director at this annual general shareholders' meeting.

B. The newly elected director shall assume office immediately upon election, with a term of office expiring on June 6, 2027, the end date of the current term.

C. The Company adopts a candidate nomination system for the election of independent directors. Shareholders shall elect from the list of independent director candidates, which has been reviewed and approved by the Board of Directors on April 13, 2026. For relevant information, please refer to Attachment 7 on page 47 of this Handbook.

D. Please conduct the election.

Resolution:

Outcome of the election:

Seven: Extraordinary Motions

Eight. Adjournment

Attachment 1: Business Report

1. 2025 business results

Sales performance in 2025 continued to be affected by central bank credit controls and monetary policies. In addition, changes in the global political and economic environment, along with uncertainties arising from tariff policies, have created headwinds for future economic growth. As a result, the overall housing market exhibited a pattern of “sharp contraction in transaction volume with slight price declines.” In May, supported by investment momentum in the technology sector, NVIDIA’s announcement establishing an overseas headquarters in Beitou Shilin Technology Park (BSTP) provided a positive market catalyst. This accelerated the full sell-out of the Company’s commercial office project “Farglory Ark” located in BSTP. In addition, the “Farglory Yang Yue” residential project achieved strong sales performance during May and June. However, projects in central and southern Taiwan continued to face price consolidation in certain overheated areas, as well as competitive pressure from price reductions by peers. As a result, buyers adopted a more cautious approach, and transaction cycles lengthened. In the fourth quarter, the Company launched one industrial/office project in New Taipei City and three residential projects in Taichung and Kaohsiung. In terms of pricing strategy, priority was placed on maintaining stable sales volume and steady sell-through, in order to sustain long-term operational momentum and market competitiveness. Overall, revenue in 2025 declined by 56% compared to 2024. The Company will continue to enhance performance through expanding distribution channels, implementing targeted marketing strategies, and offering flexible payment plans with lower down payment requirements.

Revenue for 2025 was primarily derived from completed residential projects, including “Landmark 95” in New Taipei City, “Farglory Gallery of Art” in Taichung, and land sales in Taoyuan. In the second half of the year, revenue was supported by the completion and delivery of projects in Taipei City, including “Residential Project (遠雄晴川)” and “Farglory Ark”, as well as “Residential Project (遠雄夏沐)” in Taoyuan City, “Residential Project (遠雄幸福成)” in Taichung City, and “Residential Project (遠雄藏萃)” in Tainan City. Benefiting from relatively lower land acquisition costs for certain projects developed in earlier periods, overall net profit margin and earnings per share (EPS) reached their highest levels in recent years.

Overall, construction costs have remained elevated in recent years, coupled with ongoing green inflation, leaving limited room for significant housing price corrections. The Company will continue to refine its sales strategy by strengthening its brand, communicating product value to customers, and promoting the sales and development of projects across regions, thereby maintaining stable operations for the year.

(1) 2025 Business Plan Implementation Results (Standalone Financial Report)

Unit: NT$ thousand

Item	2025	2024	Increase (decrease)	Increase (decrease) %
Net operating revenue	31,072,102	22,319,616	8,752,486	39.2
Operating costs	20,861,615	15,535,718	5,325,897	34.3
Net operating gross profit	10,210,487	6,783,898	3,426,589	50.5
Operating expenses/other profits, expenses, and losses	2,699,497	2,065,191	634,306	30.7
Net operating profit	7,510,990	4,718,707	2,792,283	59.2
Non-operating revenues and expenses	38,352	(373,005)	411,357	110.3
Net profit before tax	7,549,342	4,345,702	3,203,640	73.7
Current net profit	5,825,085	3,372,810	2,452,275	72.7

(2) Status of budget implementation

The Company did not publish financial forecasts for fiscal year 2025 in accordance with the "Regulations Governing the Publication of Financial Forecasts by Public Companies", and therefore, no budget execution analysis is available.

(3) Revenues, Expenses, and Profitability Analysis (Standalone Financial Report)

Item			2025	2024
Financial structure	Debt to assets ratio (%)		53.46	54.71
	Long-term capital to property, plant and equipment ratio (%)		12,3745.11	81,439.95
Solvency	Current ratio (%)		181.12	167.99
	Quick ratio (%)		17.04	6.77
	Times interest earned ratio (times)		6.32	4.39
Profitability	Return on assets (%)		5.52	3.48
	Return on equity (%)		12.02	7.34
	Ratio of paid-in capital (%)	Operating profit	96.09	60.37
		Profit before tax	96.58	55.60
	Net profit margin (%)		18.74	15.11
	Earnings per share (NT$) (current period)		7.45	4.32

(4) Performance in research and development:

The Company continues to invest in research and development related to sustainable building, low-carbon technologies, and the circular economy, focusing on areas such as building design optimization, energy efficiency enhancement, carbon management mechanisms, and resource circularity applications.

A. In terms of building-related R&D, in addition to comprehensively enhancing standards for green building, low-carbon development, and building energy efficiency certification, the Company has established principles for smart and user-centric building design, developed universal design standards for residential properties, and promoted design principles for shared common facilities and private units, thereby improving product functionality and utilization efficiency. At the same time, third-party Building Information Modeling (BIM) technology has been introduced to establish integrated 3D models that incorporate architectural design, structural systems, landscape design, and mechanical, electrical, and plumbing systems. This integration enhances design coordination and construction accuracy, while reducing errors and the risk of rework.

B. In the area of energy and carbon reduction technologies, the Company has conducted feasibility assessments and strategic planning for carbon credit registration (including solar energy projects), with priority given to the development of solar power generation sites. In parallel, the Company is planning the adoption of high-efficiency mechanical and electrical systems, including high-RT chiller systems. In addition, future climate data has been incorporated into passive building design research to ensure that buildings can maintain long-term energy efficiency and environmental resilience under climate change scenarios. The Company has also completed a feasibility assessment for adopting Science Based Targets initiative (SBTi) standards, which will serve as a technical and managerial foundation for its medium- to long-term carbon reduction and net-zero transition strategies.

C. In the area of materials and construction methods R&D, the Company continues to promote on-site tile recycling and the circular use of aluminum formwork, while expanding research on the application of recycled green building materials. At the same time, the Company has established circular procurement and resource management mechanisms. During the year, it became the first construction company in Taiwan to obtain certification under the ISO 59000 series for the circular economy, demonstrating that its R&D efforts in institutionalizing circular materials and construction methods have achieved tangible results.

Looking ahead, the Company will continue to advance research and implementation of sustainable procurement, internal carbon pricing, and nature-related risk disclosure. These initiatives will strengthen supply chain carbon management and support investment decision-making, while progressively aligning with international sustainability disclosure and carbon reduction standards to enhance the Company's long-term operations and competitiveness.

2. 2026 Business Plan Overview

(1) Annual Business Strategy

A. Enhancing capital efficiency
(A) Optimizing the five-year operational plan
(B) Balancing the land development portfolio mix
(C) Allocating resources to support sales performance

B. Focusing on competitive positioning
(A) Improving efficiency in land development evaluation
(B) Establishing cost competitiveness

C. Advancing digital and sustainable transformation
(A) Advancing digital decision-making platforms
(B) Developing war room dashboards
(C) Driving brand innovation through FGN
(D) Advancing talent transformation in line with evolving business needs

(2) Expected numbers and types of projects for sale this year

<table>
<tr><th>Classification</th><th colspan="2">Project No. and Project Name</th><th>Description</th><th>Remarks</th></tr>
<tr><td rowspan="4">Projects expected to be simultaneously under construction and for sale during the year (10 projects)</td><td>Taipei</td><td>Farglory Yang Yue</td><td rowspan="4"></td><td rowspan="4"></td></tr>
<tr><td>Taichung</td><td>Residential Project (遠雄星呈), Farglory Grace Lustrous
Farglory Playground, Farglory Dun Fu
Farglory Urban Grace</td></tr>
<tr><td>Tainan</td><td>Farglory Live in Nature</td></tr>
<tr><td>Kaohsiung</td><td>Farglory Urban Sky Park, Farglory Nature One
Farglory Forest • For Rest</td></tr>
<tr><td rowspan="8">Projects expected to be completed during the year (8 projects)</td><td>New Taipei</td><td>Farglory CENTER</td><td>Expected to obtain occupancy permit in December</td><td rowspan="5">Currently for sale</td></tr>
<tr><td>Taoyuan</td><td>Farglory Forest Resort</td><td>Expected to obtain occupancy permit in April</td></tr>
<tr><td>Taichung</td><td>Farglory Mountain Return</td><td>Expected to obtain occupancy permit in July</td></tr>
<tr><td>Taichung</td><td>Farglory Green Beauty</td><td>Expected to obtain occupancy permit in September</td></tr>
<tr><td>Kaohsiung</td><td>Farglory Urban Forest</td><td>Expected to obtain occupancy permit in May</td></tr>
<tr><td>Tainan</td><td>Residential Project (遠雄綠禾)</td><td>Expected to obtain occupancy permit in March</td><td rowspan="3">Sold out</td></tr>
<tr><td>Tainan</td><td>Residential Project (遠雄東御苑)</td><td>Expected to obtain occupancy permit in April</td></tr>
<tr><td>Kaohsiung</td><td>Farglory PARK 16</td><td>Expected to obtain occupancy permit in April</td></tr>
<tr><td rowspan="2">Projects completed in prior years and continuing to be sold during the year (3 projects)</td><td>Taoyuan</td><td>Residential Project (遠雄夏沐)</td><td rowspan="2">Residential and retail projects</td><td rowspan="2">Currently for sale</td></tr>
<tr><td>Taichung</td><td>Farglory Gallery of Art, Residential Project (遠雄未來成)</td></tr>
<tr><td>Projects planned for launch during the year (7 projects)</td><td colspan="2">Taipei, New Taipei, Taoyuan, Taichung, Tainan, and Kaohsiung</td><td></td><td></td></tr>
</table>

(3) Key marketing policies

A. Implementing precise regional deployment to capture opportunities arising from major infrastructure developments, transit-oriented development, and key industrial park areas; forming strategic alliances with industry peers to complement capabilities and jointly develop new product types and markets.

B. Targeting niche markets and maximizing the cost-effectiveness of green certifications to enhance overall product value. Conducting price–volume assessments at the design stage, incorporating cost feedback into design, and adopting BIM to optimize design drawing management and coordination and achieve precise control (reduction) of construction costs.

C. Continuing to expand industrial and commercial office product offerings and diversify the product portfolio to mitigate market and policy risks, while reducing the risk of unsold inventory.

D. Reshaping core product value and differentiation, moving beyond intense competition in building materials and equipment, and leveraging FGN to create distinctive product positioning and pricing advantages.

3. Future development strategy and impact of the external competitive environment, regulatory environment, and overall business environment

(1) Future Development Strategy

A. Prioritizing capital risk management, maintaining flexibility in the Company’s operating funds in accordance with bank credit policies, controlling financing costs, diversifying lending banks, and preserving available credit lines for both the Company and its customers.

B. Proactively planning for rising green-related costs driven by ESG requirements, carbon fee policies, and waste disposal regulations, including entering into pre-procurement agreements and establishing a green building materials supply chain.

C. Controlling the pace of project launches to avoid inventory pressure arising from slower sales, and ensuring smooth capital turnover through precise management of land acquisition, project launches, and construction progress.

D. Continuously expanding the supplier base, establishing partner collaboration relationships, increasing the proportion of local procurement, and reducing additional costs arising from north–south transfers of resources.

E. Advancing workforce transformation to keep with the times, promoting all-round talent development, strengthening employees’ digital analytics capabilities, and achieving innovation and growth.

(2) Impact of the External Competitive Environment, Regulatory Environment, and Overall Business Environment

A. Slowing household growth: The demographic dividend weakens as society enters a super-aged phase, resulting in a long-term decline in demand momentum.

B. Moderating income growth: Overall income growth remains positive but modest. Compared with rising housing prices, home affordability deteriorates.

C. Declining transaction volume: Ongoing credit controls by the central bank reduce market activity, and regions with excessive price increases face correction pressure.

D. Inventory risk: A high ratio of construction permits to occupancy permits, coupled with slower sales, may lead to an increase in unsold units and a gradual shift toward a buyer’s market.

E. Exchange rate volatility: With the temporary easing of reciprocal tariffs, the New Taiwan Dollar faces potential appreciation risks. Uncertainty in capital flows affects capital allocation.

F. Sustained growth in demand from technology industries, including AI and semiconductors, driving industrial upgrades and stimulating turnover in the industrial real estate and industrial building markets. In addition, some enterprises revitalize capital through asset disposals, and structural opportunities emerge in the commercial office real estate market.

G. In summary, construction costs remain under pressure due to disruptions in earthwork supply and rising prices of mechanical and electrical equipment. However, inflationary pressures on first-time homebuyers ease and prices stabilize, supporting consumer confidence. Rigid demand remains supported, further driven by capital momentum in the stock market and investment development in the technology sector. Demand for owner-occupied housing, commercial office products, and value-preservation needs continue to receive a certain level of support. For developers, the trend toward smaller-sized residential products has become the market mainstream in recent years. In addition to adjustments in product planning, returning to rational pricing and enhancing product competitiveness are primary objectives.

Chairman: Chao, Wen-Chia   President: Wang, Yao-Tang   Chief Accounting Officer: Christ Lu

Attachment 2: Audit Committee's Audit Report

Farglory Land Development Co., Ltd.

Audit Committee's Audit Report

The 2025 financial statements and the consolidated financial statements of the Company and subsidiaries prepared and submitted by the Audit Committee to the Board of Directors for resolution were audited by CPA Chang, Shu-Chiung and CPA Yang, Hui-Tzu of PwC Taiwan under authorization of the Board of Directors. They have issued an audit report with an unqualified opinion.

Additionally, the Board of Directors has submitted the Company's 2025 Business Report and the earnings distribution proposal. The Audit Committee has reviewed these documents and found them to be in compliance with the relevant provisions of the Company Act. Pursuant to Article 14-4 of the Securities and Exchange Act and Article 219 of the Company Act, we hereby present this report accordingly.

Please review.

Submitted to
2026 Annual General Shareholders' Meeting, Farglory Land Development Co., Ltd.

Convener of the Audit Committee: Chen, Xiu-Zu

March 12, 2026

Attachment 3: Independent Auditors' Report and Financial Statements

INDEPENDENT AUDITORS' REPORT

To the Board of Directors and Shareholders of Farglory Land Development Co., Ltd.

Opinion

We have audited the accompanying consolidated balance sheets of Farglory Land Development Co., Ltd. and its subsidiary (the "Consolidated Company") as at December 31, 2025 and 2024, and the related consolidated statements of comprehensive income, of changes in equity and of cash flows for the years then ended, and notes to the consolidated financial statements, including a summary of material accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Consolidated Company as at December 31, 2025 and 2024, and its consolidated financial performance and its consolidated cash flows for the years then ended in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers and the International Financial Reporting Standards, International Accounting Standards, IFRIC Interpretations, and SIC Interpretations that came into effect as endorsed by the Financial Supervisory Commission.

Basis for opinion

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

Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the Consolidated Company's 2025 consolidated financial statements. These matters were addressed in the context of our audit of the consolidated financial statements as a whole and, in forming our opinion thereon, we do not provide a separate opinion on these matters.

Key audit matter for the Consolidated Company's 2025 consolidated financial statements is stated as follows:

Appropriateness of the timing of revenue recognition from building and land sales

<u>Description</u>

Refer to Note 4(29) for accounting policy on operating revenue and Note 6(23) for details of building and land sales revenue.

The sales revenue in the construction industry is recognised upon the transfer of ownership of the real estate and the actual delivery of the housing unit. Since there is a large volume of sales of premises in the construction industry, in order to confirm the validity of the timing of the sales revenue recognition, the Company needs to examine the transfer of ownership and delivery housing data for each transaction to recognise the sales revenue, which usually involves tremendous manual efforts.

Thus, we considered the cut-off of building and land sales revenue as a key audit matter.

<u>How our audit addressed the matter</u>

We performed the following audit procedures on the above key audit matter:

1. Obtained an understanding of procedures on building and land sales revenue, and ascertained whether the procedures were applied consistently throughout the reporting periods presented in the financial statements.
2. Performed cut-off test on building and land transactions around the end of the reporting period to confirm whether the building and land sales revenue recognition timing was appropriate, by verifying the land registration, house ownership certificate and customer signed receipts for the turnover of the property.

Other matter－Parent company only financial reports

We have audited and expressed an unmodified opinion on the parent company only financial statements of Farglory Land Development Co., Ltd. as at and for the years ended December 31, 2025 and 2024.

Responsibilities of management and those charged with governance for the consolidated financial statements

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

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

Those charged with governance, including the audit committee, are responsible for overseeing the Consolidated Company's financial reporting process.

Auditors' responsibilities for the audit of the consolidated financial statements

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

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

1. Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
2. Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Consolidated Company's internal control.
3. Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
4. Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Consolidated Company's ability to continue as a going concern. If we conclude that a

material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Consolidated Company to cease to continue as a going concern.

5. Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
6. Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Consolidated Company to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

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

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

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

Chang, Shu-Chiung	Yang, Huei-Tzu

For and on Behalf of PricewaterhouseCoopers, Taiwan

March 12, 2026

The accompanying consolidated financial statements are not intended to present the financial position and results of operations and cash flows in accordance with accounting principles generally accepted in countries and jurisdictions other than the Republic of China. The standards, procedures and practices in the Republic of China governing the audit of such financial statements may differ from those generally accepted in countries and jurisdictions other than the Republic of China. Accordingly, the accompanying consolidated financial statements and independent auditors' report are not intended for use by those who are not informed about the accounting principles or auditing standards generally accepted in the Republic of China, and their applications in practice.

FARGLORY LAND DEVELOPMENT CO., LTD. AND ITS SUBSIDIARY
CONSOLIDATED BALANCE SHEETS
DECEMBER 31, 2025 AND 2024
(Expressed in thousands of New Taiwan dollars, except as otherwise indicated)

	Assets	Notes	December 31, 2025 AMOUNT	December 31, 2024 AMOUNT
	Current assets			
1100	Cash and cash equivalents	6(1)	$ 9,971,964	$ 4,360,971
1136	Current financial assets at amortised cost, net	6(2) and 8	540,000	730,000
1140	Current contract assets	6(23) and 7	39,671	62,663
1150	Notes receivable, net	6(3)	236,239	179,911
1170	Accounts receivable, net	6(3)	10,554	13,669
1180	Accounts receivable - related parties	6(3) and 7	182,181	182,181
1220	Current income tax assets		12,672	27,615
130X	Inventory	6(4) and 8	77,199,873	75,529,614
1410	Prepayments	6(5)	4,754,162	5,582,186
1476	Other current financial assets	6(6), 7 and 8	4,166,374	4,753,854
1479	Other current assets, others		19,506	17,692
11XX	**Total current assets**		97,133,196	91,440,356
	Non-current assets			
1517	Non-current financial assets at fair value through other comprehensive income	6(7)	592,893	576,693
1535	Non-current financial assets at amortised cost	6(2) and 8	190,370	190,370
1550	Investments accounted for under equity method	6(8), 7 and 8	8,624,619	8,279,469
1600	Property, plant and equipment		92,130	108,818
1755	Right-of-use assets	6(9) and 7	747,710	834,760
1760	Investment property - net	6(11) and 8	1,100,313	1,152,769
1780	Intangible assets		223,956	201,070
1840	Deferred income tax assets	6(29)	32,581	31,200
1900	Other non-current assets	6(12)	518,428	522,732
15XX	**Total non-current assets**		12,123,000	11,897,881
1XXX	**Total assets**		$ 109,256,196	$ 103,338,237

(Continued)

FARGLORY LAND DEVELOPMENT CO., LTD. AND ITS SUBSIDIARY
CONSOLIDATED BALANCE SHEETS
DECEMBER 31, 2025 AND 2024
(Expressed in thousands of New Taiwan dollars, except as otherwise indicated)

	Liabilities and Equity	Notes	December 31, 2025 AMOUNT	December 31, 2024 AMOUNT
	Current liabilities			
2100	Short-term borrowings	6(13)	$ 31,337,273	$ 33,727,474
2110	Short-term notes and bills payable	6(14)	1,347,092	1,152,017
2130	Current contract liabilities	6(23)	11,176,002	11,231,358
2150	Notes payable		96,248	622,248
2170	Accounts payable		7,067,669	6,046,244
2180	Accounts payable - related parties	7	68,620	-
2200	Other payables	6(15)	749,512	629,320
2220	Other payables - related parties	7	74,110	662,795
2230	Current income tax liabilities		1,623,276	515,582
2280	Current lease liabilities	7	64,057	95,963
2320	Long-term liabilities, current portion	6(16)	60,000	60,000
2399	Other current liabilities, others		158,253	43,907
21XX	**Total current liabilities**		53,822,112	54,786,908
	Non-current liabilities			
2540	Long-term borrowings	6(16)	3,811,614	1,014,000
2550	Provisions for liabilities - non-current	6(18)	117,461	112,045
2570	Deferred tax liabilities	6(29)	5,298	3,591
2580	Non-current lease liabilities	7	674,005	725,043
2600	Other non-current liabilities		324,975	336,852
25XX	**Total non-current liabilities**		4,933,353	2,191,531
2XXX	**Total liabilities**		58,755,465	56,978,439
	Equity attributable to owners of parent			
	Share capital	6(19)		
3110	Share capital - common stock		7,815,962	7,815,962
	Capital surplus	6(20)		
3200	Capital surplus		8,472,825	8,538,148
	Retained earnings	6(21)		
3310	Legal reserve		9,764,676	9,574,027
3350	Unappropriated retained earnings		23,861,820	19,862,413
	Other equity interest	6(22)		
3400	Other equity interest		585,448	569,248
31XX	**Equity attributable to owners of the parent**		50,500,731	46,359,798
3XXX	**Total equity**		50,500,731	46,359,798
	Significant commitments and contingencies	9		
	Significant events after the balance	11		
3X2X	**Total liabilities and equity**		$ 109,256,196	$ 103,338,237

The accompanying notes are an integral part of these consolidated financial statements.

FARGLORY LAND DEVELOPMENT CO., LTD. AND ITS SUBSIDIARY
CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
YEARS ENDED DECEMBER 31, 2025 AND 2024
(Expressed in thousands of New Taiwan dollars, except as otherwise indicated)

	Items	Notes	Year ended December 31 2025 AMOUNT	2024 AMOUNT
4000	Sales revenue	6(10)(23) and 7	$ 31,153,367	$ 22,399,065
5000	Operating costs	6(4)(9)(28) and 7	(20,514,688)	(15,312,605)
5900	Net operating margin		10,638,679	7,086,460
5920	Realized profit from sales		7,258	6,849
5950	Net operating margin		10,645,937	7,093,309
	Operating expenses	6(9)(28) and 7		
6100	Selling expenses		(1,758,387)	(1,285,243)
6200	General and administrative expenses		(1,174,598)	(972,217)
6000	Total operating expenses		(2,932,985)	(2,257,460)
6900	Operating profit		7,712,952	4,835,849
	Non-operating income and expenses			
7100	Interest income	6(24)	46,949	95,883
7010	Other income	6(25) and 7	169,574	116,337
7020	Other gains and losses	6(26)	(10,113)	(160,582)
7050	Finance costs	6(9)(27) and 7	(112,956)	(77,136)
7060	Share of profit/(loss) of associates and joint ventures accounted for under equity method	6(8)	(202,848)	(387,328)
7000	Total non-operating and expenses		(109,394)	(412,826)
7900	**Profit before income tax**		7,603,558	4,423,023
7950	Income tax expense	6(29)	(1,778,473)	(1,050,213)
8200	**Profit for the year**		$ 5,825,085	$ 3,372,810
	Other comprehensive income			
	Components of other comprehensive income that will not be reclassified to profit or loss			
8311	Actuarial gains on defined benefit plans	6(17)	$ 7,904	$ 10,969
8316	Unrealised gain on investments in equity instruments fair value through other comprehensive income	6(7)(22)	16,200	187,159
8349	Income tax related to components of other comprehensive income that will not be reclassified to profit or loss	6(29)	(1,581)	(2,194)
8310	Other comprehensive income that will not be reclassified to profit or loss		22,523	195,934
8300	**Total other comprehensive income for the year**		$ 22,523	$ 195,934
8500	**Total comprehensive income for the year**		$ 5,847,608	$ 3,568,744
	Profit attributable to:			
8610	Owners of the parent		$ 5,825,085	$ 3,372,810
	Comprehensive income attributable to:			
8710	Owners of the parent		$ 5,847,608	$ 3,568,744
9750	Basic earnings per share	6(30)	$ 7.45	$ 4.32
9850	Diluted earnings per share	6(30)	$ 7.44	$ 4.31

The accompanying notes are an integral part of these consolidated financial statements.

FARGLORY LAND DEVELOPMENT CO., LTD. AND ITS SUBSIDIARY
CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
YEARS ENDED DECEMBER 31, 2025 AND 2024
(Expressed in thousands of New Taiwan dollars, except as otherwise indicated)

		Equity attributable to owners of the parent					
				Retained Earnings			
	Notes	Share capital - common stock	Total capital surplus, additional paid-in capital	Legal reserve	Total unappropriated retained earnings (accumulated deficit)	Total Unrealised gains (losses) from financial assets measured at fair value through other comprehensive income	Total equity
Year ended December 31, 2024							
Balance at January 1, 2024		$ 7,815,962	$ 8,476,993	$ 9,164,921	$19,625,521	$ 382,089	$45,465,486
Profit for the year		-	-	-	3,372,810	-	3,372,810
Other comprehensive income		-	-	-	8,775	187,159	195,934
Total comprehensive income		-	-	-	3,381,585	187,159	3,568,744
Appropriations and distribution of retained earnings:	6(21)						
Legal reserve		-	-	409,106	(409,106)	-	-
Cash dividends		-	-	-	(2,735,587)	-	(2,735,587)
Changes in equity of associates and joint ventures accounted for using equity method	6(20)	-	61,155	-	-	-	61,155
Balance at December 31, 2024		$ 7,815,962	$ 8,538,148	$ 9,574,027	$19,862,413	$ 569,248	$46,359,798
Year ended December 31, 2025							
Balance at January 1, 2025		$ 7,815,962	$ 8,538,148	$ 9,574,027	$19,862,413	$ 569,248	$46,359,798
Profit for the year		-	-	-	5,825,085	-	5,825,085
Other comprehensive income		-	-	-	6,323	16,200	22,523
Total comprehensive income		-	-	-	5,831,408	16,200	5,847,608
Appropriations and distribution of retained earnings:	6(21)						
Legal reserve		-	-	190,649	(190,649)	-	-
Cash dividends		-	-	-	(1,641,352)	-	(1,641,352)
Changes in equity of associates and joint ventures accounted for using equity method	6(20)	-	(65,323)	-	-	-	(65,323)
Balance at December 31, 2025		$ 7,815,962	$ 8,472,825	$ 9,764,676	$23,861,820	$ 585,448	$50,500,731

The accompanying notes are an integral part of these consolidated financial statements.

FARGLORY LAND DEVELOPMENT CO., LTD. AND ITS SUBSIDIARY
CONSOLIDATED STATEMENTS OF CASH FLOWS
YEARS ENDED DECEMBER 31, 2025 AND 2024
(Expressed in thousands of New Taiwan dollars, except as otherwise indicated)

	Notes	Year ended December 31 2025	2024
CASH FLOWS FROM OPERATING ACTIVITIES			
Profit before tax		$ 7,603,558	$ 4,423,023
Adjustments			
Adjustments to reconcile profit (loss)			
Depreciation	6(9)(11)(28)	190,883	189,596
Amortization	6(28)	60,292	61,979
Share of profit or loss of associates and joint ventures accounted for using equity method	6(8)	202,848	387,328
Interest expense	6(9)(27)	112,956	77,136
Interest income	6(24)	(46,949)	(95,883)
Dividend income	6(25)	(14,117)	-
Changes in operating assets and liabilities			
Changes in operating assets			
Current contract assets		22,992	54,454
Notes receivable		(56,327)	(144,259)
Accounts receivable, net		3,115	4,921
Accounts receivable - related parties		-	58,409
Inventories		(570,901)	(7,437,490)
Prepayments		828,024	(1,478,509)
Other current financial assets		586,244	(467,817)
Other current assets		(1,814)	1,008
Other non-current assets		4,353	(124,724)
Changes in operating liabilities			
Current contract liabilities		(55,356)	2,535,234
Notes payable		(526,000)	446,038
Accounts payable		1,021,425	412,530
Accounts payable to related parties		68,620	-
Other payables		116,972	136,273
Other payables to related parties		(588,685)	59,417
Other current liabilities		114,346	(31,588)
Provisions for liabilities		5,416	(1,501)
Other operating liabilities		(12,480)	(10,126)
Cash inflow (outflow) generated from operations		9,069,415	(944,551)
Interest paid		(1,217,262)	(1,005,654)
Interest received		48,252	96,311
Income taxes paid		(657,091)	(1,469,513)
Net cash flows from (used in) operating activities		7,243,314	(3,323,407)

(Continued)

FARGLORY LAND DEVELOPMENT CO., LTD. AND ITS SUBSIDIARY
CONSOLIDATED STATEMENTS OF CASH FLOWS
YEARS ENDED DECEMBER 31, 2025 AND 2024
(Expressed in thousands of New Taiwan dollars, except as otherwise indicated)

	Notes	Year ended December 31 2025	Year ended December 31 2024
CASH FLOWS FROM INVESTING ACTIVITIES			
Proceeds from disposal of financial assets at amortised cost		$ 190,000	$ 1,500,000
Acquisition of investments accounted for using equity method	7	(800,000)	(150,000)
Proceeds from capital reduction of investments accounted for using equity method	6(8)	120,000	-
Acquisition of property, plant and equipment	6(31)	(17,871)	(37,610)
Proceeds from disposal of property, plant and equipment		18	1,828
Acquisition of intangible assets	6(31)	(77,737)	(52,840)
Increase in other financial assets		(67)	(474)
Increase in other non-current assets		(50)	(2,935)
Dividends received		80,796	73,645
Net cash flows (used in) from investing activities		(504,911)	1,331,614
CASH FLOWS FROM FINANCING ACTIVITIES			
(Decrease) increase in short-term loans	6(32)	(2,390,201)	2,531,140
Increase in short-term notes and bills payable	6(32)	195,075	165,444
Repayments of long-term borrowings	6(32)	(111,000)	(241,000)
Proceeds from long-term borrowings	6(32)	2,908,614	703,000
Payments of lease liabilities	6(32)	(97,053)	(89,971)
Increase in other non-current liabilities	6(32)	8,507	269
Cash dividends paid	6(21)	(1,641,352)	(2,735,587)
Net cash flows (used in) from financing activities		(1,127,410)	333,295
Net increase (decrease) in cash and cash equivalents		5,610,993	(1,658,498)
Cash and cash equivalents at beginning of year		4,360,971	6,019,469
Cash and cash equivalents at end of year		$ 9,971,964	$ 4,360,971

The accompanying notes are an integral part of these consolidated financial statements.

INDEPENDENT AUDITORS' REPORT

To the Board of Directors and Shareholders of Farglory Land Development Co., Ltd.

Opinion

We have audited the accompanying parent company only balance sheets of Farglory Land Development Co., Ltd. (the "Company") as at December 31, 2025 and 2024, and the related parent company only statements of comprehensive income, of changes in equity and of cash flows for the years then ended, and notes to the parent company only financial statements, including a summary of material accounting policies.

In our opinion, the accompanying parent company only financial statements present fairly, in all material respects, the financial position of the Company as at December 31, 2025 and 2024, and its financial performance and its cash flows for the years then ended in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers and the International Financial Reporting Standards, International Accounting Standards, IFRIC Interpretations, and SIC Interpretations as endorsed by the Financial Supervisory Commission.

Basis for opinion

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

Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the Company's 2025 parent company only financial statements. These matters were addressed in the context of our audit of the parent company only financial statements as a whole and, in forming our opinion thereon, we do not provide a separate opinion on these matters.

Key audit matter for the Company's 2025 parent company only financial statements is stated as follows:

Appropriateness of the timing of revenue recognition from building and land sales

Description

Refer to Note 4(26) for accounting policy on operating revenue and Note 6(22) for details of building and land sales revenue.

The sales revenue of the construction industry is recognised upon the transfer of ownership of the real estate and the actual delivery of the housing unit. Since there is a large number of sales of premises in the construction industry, in order to confirm the validity of the timing of the sales revenue recognition, the Company needs to examine the transfer of ownership and delivery housing data for each transaction to recognise the sales revenue, which usually involves tremendous manual efforts.Thus, we considered the cutoff of building and land sales revenue as a key audit matter.

How our audit addressed the matter

We performed the following audit procedures on the above key audit matter:

1. Obtained an understanding of procedures on building and land sales revenue, and ascertained whether the procedures were applied consistently throughout the reporting periods presented in the financial statements.

2. Performed cut-off test on building and land transactions around the end of the reporting period to confirm whether the building and land sales revenue recognition timing was appropriate, by verifying the land registration, house ownership certificate and customer signed receipts for the turnover of the property.

Responsibilities of management and those charged with governance for the parent company only financial statements

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

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

Those charged with governance, including the audit committee, are responsible for overseeing the Company's financial reporting process.

Auditors' responsibilities for the audit of the parent company only financial statements

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

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

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

disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.

5. Evaluate the overall presentation, structure and content of the parent company only financial statements, including the disclosures, and whether the parent company only financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
6. Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Company to express an opinion on the parent company only financial statements. We are responsible for the direction, supervision and performance of the audit. We remain solely responsible for our audit opinion.

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

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

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

Chang, Shu-Chiung	Yang, Huei-Tzu

For and on Behalf of PricewaterhouseCoopers, Taiwan

March 12, 2026

The accompanying parent company only financial statements are not intended to present the financial position and results of operations and cash flows in accordance with accounting principles generally accepted in countries and jurisdictions other than the Republic of China. The standards, procedures and practices in the Republic of China governing the audit of such financial statements may differ from those generally accepted in countries and jurisdictions other than the Republic of China. Accordingly, the accompanying parent company only financial statements and independent auditors' report are not intended for use by those who are not informed about the accounting principles or auditing standards generally accepted in the Republic of China, and their applications in practice.

FARGLORY LAND DEVELOPMENT CO., LTD.
PARENT COMPANY ONLY BALANCE SHEETS
DECEMBER 31, 2025 AND 2024
(Expressed in thousands of New Taiwan dollars, except as otherwise indicated)

	Assets	Notes	December 31, 2025 AMOUNT	December 31, 2024 AMOUNT
	Current assets			
1100	Cash and cash equivalents	6(1)	$ 8,323,684	$ 2,756,211
1136	Current financial assets at amortised cost	6(2) and 8	540,000	730,000
1150	Notes receivable, net	6(3)	236,239	179,911
1170	Accounts receivable, net	6(3) and 7	6,072	10,682
1220	Current income tax assets		12,672	187
130X	Inventory	6(4), 7 and 8	78,966,027	77,114,920
1410	Prepayments	6(5)	4,673,365	5,611,031
1476	Other current financial assets	6(6), 7 and 8	4,142,809	4,711,754
1479	Other current assets, others	8	637	1,068
11XX	**Total current assets**		96,901,505	91,115,764
	Non-current assets			
1517	Non-current financial assets at fair value through other comprehensive income	6(7)	580,846	564,975
1550	Investments accounted for under equity method	6(8), 7 and 8	8,824,413	8,345,024
1600	Property, plant and equipment		44,455	59,086
1755	Right-of-use assets	6(9) and 7	704,124	779,255
1760	Investment property - net	6(11) and 8	1,113,135	1,165,591
1780	Intangible assets		211,828	194,348
1840	Deferred income tax assets	6(28)	1,260	1,260
1900	Other non-current assets	6(12) and 8	130,006	134,309
15XX	**Total non-current assets**		11,610,067	11,243,848
1XXX	**Total assets**		$ 108,511,572	$ 102,359,612

(Continued)

FARGLORY LAND DEVELOPMENT CO., LTD.
PARENT COMPANY ONLY BALANCE SHEETS
DECEMBER 31, 2025 AND 2024
(Expressed in thousands of New Taiwan dollars, except as otherwise indicated)

	Liabilities and Equity	Notes	December 31, 2025 AMOUNT	December 31, 2024 AMOUNT
	Current liabilities			
2100	Short-term borrowings	6(13)	$ 31,337,273	$ 33,727,474
2110	Short-term notes and bills payable	6(14)	1,347,092	1,152,017
2130	Current contract liabilities	6(22)	11,176,002	11,231,358
2150	Notes payable		96,132	621,901
2160	Notes payable to related parties	7	633,113	1,027,231
2170	Accounts payable		2,008,218	1,489,809
2180	Accounts payable - related parties	7	4,465,326	3,296,828
2200	Other payables	6(15)	515,359	443,653
2220	Other payables - related parties	7	74,105	662,795
2230	Current income tax liabilities		1,605,261	437,892
2280	Current lease liabilities	7	50,998	73,801
2320	Long-term liabilities, current portion	6(16)	60,000	60,000
2399	Other current liabilities, others		132,404	15,243
21XX	**Total current liabilities**		53,501,283	54,240,002
	Non-current liabilities			
2540	Long-term borrowings	6(16)	3,811,614	1,014,000
2570	Deferred income tax liabilities	6(28)	5,299	3,591
2580	Non-current lease liabilities	7	643,756	692,971
2670	Other non-current liabilities, others		48,889	49,250
25XX	**Total non-current liabilities**		4,509,558	1,759,812
2XXX	**Total liabilities**		58,010,841	55,999,814
	Equity			
	Share capital	6(18)		
3110	Share capital - common stock		7,815,962	7,815,962
	Capital surplus	6(19)		
3200	Capital surplus		8,472,825	8,538,148
	Retained earnings	6(20)		
3310	Legal reserve		9,764,676	9,574,027
3350	Unappropriated retained earnings		23,861,820	19,862,413
	Other equity interest	6(21)		
3400	Other equity interest		585,448	569,248
3XXX	**Total equity**		50,500,731	46,359,798
	Significant commitment and contingencies	9		
	Significant events after the balance date	11		
3X2X	**Total liabilities and equity**		$ 108,511,572	$ 102,359,612

The accompanying notes are an integral part of these financial statements.

FARGLORY LAND DEVELOPMENT CO., LTD.
PARENT COMPANY ONLY STATEMENTS OF COMPREHENSIVE INCOME
YEARS ENDED DECEMBER 31, 2025 AND 2024
(Expressed in thousands of New Taiwan dollars, except as otherwise indicated)

	Items	Notes	Year ended December 31 2025 AMOUNT	2024 AMOUNT
4000	Sales revenue	6(10)(22) and 7	$ 31,072,102	$ 22,319,616
5000	Operating costs	6(4)(9)(27) and 7	(20,861,615)	(15,535,718)
5900	Net operating margin		10,210,487	6,783,898
	Operating expenses	6(9)(27) and 7		
6100	Selling expenses		(1,758,387)	(1,285,243)
6200	General and administrative expenses		(941,110)	(779,948)
6000	Total operating expenses		(2,699,497)	(2,065,191)
6900	Operating profit		7,510,990	4,718,707
	Non-operating income and expenses			
7100	Interest income	6(23)	39,588	87,148
7010	Other income	6(24) and 7	161,916	109,163
7020	Other gains and losses	6(25)	(10,113)	(160,582)
7050	Finance costs	6(9)(26) and 7	(112,184)	(76,068)
7070	Share of loss of associates and joint ventures accounted for using equity method, net	6(8)	(40,855)	(332,666)
7000	Total non-operating income and expenses		38,352	(373,005)
7900	**Profit before income tax**		7,549,342	4,345,702
7950	Income tax expense	6(28)	(1,724,257)	(972,892)
8200	**Profit for the year**		$ 5,825,085	$ 3,372,810
	Other comprehensive income			
	Components of other comprehensive income that will not be reclassified to profit or loss			
8311	Actuarial gains on defined benefit plans	6(17)	$ 8,534	$ 8,501
8316	Unrealised gains from investments in equity instruments measured at fair value through other comprehensive income	6(7)(21)	15,871	183,356
8330	Share of other comprehensive income of associates and joint ventures accounted for using equity method, components of other comprehensive income that will not be reclassified to profit or loss		(175)	5,778
8349	Income tax related to components of other comprehensive income that will not be reclassified to profit or loss	6(28)	(1,707)	(1,701)
8310	Other comprehensive income that will not be reclassified to profit or loss		22,523	195,934
8300	**Other comprehensive income for the year**		$ 22,523	$ 195,934
8500	**Total comprehensive income for the year**		$ 5,847,608	$ 3,568,744
	Earnings per share	6(29)		
9750	Basic earnings per share		$ 7.45	$ 4.32
9850	Diluted earnings per share		$ 7.44	$ 4.31

The accompanying notes are an integral part of these financial statements.

FARGLORY LAND DEVELOPMENT CO., LTD.
PARENT COMPANY ONLY STATEMENTS OF CHANGES IN EQUITY
YEARS ENDED DECEMBER 31, 2025 AND 2024
(Expressed in thousands of New Taiwan dollars, except as otherwise indicated)

				Retained Earnings			
	Notes	Share capital - common stock	Total capital surplus, additional paid-in capital	Legal reserve	Total unappropriated retained earnings (accumulated deficit)	Unrealised gains (losses) from financial assets measured at fair value through other comprehensive income	Total equity
Year ended December 31, 2024							
Balance at January 1, 2024		$ 7,815,962	$ 8,476,993	$ 9,164,921	$19,625,521	$ 382,089	$45,465,486
Profit for the year		-	-	-	3,372,810	-	3,372,810
Other comprehensive income		-	-	-	8,775	187,159	195,934
Total comprehensive income		-	-	-	3,381,585	187,159	3,568,744
Appropriations of earnings for 2023 and the first half of 2024	6(20)						
Legal reserve		-	-	409,106	(409,106)	-	-
Cash dividends		-	-	-	(2,735,587)	-	(2,735,587)
Adjustments to share of changes in equities of associates	6(19)	-	61,155	-	-	-	61,155
Balance at December 31, 2024		$ 7,815,962	$ 8,538,148	$ 9,574,027	$19,862,413	$ 569,248	$46,359,798
Year ended December 31, 2025							
Balance at January 1, 2025		$ 7,815,962	$ 8,538,148	$ 9,574,027	$19,862,413	$ 569,248	$46,359,798
Profit for the year		-	-	-	5,825,085	-	5,825,085
Other comprehensive income		-	-	-	6,323	16,200	22,523
Total comprehensive income		-	-	-	5,831,408	16,200	5,847,608
Appropriations of earnings for 2024	6(20)						
Legal reserve		-	-	190,649	(190,649)	-	-
Cash dividends		-	-	-	(1,641,352)	-	(1,641,352)
Adjustments to share of changes in equities of associates	6(19)	-	(65,323)	-	-	-	(65,323)
Balance at December 31, 2025		$ 7,815,962	$ 8,472,825	$ 9,764,676	$23,861,820	$ 585,448	$50,500,731

The accompanying notes are an integral part of these financial statements.

FARGLORY LAND DEVELOPMENT CO., LTD.
PARENT COMPANY ONLY STATEMENTS OF CASH FLOWS
YEARS ENDED DECEMBER 31, 2025 AND 2024
(Expressed in thousands of New Taiwan dollars, except as otherwise indicated)

	Notes	Year ended December 31 2025	2024
CASH FLOWS FROM OPERATING ACTIVITIES			
Profit before tax		$ 7,549,342	$ 4,345,702
Adjustments			
Adjustments to reconcile profit (loss)			
Depreciation	6(9)(11)(27)	153,989	160,195
Amortization	6(27)	54,258	57,646
Shareholding in the affiliated companies and joint ventures under the equity method	6(8)	40,855	332,666
Interest expense	6(9)(26)	112,184	76,068
Interest income	6(23)	(39,588)	(87,148)
Dividend income	6(24)	(13,831)	-
Changes in operating assets and liabilities			
Changes in operating assets			
Notes receivable		(56,327)	(144,259)
Accounts receivable, net		4,610	14,933
Inventory		(751,750)	(9,293,965)
Prepayments		937,666	(1,513,159)
Other financial assets - current		567,709	(467,317)
Other current assets - other		431	(347)
Other non-current assets		4,353	(124,724)
Changes in operating liabilities			
Current contract liabilities		(55,356)	2,535,233
Notes payable		(525,769)	446,427
Notes payable to related parties		(394,118)	1,027,231
Accounts payable		518,409	48,702
Accounts payable - related parties		1,168,498	117,775
Other payables		68,000	130,517
Other payables - related parties		(588,690)	59,417
Other current liabilities		117,161	(24,686)
Other non-current liabilities		(333)	(332)
Cash inflow (outflow) generated from operations		8,871,703	(2,303,425)
Interest paid		(1,216,490)	(1,004,586)
Interest received		40,891	87,575
Income taxes paid		(569,373)	(1,419,874)
Net cash flows from (used in) operating activities		7,126,731	(4,640,310)

(Continued)

FARGLORY LAND DEVELOPMENT CO., LTD.
PARENT COMPANY ONLY STATEMENTS OF CASH FLOWS
YEARS ENDED DECEMBER 31, 2025 AND 2024
(Expressed in thousands of New Taiwan dollars, except as otherwise indicated)

	Notes	Year ended December 31 2025	2024
CASH FLOWS FROM INVESTING ACTIVITIES			
Proceeds from disposal of financial assets at amortised cost		$ 190,000	$ 1,500,000
Acquisition of investment accounted for using the equity method	7	(1,000,000)	(150,000)
Proceeds from capital reduction of investments accounted for using equity method		120,000	-
Acquisition of property, plant and equipment	6(30)	(6,734)	(5,766)
Acquisition of intangible assets	6(30)	(66,298)	(48,781)
Increase in other financial assets - current		(67)	(474)
Proceeds from disposal of property and equipment		-	1,828
(Increase) decrease in other non-current assets		(50)	125
Cash dividends received		308,089	258,513
Net cash flows (used in) from investing activities		(455,060)	1,555,445
CASH FLOWS FROM FINANCING ACTIVITIES			
(Decrease) increase in short-term borrowings	6(31)	(2,390,201)	2,531,140
Increase in short-term commercial paper payable	6(31)	195,075	165,444
Repayment of long-term loans	6(31)	(111,000)	(241,000)
Borrowing of long-term loans	6(31)	2,908,614	703,000
Reimbursement of the lease principal	6(31)	(73,841)	(69,991)
Increase in other non-current liabilities	6(31)	8,507	269
Cash dividends paid	6(20)	(1,641,352)	(2,735,587)
Net cash flows (used in) from financing activities		(1,104,198)	353,275
Net increase (decrease) in cash and cash equivalents		5,567,473	(2,731,590)
Cash and cash equivalents at beginning of year		2,756,211	5,487,801
Cash and cash equivalents at end of year		$ 8,323,684	$ 2,756,211

The accompanying notes are an integral part of these financial statements.

Attachment 4: Statement of Earnings Distribution

Farglory Land Development Co., Ltd.

2025 Statement of Earnings Distribution

Unit: NT$

Unappropriated retained earnings at the beginning of the period			18,030,410,578
Add: Net profit after tax in 2025			5,825,084,388
Add: Comprehensive income in the current period			6,324,240
Distributable earnings			23,861,819,206
Less: Legal reserve set aside	10%		(583,140,863)
Additional provisions in the second half of 2025		(583,140,863)	
Expected earnings distribution			(4,298,779,325)
It was resolved not to distribute earnings for the first half of 2025.		—	
Approved distribution of earnings gained in the second half of 2025 – cash (NT$5.5 per share)		(4,298,779,325)	
Unappropriated earnings at the end of the period			18,979,899,018

Note: Cash dividends shall be calculated to the nearest New Taiwan dollar based on the distribution ratio, with any fractional amounts less than one dollar rounded down. The aggregate of such fractional amounts shall be recognized as other income of the Company.

Person in charge: Chao, Wen-Chia President: Wang, Yao-Tang Chief Accounting Officer: Christ Lu

Attachment 5: External Endorsements and Guarantees

Unit: NT$ thousand (unless otherwise specified)

No. (Note 1)	Endorser/ guarantor	Endorsee/guarantee		Limit of endorsement/ guarantee on individual enterprises (Notes 3 and 4)	Maximum balance of endorsement/ guarantee made during the current period (Note 4)	Balance of endorsement/ guarantee at end of the period (Notes 4 and 5)	Amount actually disbursed (Note 6)	Endorsement/ guarantee secured by company assets	Ratio of the accumulated endorsement/ guarantee amount to the net worth in the most recent financial statements	Maximum limit of endorsement/ guarantee (Note 4)	Endorsement/ guarantee made by the parent company for subsidiaries (Note 7)	Endorsement/ guarantee made by subsidiaries for the parent company (Note 7)	Endorsement/ guarantee for the mainland China area (Note 7)	Remarks
		Company name	Relationship (Note 2)											
0	Farglory Land Development Co., Ltd.	Sanxin Outlet Co., Ltd.	6	10,100,146	630,000	435,000	435,000	0	0.86%	20,200,293	N	N	N	
1	Farglory Construction Co., Ltd	Done-Man Co., Ltd.	5	1,856,026	122,571	122,571	122,571	0	5.28%	3,712,052	N	N	N	

Note 1: The No. column is completed in the following manner:
(1) 0 is for the issuer.
(2) The invested companies are numbered in sequential order starting from 1, according to their company type.

Note 2: The relationship between the endorser/guarantor and endorsee/guarantee is classified into seven categories as follows; it is only necessary to mark the type:
(1) A business associated company.
(2) A company in which the Company directly or indirectly holds more than 50% of the voting shares.
(3) A company that directly or indirectly holds more than 50% of the Company's voting shares.
(4) A company in which the Company directly or indirectly holds more than 90% of the voting shares.
(5) Companies in the same industry or joint builders for which the contract stipulates providing mutual endorsements/guarantees for the purpose of undertaking construction projects.
(6) Companies for which all capital contributing shareholders make endorsements/guarantees due to their joint investment in proportion to their shareholding percentages.
(7) Companies in the same industry which provide joint and several securities for the performance guarantee of a sales contract for pre-sale homes pursuant to the Consumer Protection Act for each other.

Note 3: The endorsement/guarantee limit of the Company for individual enterprises is calculated as follows:
(1) For subsidiaries in which the Company directly holds more than 90% of the common stock equity, the amount may not exceed 20% of the net worth.
(2) For other endorsements/guarantees provided by the Company, the amount may not exceed 20% of the net worth.
(3) For the overall endorsement/guarantee limit of the Company and subsidiaries, the amount may not exceed 30% of the net worth in case of subsidiaries in which the Company directly and indirectly holds more than 90% of the common stock equity.
(4) For the overall endorsement/guarantee limit of the Company and subsidiaries, the amount may not exceed 20% of the net worth in case of other endorsements/guarantees provided by the Company.

Note 4: The maximum endorsement/guarantee limit of the Company is calculated as follows:
(1) The total amount of external endorsements/guarantees of the Company may not exceed 40% of the net worth.
(2) The total amount of external endorsements/guarantees of the Company and subsidiaries may not exceed 50% of the net worth.
The endorsement/guarantee limit and the maximum endorsement/guarantee limit of subsidiaries for individual enterprises are calculated as follows:
(1) A subsidiary's endorsement/guarantee limit to an individual enterprises may not exceed 160% of the subsidiary's net worth, except in cases of sub-subsidiaries in which the subsidiary directly holds more than 90% of the common stock equity; for endorsements/guarantees for other individual enterprises, the limit may not exceed 80% of the subsidiary's net worth.
(2) The subsidiary's endorsement/guarantee amount may not exceed the maximum limit of 160% of the subsidiary's net worth.

Note 5: The amount approved by the Board of Directors shall be provided. However, in case the Board of Directors authorized the Chairperson for approval pursuant to Article 12, subparagraph 8 of the Regulations Governing Loaning of Funds and Making of Endorsements/Guarantees by Public Companies, the amount approved by the Chairperson shall be provided.

Note 6: The amount that the endorsee/guarantee actually employed within the available balance of the endorsement/guarantee shall be provided.

Note 7: Fill in "Y" in case of endorsement/guarantee made by a listed parent company for subsidiaries, endorsement/guarantee made by subsidiaries for their listed parent company, and endorsement/guarantee for the mainland China area.

Attachment 6: Comparison Table of Amendments to the Procedures for Acquisition and Disposal of Assets

Farglory Land Development Co., Ltd.
Comparison Table of Amendments to the Procedures for Acquisition and Disposal of Assets

Content		Basis and reason for amendment
After amendment	Before amendment	
Article 30 Information Disclosure Procedures 1. The Company shall, according to the nature of the transaction, publicly announce and report the relevant information on the website designated by the FSC within two days from the date of occurrence when acquiring or disposing of assets under any of the following circumstances: (1) Acquisition or disposal of real property or right-of-use assets thereof from or to a related party, or acquisition or disposal of assets other than real property or right-of-use assets thereof from or to a related party where the transaction amount reaches 20 percent or more of paid-in capital, 10 percent or more of the Company's total assets, or NT$300 million or more. However, this does not apply to trading of domestic government bonds or bonds under repurchase and resale agreements, or subscription or redemption of money market funds issued by domestic securities investment trust enterprises. (2) Merger, demerger, acquisition, or transfer of shares. (3) Losses from derivatives trading reaching the limits on aggregate losses or losses on individual contracts set out in the procedures adopted by the company.	Article 30 Information Disclosure Procedures 1. The Company shall, according to the nature of the transaction, publicly announce and report the relevant information on the website designated by the FSC within two days from the date of occurrence when acquiring or disposing of assets under any of the following circumstances: (1) Acquisition or disposal of real property or right-of-use assets thereof from or to a related party, or acquisition or disposal of assets other than real property or right-of-use assets thereof from or to a related party where the transaction amount reaches 20 percent or more of paid-in capital, 10 percent or more of the Company's total assets, or NT$300 million or more. However, this does not apply to trading of domestic government bonds or bonds under repurchase and resale agreements, or subscription or redemption of money market funds issued by domestic securities investment trust enterprises. (2) Merger, demerger, acquisition, or transfer of shares. (3) Losses from derivatives trading reaching the limits on aggregate losses or losses on individual contracts set out in the procedures adopted by the company.	A. With reference to Article 31 of these Procedures, and in consideration of the materiality of information disclosure, a new Item 3 has been added under Paragraph 1, Subparagraph 4, and Item 2 under the same subparagraph has been amended accordingly. B. With reference to Article 31 of these Procedures, and in consideration of the Company's need to efficiently utilize operating funds by investing in fixed-income instruments to enhance cash returns, a new Subparagraph 7 has been added under Paragraph 1. C. The current Subparagraph 7 under Paragraph 1 has been renumbered as Subparagraph 8, with corresponding textual revisions made as appropriate.

Attachment 6: Comparison Table of Amendments to the Procedures for Acquisition and Disposal of Assets

Farglory Land Development Co., Ltd.
Comparison Table of Amendments to the Procedures for Acquisition and Disposal of Assets

Content		Basis and reason for amendment
After amendment	Before amendment	
(4) Acquisition or disposal of equipment or right-of-use assets for business use from or to a non-related party, where the transaction amount reaches one of the following thresholds: A. When the Company's paid-in capital is less than NT$10 billion, and the transaction amount reaches NT$500 million or more. B. When the Company's paid-in capital is NT$10 billion or more but less than NT$50 billion, the transaction amount reaches NT$1 billion or more. C. When the Company's paid-in capital reaches NT$50 billion or more, the transaction amount reaches 5% or more of the paid-in capital.	(4) Acquisition or disposal of equipment or right-of-use assets for business use from or to a non-related party, where the transaction amount reaches one of the following thresholds: A. When the Company's paid-in capital is less than NT$10 billion, and the transaction amount reaches NT$500 million or more. B. When the Company's paid-in capital is NT$10 billion or more, the transaction amount reaches NT$1 billion or more. (5) Acquisition or disposal of real property or right-of-use assets thereof for construction use by the Company, and furthermore the transaction counterparty is not a related party, and the transaction amount reaches NT$500 million; among such cases, if the Company has paid-in capital of NT$10 billion or more, and it is disposing of real property from a completed construction project that it constructed itself, and the transaction counterparty is not a related party, then the threshold shall be a transaction amount reaching NT$1 billion or more.	

Attachment 6: Comparison Table of Amendments to the Procedures for Acquisition and Disposal of Assets

Farglory Land Development Co., Ltd.
Comparison Table of Amendments to the Procedures for Acquisition and Disposal of Assets

Content		Basis and reason for amendment
After amendment	Before amendment	
(5) Acquisition or disposal of real property or right-of-use assets thereof for construction use by the Company, and furthermore the transaction counterparty is not a related party, and the transaction amount reaches NT$500 million; among such cases, if the Company has paid-in capital of NT$10 billion or more, and it is disposing of real property from a completed construction project that it constructed itself, and the transaction counterparty is not a related party, then the threshold shall be a transaction amount reaching NT$1 billion or more. (6) Where land is acquired under an arrangement on engaging others to build on the company's own land, engaging others to build on rented land, joint construction and allocation of housing units, joint construction and allocation of ownership percentages, or joint construction and separate sale, and furthermore the transaction counterparty is not a related party, and the amount the company expects to invest in the transaction reaches NT$500 million.	(6) Where land is acquired under an arrangement on engaging others to build on the company's own land, engaging others to build on rented land, joint construction and allocation of housing units, joint construction and allocation of ownership percentages, or joint construction and separate sale, and furthermore the transaction counterparty is not a related party, and the amount the company expects to invest in the transaction reaches NT$500 million. (7) Where an asset transaction other than any of those referred to in the preceding six subparagraphs, a disposal of receivables by a financial institution, or an investment in the mainland China area reaches 20 percent of paid-in capital or NT$300 million or more. However, this does not apply in the following circumstances: A. Trading of domestic government bonds or foreign government bonds with a credit rating not lower than Taiwan's sovereign rating.	

Attachment 6: Comparison Table of Amendments to the Procedures for Acquisition and Disposal of Assets

Farglory Land Development Co., Ltd.
Comparison Table of Amendments to the Procedures for Acquisition and Disposal of Assets

Content		Basis and reason for amendment
After amendment	Before amendment	
(7) Where the Company's paid-in capital reaches NT$50 billion or more, and the transaction amount reaches 5% or more of the Company's paid-in capital, for the trading of government bonds, ordinary corporate bonds, and general financial bonds not involving equity rights (excluding subordinated bonds) conducted on a stock exchange or at a securities firm's place of business, provided that such transactions do not fall under any of the items in the proviso of Subparagraph 8 and the counterparty is not a related party. (8) For asset transactions other than those specified in the preceding seven subparagraphs, the disposal of creditor's rights by financial institutions, or investments in Mainland China, where the transaction amount reaches 20% or more of the Company's paid-in capital or NT$300 million or more. However, this does not apply in the following circumstances: A. Trading of domestic government bonds or foreign government bonds with a credit rating not lower than Taiwan's sovereign rating.	B. Trading of bonds under repurchase and resale agreements, or subscription or redemption of money market funds issued by domestic securities investment trust enterprises. 2. The transaction amounts in the preceding paragraph shall be calculated as follows: (1) The amount of each transaction. (2) The cumulative amount of acquisitions or disposals of the same type of underlying asset with the same counterparty within one year. (3) The cumulative amount of acquisitions or disposals (accumulated separately for acquisitions and disposals) of real property or right-of-use assets under the same development project within one year. (4) The cumulative amount of acquisitions or disposals (accumulated separately for acquisitions and disposals) of the same security within one year. 3. The term "within one year" as mentioned in the preceding paragraph refers to the year preceding the date of occurrence of the current transaction, and items that have already been publicly announced according to the Regulations Governing the Acquisition and Disposal of Assets need not be counted again.	

Attachment 6: Comparison Table of Amendments to the Procedures for Acquisition and Disposal of Assets

Farglory Land Development Co., Ltd.
Comparison Table of Amendments to the Procedures for Acquisition and Disposal of Assets

Content		Basis and reason for amendment
After amendment	Before amendment	
B. Trading of bonds under repurchase and resale agreements, or subscription or redemption of money market funds issued by domestic securities investment trust enterprises. 2. The transaction amounts in the preceding paragraph shall be calculated as follows: (1) The amount of each transaction. (2) The cumulative amount of acquisitions or disposals of the same type of underlying asset with the same counterparty within one year. (3) The cumulative amount of acquisitions or disposals (accumulated separately for acquisitions and disposals) of real property or right-of-use assets under the same development project within one year. (4) The cumulative amount of acquisitions or disposals (accumulated separately for acquisitions and disposals) of the same security within one year. 3. The term “within one year” as mentioned in the preceding paragraph refers to the year preceding the date of occurrence of the current transaction, and items that have already been publicly announced according to the Regulations Governing the Acquisition and Disposal of Assets need not be counted again.	4. The Company shall, by the 10th day of each month, submit a report on the derivatives trading activities of the Company and its subsidiaries that are not domestic public companies up to the end of the preceding month in the prescribed format to the information reporting website designated by the FSC. 5. If there are errors or omissions in items required to be publicly announced by the Company that need to be corrected, the Company shall re-announce and re-report all items within two days from the date of becoming aware of such errors or omissions. 6. The Company shall keep relevant contracts, minutes, record books, appraisal reports, and opinions of accountants, attorneys, or securities underwriters when acquiring or disposing of assets at the Company, and unless otherwise provided by other laws, shall retain them for at least five years.	

Attachment 6: Comparison Table of Amendments to the Procedures for Acquisition and Disposal of Assets

Farglory Land Development Co., Ltd.
Comparison Table of Amendments to the Procedures for Acquisition and Disposal of Assets

Content		Basis and reason for amendment
After amendment	Before amendment	
4. The Company shall, by the 10th day of each month, submit a report on the derivatives trading activities of the Company and its subsidiaries that are not domestic public companies up to the end of the preceding month in the prescribed format to the information reporting website designated by the FSC. 5. If there are errors or omissions in items required to be publicly announced by the Company that need to be corrected, the Company shall re-announce and re-report all items within two days from the date of becoming aware of such errors or omissions. 6. The Company shall keep relevant contracts, minutes, record books, appraisal reports, and opinions of accountants, attorneys, or securities underwriters when acquiring or disposing of assets at the Company, and unless otherwise provided by other laws, shall retain them for at least five years.		
Article 33 1. For the calculation of 10 percent of total assets under these Procedures, the total assets stated in the most recent parent company only financial report or individual financial report prepared under the Regulations Governing the Preparation of Financial Reports by Securities Issuers shall be used.	Article 33 1. For the calculation of 10 percent of total assets under these Procedures, the total assets stated in the most recent parent company only financial report or individual financial report prepared under the Regulations Governing the Preparation of Financial Reports by Securities Issuers shall be used.	In accordance with Paragraph 1 of Article 31 of these Procedures, Paragraph 2 has been amended accordingly.

Attachment 6: Comparison Table of Amendments to the Procedures for Acquisition and Disposal of Assets

Farglory Land Development Co., Ltd.
Comparison Table of Amendments to the Procedures for Acquisition and Disposal of Assets

Content		Basis and reason for amendment
After amendment	Before amendment	
2. For a company whose shares have no par value or a par value other than NT$10 per share, the transaction amount threshold of 20% of paid-in capital under these Procedures shall be calculated as 10% of equity attributable to owners of the parent; the transaction amount threshold of 5% of paid-in capital under these Procedures shall be calculated as 2.5% of equity attributable to owners of the parent; the threshold under these Procedures relating to paid-in capital reaching NT$10 billion shall be calculated as equity attributable to owners of the parent reaching NT$20 billion; and the threshold under these Procedures relating to paid-in capital reaching NT$50 billion shall be calculated as equity attributable to owners of the parent reaching NT$100 billion.	2. For companies with no-par value shares or shares with a par value other than NT$10 per share, the transaction amount threshold specified in these Procedures as 20% of paid-in capital shall be calculated as 10% of equity attributable to owners of the parent company. Similarly, where these Procedures specify a transaction amount threshold for paid-in capital reaching NT$10 billion, it shall be calculated as NT$20 billion of equity attributable to owners of the parent company.	
Article 36 These Procedures were established on March 24, 2003, and shall take effect from the date of promulgation; the same shall apply to any amendments hereto. The first amendment was made on December 29, 2006. The second amendment was made on March 30, 2007. The third amendment was made on March 25, 2008. The fourth amendment was made on March 9, 2011. The fifth amendment was made on March 20, 2012. The sixth amendment was made on June 13, 2013.	Article 36 These Procedures were established on March 24, 2003, and shall take effect from the date of promulgation; the same shall apply to any amendments hereto. The first amendment was made on December 29, 2006. The second amendment was made on March 30, 2007. The third amendment was made on March 25, 2008. The fourth amendment was made on March 9, 2011. The fifth amendment was made on March 20, 2012. The sixth amendment was made on June 13, 2013.	The date of amendment is added.

Attachment 6: Comparison Table of Amendments to the Procedures for Acquisition and Disposal of Assets

Farglory Land Development Co., Ltd.
Comparison Table of Amendments to the Procedures for Acquisition and Disposal of Assets

Content		Basis and reason for amendment
After amendment	Before amendment	
The seventh amendment was made on June 6, 2014. The eighth amendment was made on June 9, 2015. The ninth amendment was made on June 8, 2017. The tenth amendment was made on June 8, 2018. The eleventh amendment was made on June 6, 2019. The twelfth amendment was made on June 5, 2020. The thirteenth amendment was made on June 10, 2022. The fourteenth amendment was made on June 10, 2025. The fifteenth amendment was made on May 29, 2026.	The seventh amendment was made on June 6, 2014. The eighth amendment was made on June 9, 2015. The ninth amendment was made on June 8, 2017. The tenth amendment was made on June 8, 2018. The eleventh amendment was made on June 6, 2019. The twelfth amendment was made on June 5, 2020. The thirteenth amendment was made on June 10, 2022. The fourteenth amendment was made on June 10, 2025.	

Attachment 7：List of Independent Director Candidates

Name	Li, Mei
Education	Bachelor's degree and Master's degree in Law, National Chung Hsing University
Work Experience	Former Commissioner, Fair Trade Commission Former Director General, Department of Commerce, Ministry of Economic Affairs (now the Administration of Commerce) Former Deputy Director General, Taiwan Intellectual Property Office, Ministry of Economic Affairs
Current position	None
Number of shares held (Unit: shares)	2,000

Appendix 1

Farglory Land Development Co., Ltd.
Articles of Incorporation

Chapter 1. General Provisions

Article 1. The Company is incorporated pursuant to the definition of a company limited by shares specified in the Company Act and named Farglory Land Development Co., Ltd. in English and 遠雄建設事業股份有限公司 in Chinese.

Article 2. The Company's business services are as follows:

1. H701010 Housing and Building Development and Rental.
2. H701020 Industrial Factory Development and Rental.
3. H701040 Specific Area Development.
4. H701050 Investment, Development and Construction in Public Construction.
5. H701060 New Towns, New Community Development.
6. H701070 Process Zone Expropriation and Urban Land Readjustment Agency.
7. H701080 Urban Renewal Reconstruction.
8. H702010 Construction Manager.
9. H703090 Real Estate Business.
10. H703100 Real Estate Leasing.
11. H703110 Senior Citizen Residence.
12. J701040 Recreational Activities Venue.
13. J901020 Regular Hotel.
14. E801010 Indoor Decoration.
15. D401010 Thermal Energy Supply.
16. F199990 Other Wholesale Trade.
17. F501030 Beverage Shops.
18. F501060 Restaurants.
19. G202010 Parking Area Operators.
20. ZZ99999 All business items that are not prohibited or restricted by law, except those that are subject to special approval.

Article 3. The Company's headquarters are located in Taipei City, and branches, factories or branch offices may be established domestically or abroad, if needed, subject to the resolution of the Board of Directors and the permission of the competent authority.

Article 4. The Company makes announcements according to the Company Act and other related laws and regulations of the Republic of China.

Article 5. The Company may engage in related mutual guarantee business if required for the business.

Chapter 2. Shares

Article 6. The Company has a stated capital of NT$10 billion equally divided into 1 billion shares at a face value of NT$10 per share. The Board of Directors is authorized to issue any unissued shares in tranches.

Article 6-1. When issuing new shares, employees of controlled or affiliated companies who meet certain criteria may purchase these shares.

Article 7. The shares of the Company shall be registered, signed or stamped by directors representing the Company, and issued after being certified by a bank that is qualified to act as the issuer of the shares according to laws. The shares of the Company may be issued without the need to print share certificates, or such certificates may be printed collectively for all the newly issued shares, provided that such new shares shall be kept in custody by or registered with a centralized securities depositary enterprise.

Article 8. The Company manages matters in relation to stocks in accordance with the Regulations Governing the Administration of Shareholder Services of Public Companies promulgated by the competent authority.

Article 9. Changes in the shareholder register are not permitted within 60 days prior to the scheduled date of the annual general shareholders' meeting, within 30 days prior to the scheduled date of any extraordinary shareholders' meeting, or within 5 days prior to the record date of the distribution of dividends, bonuses, or other interests.

Chapter 3. Shareholders' Meeting

Article 10. There are two types of shareholders's meetings. The annual shareholders' meeting is to be convened by the Board of Directors once a year within six months after the end of each fiscal year. Extraordinary meetings may be convened at any time as needed.

Article 10-1. Shareholders' meetings may be held via video conference or in any other form announced by the Ministry of Economic Affairs.

Article 10-2. For the convention of annual general and extraordinary shareholders' meetings, the shareholders shall be informed about the date and venue of the meeting as well as the reasons for convening according to the Company Act and other related laws and regulations, and prior to the deadline required thereby. Shareholders holding less than 1,000 shares may be informed by an announcement. When the Company convenes the annual general shareholders' meeting, authorized shareholders may submit written proposals to the annual general shareholders' meeting. All related procedures shall be subject to the Company Act and other related regulations.

Article 10-3. Any withdrawal of public offer of the Company's shares shall be approved by special resolution of the shareholders' meeting. This provision shall remain unchanged during the period in which the shares of the Company are publicly listed.

Article 11. If any shareholder is unable to attend a shareholders' meeting, such shareholder may appoint a proxy to attend the meeting by issuing a letter of attorney prepared by the Company, affixed with their signature and stamp, and indicated with the scope of authorization. Use of the letter of attorney shall be subject to Article 177 of the Company Act, Article 25-1 of the Securities and Exchange Act, and the Regulations Governing the Use of Proxies for Attendance at Shareholder Meetings of Public Companies promulgated by the competent authority.

Article 12. Shareholders are entitled to one voting right per share except for those shares without any voting rights according to Article 179 of the Company Act.

Article 13. Resolutions at a shareholders' meeting shall, unless otherwise provided for in the Company Act, be adopted by a majority vote of the shareholders present, who represent more than one half of the total number of voting shares.

Article 14. For shareholders' meetings convened by the Board of Directors, the Chairperson shall preside over the meeting. In the absence of the Chairperson or if the Chairperson is unable to perform their duties for some reason, one director shall be appointed by the Chairperson to preside over the meeting. If no such appointment is made, one director shall be designated from among all the directors to preside over the meeting. If the shareholders' meeting is convened by a person who is not a member of the Board of Directors but has the right of convention, such person shall preside over the meeting. If there are two or more persons having the right of convention, one of them shall be designated to preside over the meeting.

Article 15. The resolutions of a shareholders' meeting must be documented in the meeting minutes and signed or stamped by the chair and then distributed to the shareholders within 20 days after the meeting. In addition to the information on the date, month, year, venue, name of the chair, and method of resolution, the essentials and results of the meeting shall be detailed in the minutes of the meeting. The minutes, together with the sign-in book and letters of attorney, shall be retained in the Company.

The meeting minutes may be prepared and distributed in an electronic form.

The distribution of the meeting minutes under paragraph 1 may be made by issuing a public notice.

Chapter 4. Directors and Audit Committee

Article 16. The Company shall establish five to nine director seats. The term of office is three years and can be renewed upon re-election. The shareholding ratio of all the directors is subject to the regulations of the competent authority in charge of securities exchange. Of the aforementioned number of director seats, at least three shall be reserved for independent directors (at least one independent director shall possess accounting or financial expertise). Independent directors shall account for at least one-fifth of the total number of seats.

The directors shall be duly elected via the candidate nomination system set forth under Article 192-1 of the Company Act. The nomination of director candidates shall be accepted and announced pursuant to relevant requirements of the Company Act and Securities and Exchange Act. Independent and non-independent directors are elected at the same time but with the votes for each counted separately.

The Company establishes the Audit Committee pursuant to Article 14-4 of the Securities and Exchange Act. The Audit Committee is comprised entirely of independent directors.

Article 16-1. (Deleted)

Article 17. The directors shall form the Board of Directors. One chairperson shall be elected from among the directors at a Board of Directors' meeting attended by more than two thirds of the directors with the approval of more than half of the directors attending the meeting. The Chairperson presides over the Board of Directors' meeting and shareholders' meeting, acts as the external representative of the Company, and is responsible for all the matters of the Company according to the laws, regulations, Articles of Incorporation, and the resolutions of the Board of Directors' meeting and shareholders' meeting. In the absence of the Chairperson or if the Chairperson is unable to perform their duties due to some reason, the Chairperson shall appoint one director on their behalf. If no such appointment is made, one director shall be designated from among all the directors to preside over the meeting.

Article 17-1. The Chairperson is fully authorized to handle matters with respect to the purchase, sale, division and exchange of real estate, establishment of property rights, execution of any other disposals, and register such matters with the land administration authority.

Article 17-2. Where the number of vacancies on the Board of Directors reaches one third of the director seats or all the independent directors are dismissed, the Board of Directors shall, within 60 days, hold an extraordinary shareholders' meeting to elect succeeding directors to fill the vacancies.

Article 18. Unless otherwise regulated by the Company Act, resolutions of the Board of Directors shall be adopted by a majority of the directors at a meeting attended by more than half of all directors. Any directors who are unable to be present at the meeting for some reason may appoint other directors to attend the meeting on their behalf by issuing a proxy detailing the scope of authorization based on the reasons for the meeting. Each director may only act as proxy for one other director.

The Board of Directors' meeting may be convened in the form of a video conference. The directors participating in the video conference shall be deemed attending the meeting in person.

Article 18-1. A Board of Directors' meeting shall be held once every quarter and the directors shall be notified in writing of the date, venue, and agenda of the meeting no later than seven days prior to the meeting. In emergency circumstances, however, the Board of Directors' meeting may be notified in writing or in an appropriate way at any time.

The notification under the preceding paragraph may be delivered in writing, e-mail or fax.

Article 19. All Board of Directors' meetings must be documented in form of meeting minutes signed by or affixed with the seal of the Chairperson. The minutes shall be distributed to the directors within 20 days after the meeting. The essentials and results of the meeting shall be recorded in the minutes. The minutes, along with the attendance register and proxiy forms shall be retained by the Company.

Article 20. The formation, duties, meeting procedures, and other requirements of the Company's Audit Committee shall be subject to the regulations of the competent authority in charge of securities exchange.

Article 21. The Board of Directors is authorized to determine the remuneration to the directors based on their involvement in and contributions to the operations of the Company, taking into consideration the general standards of the industry.

Article 21-1. The Company shall take out directors liability insurance with respect to the liabilities resulting from exercising their duties during their term of office.

Chapter 5. Managerial officer

Article 22. The Company shall employ a number of managerial officers and their appointment, dismissal, and remuneration shall be governed by Article 29 of the Company Act.

Chapter 6. Accounting

Article 23. The President is responsible for all the matters of the Company in accordance with the resolutions of the Board of Directors and the instructions of the Chairperson.

Article 24. At the end of each fiscal year of the Company, the Board of Directors shall prepare the following documents and submit them to the annual general shareholders' meeting for ratification: (1) Business report; (2) Financial statements; and (3) Proposal for earnings distribution or loss offset.

The Company may distribute earnings or make up losses after the end of each half of the fiscal year.

Article 25. Deleted.

Article 26. If there are earnings in the year (i.e., profit before tax after deduction of the profit distributed as remuneration to employees and directors), a minimum amount of 1% shall be appropriated as remuneration to employees and a maximum amount of 2% shall be appropriated as remuneration to directors. However, earnings shall first be used to make up accumulated losses (including adjustment of unappropriated retained earnings), if any.

No less than 30% of the total employee remuneration amount stated above shall be allocated to entry-level employees. The remuneration to employees under the preceding paragraph may be paid in the form of stock or in cash, and the recipients include the employees of controlled or affiliated companies who satisfy certain criteria. The remuneration to directors under the preceding paragraph may only be paid in cash.

The matters specified in the preceding two paragraphs shall be resolved by the Board of Directors and reported to the shareholders' meeting.

Article 26-1. The Company is engaged in construction business and is currently in a stage of business expansion and pursuing steady growth. In consideration of the demand for funds in the future, long-term financial planning, and satisfying the demand of shareholders for cash inflow, the Company adopts a dividend policy that does not increase the capital to an undue extent.

The Company may distribute earnings or make up losses after the end of each half of the fiscal year. If the Company has earnings in the half year of the fiscal year, these earnings shall first be set aside to pay taxes, make up accumulated losses, pay remuneration to employees, and then contribute 10% to the legal reserve and make provision or reversal of the special reserve pursuant to laws. The remaining balance, if any, shall be added to the undistributed earnings at the beginning of the period and used as dividends for shareholders. The Board of Directors shall draft an earnings distribution proposal. If the distribution is to be made in cash, a resolution shall be made by the Board of Directors; if the distribution is to be made by issuing new shares, the proposal shall be submitted to the shareholders' meeting for approval.

The net profit after tax in the current period, if any, as indicated in the annual final accounting of the Company shall first be used to make up accumulated losses (including adjustment of unappropriated retained earnings) and 10% shall be set aside as legal reserve pursuant to laws, unless the balance of the legal reserve has reached the same amount as the Company's paid-in capital. Provision or reversal of the special reserve is then required pursuant to laws or the regulations of the competent authority. If there is any remaining balance, it shall be, together with the undistributed earnings at the beginning of the period (including adjustment of unappropriated retained earnings), used as dividends for shareholders. The Board of Directors shall draft an earnings distribution proposal. If the distribution is to be made by issuing new shares, the distribution shall be submitted to the shareholders' meeting for approval. However, the Company may take into consideration the future business and capital expenditure plans and first reserve the capital needed and make the distribution when the funds are sufficient in the future.

According to Article 240, paragraph 5 of the Company Act, the Company authorizes the Board of Directors to determine the distribution of all or part of the distributable dividends and bonuses in cash by a majority vote at a meeting attended by over two thirds of the directors, and report such distribution to the shareholders' meeting.

When distributing earnings, an appropriate amount may be withheld depending on the current and future circumstances. The dividends for shareholders may be distributed in the form of shares or in cash. However, cash dividends shall, in principle, be not less than 50% of the total dividend amount. The proportion of the share and cash dividends shall be determined based on the current investment plan and capital structure.

The appropriated special reserve mentioned in paragraphs 2 and 3 refers to the special reserve that is set aside from the earnings after tax of the current year and the undistributed earnings of previous periods if the amount deducted from shareholders' equity in the current year (e.g., unrealized devaluation loss from long-term investment in equity and cumulative translation adjustment) is the same amount. For the cumulative amount deducted to shareholders' equity, the special reserve of the same amount as that set aside from the undistributed earnings of the previous periods may not be distributed. The amount of deduction to shareholders' equity that is reversed to undistributed earnings in the future may be distributed.

Article 26-2. According to Article 241 of the Company Act, the Company distributes all or part of the legal earnings reserve and capital reserve in the form of shares or in cash based on the shareholding ratio of the shareholders, and authorizes the Board of Directors to make a resolution with respect to the distribution in cash by a majority vote at a meeting attended by over two thirds of the directors, and report such distribution to the shareholders' meeting.

Chapter 7. Supplementary Provisions

Article 27. The external reinvestment of the Company may exceed 40% of the paid-in capital. The Board of Directors is authorized to execute the reinvestment.

Article 28. The organizational charter and execution rules of the Company are brought into force upon approval of the Board of Directors. The same applies to the amendment thereof.

Article 29. Any matters not provided in these Articles of Incorporation shall be handled in accordance with the Company Act.

Article 30. These Articles of Incorporation were established on July 18, 1978.
The 1st amendment was made on July 25, 1978.
The 2nd amendment was made on September 10, 1979.
The 3rd amendment was made on September 27, 1980.
The 4th amendment was made on February 12, 1981.
The 5th amendment was made on April 20, 1981.
The 6th amendment was made on December 22, 1981.
The 7th amendment was made on August 3, 1987.
The 8th amendment was made on February 24, 1992.
The 9th amendment was made on March 12, 1993.
The 10th amendment was made on June 25, 1995.
The 11th amendment was made on June 3, 1996.
The 12th amendment was made on June 23, 1997.
The 13th amendment was made on June 9, 1998.
The 14th amendment was made on June 25, 1999.
The 15th amendment was made on May 24, 2000.
The 16th amendment was made on June 22, 2001.
The 17th amendment was made on June 25, 2002.
The 18th amendment was made on June 25, 2003.
The 19th amendment was made on June 16, 2004.
The 20th amendment was made on November 24, 2005.
The 21st amendment was made on June 15, 2006.

The 22nd amendment was made on June 13, 2008.
The 23rd amendment was made on June 19, 2009.
The 24th amendment was made on June 18, 2010.
The 25th amendment was made on June 6, 2012.
The 26th amendment was made on June 9, 2015.
The 27th amendment was made on June 8, 2016.
The 28th amendment was made on June 6, 2019.
The 29th amendment was made on June 9, 2023.
The 30th amendment was made on June 10, 2025.

Farglory Land Development Co., Ltd.

Chairman: Chao, Wen-Chia

Farglory Land Development Co., Ltd.

Appendix 2

Rules Governing Shareholders' Meetings

Article 1. The shareholders' meetings of the Company, unless otherwise specified by laws or the Articles of Incorporation, shall be subject to these Rules.
Any change of the form in which the shareholders' meeting is held shall be subject to a resolution of the Board of Directors and shall be made, at the latest, before the notice of the shareholders' meeting is sent.

Article 2. The shareholders mentioned in these Rules refers to the shareholders and their proxies.

Article 3. The time for shareholder check-in shall be no later than 30 minutes prior to the meeting start time. For any shareholders' meeting held via video conference, check-ins shall be accepted through the video conference platform of the meeting 30 minutes prior to the meeting start time. Any shareholder who has completed check-in shall be deemed attending the meeting in person.
The shareholders attending the meeting shall wear their attendance cards and submit their sign-in cards instead of signing the attendance book. When the sign-in card is submitted to the Company, the shareholder or proxy indicated on the sign-in card shall be deemed attending the meeting personally; the Company is not responsible for checking the identity.
The Company shall provide any shareholder attending the shareholders' meeting with a meeting handbook, an annual report, an attendance card, speaker's slips, voting ballots and other meeting materials. In case of an election of directors, election ballots shall also be provided.
Where the shareholders' meeting is held via video conference, any shareholder intending to attend the meeting via video conference shall register with the Company two days prior to the meeting.
Where the shareholders' meeting is held via video conference, the Company shall upload a meeting handbook, an annual report and other relevant materials to the video conference platform of the meeting 30 minutes prior to the meeting start time, and shall keep them disclosed until the end of the meeting.

Article 4. Shares shall be the basis for the calculation of attendees at a shareholders' meeting. The number of shares represented by participating shareholders shall be calculated based on the sign-in book or the submitted sign-in cards and the number of shares registered for attendance on the video conference platform, added to the number of shares with voting rights that are exercised in writing or by electronic means.
Where a shareholder is a government entity or juristic person, it may be represented by more than one person at the shareholders' meeting. Where a juristic person shareholder is appointed as a proxy to attend the shareholders' meeting, such juristic person shareholder may appoint only one representative to the meeting.
When a juristic person shareholder appoints two or more representatives to attend a shareholders' meeting, only one of the representatives so appointed may speak on the same proposal.

Article 4-1. In the case of any video-conference-aided shareholders' meeting convened by the Company, if any shareholder who has registered to attend the meeting via video conference intends to attend the physical meeting in person, the shareholder shall, two days prior to the meeting, revoke his/her registration in the same manner in which he/she has made registration. Where such revocation is not made within the said time limit, the shareholder may only attend the meeting via video conference.

Article 5. The venue for a shareholders' meeting shall be the premises of the Company, or a place easily accessible to shareholders and suitable for holding the shareholders' meeting. The meeting may not begin earlier than 9 a.m. or later than 3 p.m.

Any shareholders' meeting held via video conference is not subject to the restriction on the meeting venue under the preceding paragraph.

For any shareholders' meeting held via video conference, the chair and minutes taker shall be located in the same place domestically, and the chair shall announce the address of the place at the meeting.

Article 6. Shareholder meetings that are convened by the Board of Directors shall be chaired by the Chairperson. In the absence of the Chairperson or if the Chairperson is unable to perform their duties for some reason, the Chairperson shall appoint one of the directors to act on their behalf. If no director is appointed, one director shall be designated from among all the directors to preside over the meeting.

If the shareholders' meeting is convened by a person who is not a member of the Board of Directors but has the right of convention, such person shall preside over the meeting. If there are two or more persons having the right of convention, one of them shall be designated to preside over the meeting.

Article 7. The chair shall call the meeting to order at the appointed meeting time, and at the same time, announce the number of non-voting rights and the number of shares represented by attending shareholders. However, when attending shareholders do not represent a majority of the total number of issued shares, the chair may announce a postponement, provided that there are no more than two such postponements, for a combined total of no more than one hour. If the number of shares represented by the attending shareholders has failed to reach one third of the total issued shares after the second postponement, the chair shall announce adjournment due to lack of quorum. If the meeting is held via video conferencing, the Company shall also announce such adjournment on the video conference platform of the meeting. However, if the attending shareholders do not meet the requirement but they represent more than one third of the total issued shares after two postponements, they may reach a tentative resolution according to Article 175, Paragraph 1 of the Company Act, and all shareholders shall be notified of the tentative resolution, and the shareholders' meeting shall be reconvened within one month. If the meeting is held via video conferencing, any shareholder intending to attend the meeting via video conferencing shall register again with the Company in accordance with Article 2, Article 3, and Article 4, Paragraph 2. If the attending shareholders before the end of the meeting represent a majority of the total outstanding shares, the chair may re-propose the tentative resolution for voting at the meeting in accordance with Article 174 of the Company Act.

Article 8. If a shareholders' meeting is convened by the Board of Directors, the meeting agenda shall be set by the Board of Directors. The meeting shall proceed in the order set by the agenda, which may not be changed without a resolution of the shareholders' meeting.

The provisions of the preceding paragraph apply mutatis mutandis to a shareholders' meeting convened by a party with the power to convene that is not the Board of Directors.

The chair shall not, without approval of the shareholders' meeting, announce adjournment before a resolution is reached with regard to the agenda arranged in accordance with the preceding two paragraphs (including extraordinary motions). If the chair announces adjournment of a meeting in violation of the Rules, the attending shareholders representing a majority of the voting rights may elect a chair to continue the meeting.

After the meeting is adjourned, shareholders may not nominate another chair or seek another venue to continue the meeting.

Article 9. Before an attending shareholder delivers a statement, the shareholder shall submit a speaker's slip containing the purpose of their statement, their account number (or attendance card number) and account name. The chair shall determine the order in which the shareholders deliver their statements.

An attending shareholder who has submitted their speaker's slip without delivering their statement shall be deemed as not having delivered any statement. In the event of inconsistencies between the statement and the speaker's slip, the statement shall prevail.

If a shareholder restricts the rights of their proxy in the letter of attorney or in other manners, the statement or voting of the proxy shall apply no matter whether such restriction is known to the Company or not.

Article 10. Except with the consent of the chair, a shareholder may not deliver a statement more than twice on the same proposal, and a single statement may not exceed 5 minutes. Where a shareholder's statement exceeds the specified time, number of statements, or the scope of the agenda item, the chair may terminate their statement.

When a shareholder has the floor, no other shareholders may interfere without the consent of the chair or the shareholder who holds the floor. The chair shall terminate any interference.

A shareholder who does not heed the termination made by the chair under the preceding two paragraphs shall be dealt with according to Article 18, Paragraph 3.

Article 11. After an attending shareholder finishes delivering a statement, the chair may respond either in person or through a designated person.

Article 11-1. If the shareholders' meeting is convened by video conference, the shareholders participating in the meeting via video conference may ask questions in text form on the video conference platform after the chair calls the meeting to order and before the chair adjourns the meeting. The number of questions raised for each proposal shall not exceed two, and each question shall not exceed 200 words. The provisions in Article 4, Paragraph 3, Article 9, Paragraphs 1 and 2, Article 10, Paragraphs 1 and 2 shall not apply.

Article 12. No discussion or voting shall be conducted with respect to issues other than proposals. The chair may announce to stop the discussion on a proposal when finding the issue ready to be put to a vote.

For proposals for which the chair has announced should be put to vote, ballots may be cast for multiple proposals at the same time, but votes counted for each proposal separately.

Article 13. Unless otherwise provided for in the Company Act and the Articles of Incorporation, the decision of an issue shall be resolved by a majority vote at a meeting which is attended by shareholders who represent a majority of the total issued shares.

A proposal is considered approved if the chair receives no objection from any attending shareholders. This voting method shall carry the same effect as the conventional balloting method.

Where a proposal is put forward together with its amendment or alternative, the chair shall decide the order of their voting. If one of the proposals is adopted, the other proposals shall be deemed as rejected, and no further voting is required.

Article 13-1. Any shareholder who exercises voting rights in writing or electronically without revoking his/her intent of such exercise and attends a shareholders' meeting via video conference may not exercise voting rights on any original proposal, propose any amendment to any original proposal or exercise voting rights on any amendment to any original proposal, except with respect to an extraordinary motion.

Article 14. Each shareholder is entitled to one vote per share, except for restricted voting rights or shares that have no voting rights as listed under Article 179, paragraph 2 of the Company Act.

Article 15. Vote monitoring and counting personnel for the vote on a proposal shall be appointed by the chair, provided that all monitoring personnel shall be shareholders. Vote counting for proposals or elections at a shareholders' meeting shall be conducted at an open place inside the venue of the meeting. Upon the completion of vote counting, the voting results, including the numbers of voting rights counted, shall be announced in public and recorded.

Article 15-1. Where the shareholder's meeting is held via video conference, any shareholder attending the meeting via video conference shall, after the chair calls the meeting to order, cast votes through the video conference platform for proposals and elections before the chair announces the end of voting. Failure to do so within the said time limit will be deemed as abstention.

Where the shareholder's meeting is held via video conference, all votes shall be counted together after the chair announces the end of voting, with the results of voting and elections announced thereafter.

Where the shareholders' meeting is held via video conference, the Company shall disclose the results of voting for proposals and elections in a real-time manner on the video conference platform of the meeting after the end of voting as required, and shall keep them disclosed for at least 15 minutes after the chair declares the meeting adjourned.

Article 16. The Company may appoint retained attorneys, certified public accountants or relevant personnel to participate in a shareholders' meeting and answer questions during the meeting.

Article 17. The Company's shareholder meetings must be recorded without interruption in video and audio, and kept for at least one year. Where any shareholder has filed a lawsuit pursuant to Article 189 of the Company Act, such recordings shall be retained until conclusion of the lawsuit.

Where the shareholder's meeting is held via video conference, the Company shall retain the records of information including the registration and entries of shareholders, their check-in, questions and voting records and the result of vote counting, and shall make uninterrupted audio and video recordings of the full process of the video conference.

The information and audio and video recordings under the preceding paragraph shall be properly retained during the existence of the Company, with the audio and video recordings provided to the video conference service provider engaged by the Company for retention.

Article 18. The chair may direct disciplinary officers or security guards to help maintain order at the meeting. The personnel responsible for the administrative affairs during the meeting and the disciplinary officers or security guards maintaining the order at the venue of the meeting under instruction of the chair shall wear ID badges or armbands.

Where the shareholders' meeting venue has loudspeaker equipment, any shareholder speaking through any device other than the equipment provided by the Company may be stopped by the chair from doing so.

Shareholders shall follow the instructions of the chair, disciplinary officers or security guards with respect to the maintenance of order. The chair, disciplinary officers or security guards may remove any person who interferes with the meeting and does not follow instructions.

Article 19. When the meeting is in progress, the chair may announce a break at any time they deem appropriate. In the event of force majeure, the chair may suspend the meeting and announce a time for resumption of the meeting depending on the circumstances.

If the venue of the meeting is no longer available for use before all of the items (including extraordinary motions) on the meeting agenda have been completed, the shareholders' meeting may adopt a resolution to resume the meeting at another venue.

A resolution may be adopted by the shareholders' meeting to delay or resume the meeting within five days pursuant to Article 182 of the Company Act.

Article 19-1. For any shareholders' meeting held via video conference, the Company may provide a simple connection testing service to shareholders prior to the meeting, and may provide relevant services on a real-time basis prior to and during the meeting to help address technical problems in communication.

Where the shareholders' meeting is held via video conference, the chair shall, at the time the meeting is called to order, announce that except for the circumstance under Article 44-20, paragraph 4 of the Regulations Governing the Administration of Shareholder Services of Public Companies not requiring postponement or resumption of the meeting, Article 182 of the Company Act is not applicable to the date for postponement or resumption of the meeting within 5 days in the event that any hindrance caused by any natural disaster, incident or other force majeure situation to the video conference platform or attendance via video conference has lasted for no less than 30 minutes before the chair declares the meeting adjourned.

Where postponement or resumption of the meeting under the preceding paragraph is required, any shareholder who has not registered to attend the original meeting via video conference may not attend the postponed or resumed meeting.

Where postponement or resumption of the meeting under paragraph 2 is required, with respect to any shareholder who has registered to attend the original meeting via video conference and completed check-in but has failed to attend the postponed or resumed meeting, the number of his/her attending shares and the numbers of his/her voting rights exercised for proposals and elections at the original meeting shall be included in the total number of shares and the numbers of voting rights for proposals and elections held by the shareholders attending the postponed or resumed meeting.

Where the shareholders' meeting is postponed or resumed in accordance with paragraph 2, any new discussion and resolution on any proposal for which voting and vote counting have been completed and for which the result of voting or a list of elected directors has been announced is not required.

Where any video-conference-aided shareholders' meeting convened by the Company cannot resume via video conference under paragraph 2, the meeting shall resume if the total number of attending shares less the number of shares attending via video conference equals or exceeds the legal quorum of the meeting without requiring any postponement or resumption in accordance with paragraph 2.

In the event of resumption of the meeting under the preceding paragraph, any shareholder attending the meeting via video conference shall have the number of his/her attending shares included in the total number of shares held by the attending shareholders, and shall be deemed to have abstained with respect to all proposals for the meeting.

Where the Company postpones or resumes the shareholders' meeting in accordance with paragraph 2, preparatory work shall be carried out based on the date of the original meeting and the relevant requirements pursuant to Article 44-20, paragraph 7 of the Regulations Governing the Administration of Shareholder Services of Public Companies.

The periods set forth in the second half of Article 12 and Article 13, paragraph 3 of the Regulations Governing the Use of Proxies for Attendance at Shareholder Meetings of Public Companies and Article 44-5, paragraph 2, Article 44-15 and Article 44-17, paragraph 1 of the Regulations Governing the Administration of Shareholder Services of Public Companies shall be based on the date for postponement or resumption of the shareholders' meeting by the Company in accordance with paragraph 2.

Article 19-2. Where the shareholders' meeting is held via video conference, appropriate alternative measures shall be available for shareholders who have difficulties in attending the meeting via video conference.

Article 20. Any matters not provided in these Rules shall be handled in accordance with the Company Act and other relevant laws and regulations.

Article 21. These Rules, and any amendments thereto, shall be implemented after adoption by the shareholders' meeting.

Article 22. These Rules were established on May 7, 1998.
The 1st amendment was made on October 27, 1998.
The 2nd amendment was made on March 29, 2002.
The 3rd amendment was made on June 15, 2006.
The 4th amendment was made on June 6, 2014
The 5th amendment was made on June 9, 2023.

Farglory Land Development Co., Ltd.

Appendix 3

Rules Governing the Election of Directors

Article 1. Election of the Company's directors shall be handled in accordance with the "Rules Governing Election of Directors".

Article 2. The directors of the Company shall be elected using the candidate nomination system. Each share shall have the same number of votes as the number of directors to be elected. The votes may all be cast on one candidate or allocated separately to several candidates.

The directors of the Company shall be duly elected via the candidates nomination system as set forth under Articles 192-1 of the Company Act.

Article 3. The voting rights for election of independent and non-independent directors are calculated separately pursuant to the number of seats specified in the Articles of Incorporation of the Company. Candidates who receive the higher number of votes representing the voting rights are assigned the role of director in sequence depending on the number of votes they receive. If two or more candidates receive the same number of voting rights and the number of these candidates exceeds the specified number of seats, they shall draw for the remaining seats available. The chairperson will draw on behalf of those who are absent during the meeting.

Article 4. Before voting begins, the chairperson shall appoint several vote monitoring and counting personnel to take charge of relevant tasks. The vote monitoring person shall be a shareholder.

The ballot box shall be prepared by the Board of Directors. It shall be opened and examined in public by ballot monitoring personnel.

Article 5. The Board of Directors shall prepare separate ballots for directors in numbers corresponding to the directors to be elected. The number of voting rights associated with each ballot shall be specified on the ballots, which shall then be distributed to the attending shareholders at the shareholders' meeting. Attendance card numbers printed on the ballots may be used instead of recording the names of voting shareholders.

Shareholders who exercise their voting right electronically shall use the method indicated in the meeting notice of shareholders' meeting.

Article 6. (Deleted)

Article 6-1. (Deleted)

Article 7. A ballot is invalid in any of the following circumstances:

(1) The ballot used was not prepared by a person with the right to convene the meeting.
(2) A blank ballot is placed in the ballot box.
(3) The writing is unclear and indecipherable or has been altered.
(4) The candidate indicated does not conform to the list of director candidates.
(5) Other information is provided in addition to the account name (name) of the indicated candidate.
(6) Two or more candidates are indicated on the same ballot.

Article 7-1. (Deleted)

Article 7-2. (Deleted)

Article 8. The ballots shall be opened and counted on-the-spot upon completion of the voting and the result shall be announced by the chair on-the-spot.

Article 8-1. The winning of the election will become invalid if the requirements of Article 26-3, Paragraph 3 of the Securities and Exchange Act are not met.

Article 8-2. (Deleted)

Article 9. Matters not specified in the Rules shall be governed by the Company Act, Articles of Incorporation of the Company, and related laws and regulations.

Article 10. The Rules and the amendments thereto shall come into enforcement after being approved at the shareholders' meeting.

Article 11. The Rules were established on May 7, 1998.
The 1st amendment was made on March 29, 2002.
The 2nd amendment was made on June 15, 2006.
The 3rd amendment was made on June 9, 2015.
The 4th amendment was made on July 30, 2021.

Appendix 4

Farglory Land Development Co., Ltd.

Shareholding of Directors

1. The paid-in capital of the Company was NT$7,815,962,410 and 781, 596,241 shares were issued up to March 30, 2026.
2. The minimum number of shares held by all directors as required by Article 26 of the Securities and Exchange Act is 25,011,079 shares. The number of shares held by individual and all directors as indicated in the shareholder register as of the last day of share transfer registration for this annual general shareholders' meeting is as follows:

Record date: March 30, 2026

Title	Name	Number of shares held as recorded in the shareholder register as of the last day of share transfer registration	
		Shares	Shareholding ratio
Chairman	Representative of Fareast Land Development Co., Ltd.: Chao, Wen-Chia	278,086,209	35.58%
Director	Representative of Fareast Land Development Co., Ltd.: Chao, Teng-Hsiung	278,086,209	35.58%
Director	Representative of Fareast Land Development Co., Ltd.: Hsu, Hong-Zhang	278,086,209	35.58%
Director	Hsu, Chih-Chiang	0	0.00%
Independent Director	Chen, Xiu-Zu	0	0.00%
Independent Director	Wang, Pei-Hsuan	0	0.00%
Total directors' shareholdings		278,086,209	35.58%

Note: Since the Company has established the Audit Committee, the requirements for the minimum number of shares held by supervisors are not applicable.